

Action Plan

Grantee: Healthy Neighborhoods Inc.

Grant: B-09-CN-MD-0011

LOCCS Authorized Amount:	\$ 26,092,880.00
Grant Award Amount:	\$ 26,092,880.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 25,000,000.00
Total Budget:	\$ 51,092,880.00

Funding Sources

Funding Source	Funding Type
NSP2	Other Federal Funds

Narratives

Executive Summary:

The purpose of the Healthy Neighborhoods, Inc. Neighborhood Stabilization Program 2 (NSP2) Grant of \$26,092,880 is to acquire and redevelop 349 units of residential foreclosed, abandoned, or vacant properties in designated neighborhoods in Baltimore, Maryland. The properties predominately are for income eligible homeowners and a small number of units will be developed for renters. A minimum of 25%, \$6,523,220 of the funds, is for foreclosed and abandoned properties developed for households whose incomes are at or below 50% of the area median income (AMI). The remaining funds are for foreclosed, abandoned, or vacant houses targeted for households whose incomes are at or below 120% AMI. The award was received on February 11, 2010 and half of the funds must be expended within two years and the balance totally expended within three years.

Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant, along with eight other participants: five nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Govans Ecumenical Development Corporation; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the Women's Housing Coalition, Inc.; Telesis Baltimore Corporation; the French Development Corporation, Inc.; and Community Solutions, LLC, all for profit development partners; and the City of Baltimore's Department of Housing and Community Development. Additional development partners will be added if needed.

Seven neighborhoods encompassing 12 census tracts were selected for housing development activity. Each member is concentrating in particular target areas with a number of properties for completion. Druid Heights Community Development Corporation, Inc. is in the Reservoir Hill community in census tracts 1301 and 1302 and is acquiring and rehabilitating 32 units of housing for homeowners or renters. The Women's Housing Coalition is rehabilitating one property for five units of rental housing in Reservoir Hill. Habitat for Humanity of the Chesapeake, Inc. is in the Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602 and is developing 75 houses for sale to eligible buyers and the French Development Company also will be in the same areas and developing five houses. St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling 148 houses to homeowners in the neighborhoods of Belair Edison in census tracts 80101, 260202, 260301, and 260302; Ednor Gardens in census tract 903; and in Better Waverly, and Coldstream Homestead Montebello overlapping census tracts 905 and 906. The Govans Ecumenical Development Corporation also is buying five houses and Community Solutions three houses for development in the Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello neighborhoods. Telesis Baltimore Corporation is acquiring, rehabilitating, and selling to eligible homeowners 33 houses in the Barclay/Old Goucher neighborhoods in census tract 1204.

Individual homebuyers are purchasing 36 foreclosed, abandoned, or vacant one to four unit residential properties in the designated census tracts. The house must be their primary residency upon completion. Healthy Neighborhoods is coordinating this direct purchase program. All properties are being purchased at a discount of 1% below the current "as is" market value. Most properties will need NSP2 funds to subsidize development. The amount of subsidy varies by property depending on condition and funds needed to meet all local building codes and program requirements including the addition of "green" features where feasible. Homeowners also have access to \$6,000 for closing cost assistance. The closing cost assistance is a noninterest bearing loan declining in equal increments over five years. For homeownership units, the subsidy for principal reduction combined with closing cost assistance



remains as a noninterest loan declining in equal increments five years if the total subsidy is less than \$15,000; over ten years if between \$15,000 and \$40,000; and over 15 years if greater than \$40,000. Long term affordability of any rental housing will be assured by a recorded deed restriction and regulatory agreement requiring the occupancy by low income tenants at or below 50% of area median income for a period of 20 years.

No demolition or land banking is anticipated under this program.

Target Geography:

Activities for the NSP2 grant are targeted for Baltimore City in seven neighborhoods encompassing 12 census tracts: Reservoir Hill in tracts 1301 and 1302; Patterson Park/McElderry Park in tracts 601 and 602; Belair Edison in tracts 80101, 260202, 260301, and 260302; Ednor Gardens in tract 903; Better Waverly and Coldstream Homestead Montebello in tracts 905 and 906; and Barclay/Old Goucher in tract 1204. These seven neighborhoods participate in the Healthy Neighborhoods program employing a strategy to strengthen what are referred to as "in the middle" neighborhoods through a variety of tools utilized in cooperation with neighborhood based organizations.

The NSP neighborhoods were selected because they share certain characteristics of average homeownership rates, scattered physical problems, and vacancies that are not highly concentrated. Many of these neighborhoods were targets for cash out refinances and subprime and aggressive mortgages which all added to the foreclosure crisis. All are suffering from the impact of the slowed economy and the resulting effect on the housing sales market.

Belair Edison is primarily a rowhouse working class community dating back to the 1920's and flanked by some of the city's largest parks. Its modest homes and prices made it perfect target for flipping and predatory lending in the late 1990's. This led to one of the highest number of FHA foreclosures in the country. Belair Edison now is staggering under a second round of foreclosures and declining values.

Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello (CHM) are adjacent and border Clifton Park and its public golf course and Lake Montebello with biking and walking lanes. The neighborhoods have a number of assets including a new Giant supermarket; Johns Hopkins University's satellite campus in the center of the neighborhoods; a full service YMCA; a community built playground; and mixed income senior housing. High cost loans are significant at 43.1% in Ednor Gardens, 57.4% in Better Waverly, and 61.8% in CHM. Foreclosure rates are rising. A vigilant approach to deal with foreclosures and vacant house is necessary to stabilize the market.

Reservoir Hill represents the most dramatic effects of the decline of real estate markets and protracted vacancies. This neighborhood of large, architecturally significant, historic townhouses views the city's largest park and is walking distance to a commuter train line and a local light rail. Many houses were transformed into multifamily units overrun with poverty, crime, and drugs. Many became vacant. In the early 2000's it became one of the hottest real estate markets with millions of dollars of investment. Renovation projects have stalled and sales and values have dropped. Turning abandoned and foreclosed condominium units and single family homes back to productive use will be required to give confidence to the area.

Patterson Park/McElderry Park neighborhood was once an extremely stable lower middle class area of industrial workers and rowhouse homeowners. Though just above the 140 acre Patterson Park and below Johns Hopkins medical institutions, the neighborhood declined. A local housing group acquired 500 homes and renovated them. The collapse of the housing market forced the group into bankruptcy. Other investors face similar circumstances and the market is flooded with inventory. Vacant and abandoned units are the biggest problem for this neighborhood.

Barclay/Old Goucher is a working class community with declining population rates and showing signs of disinvestment. Virtually no current real estate market exists. Signs of recovery surround the community with an emerging arts district to the south, increased homeownership to the north and west, and an approved plan for 300 units in Barclay. It is close to several universities. It is only a short walk to the train station and light rail. Active investment of NSP2 funds will establish and stimulate the market.

Program Approach:

The NSP2 grant is projected to acquire 349 foreclosed or abandoned properties and return them to quality and affordable homeownership or rental units. The primary activity is being conducted by the five nonprofit and three for profit developers who are acquiring and rehabilitating approximately 291 foreclosed and abandoned properties with sale to qualified homebuyers. Properties are being identified by developers in the designated neighborhoods and purchased at a minimum of the required one percent discount from the "as is" appraised value. The properties are being completely renovated and incorporate "green" features. NSP2 funds are being used to fund development costs that exceed the fair market value of the property. Every homebuyer is eligible for \$6,000 in closing cost assistance.

Thirty-six additional properties are being purchased and rehabilitated by individuals for their primary residence. NSP2 funds will be used for these homebuyers for repair costs, principal reduction, and/or closing cost assistance.

All homebuyers are required to receive eight hours of homeownership counseling from a HUD certified counseling agency. Several Healthy Neighborhoods community organizations are approved counseling agencies and are assisting in qualifying and verifying homebuyers' eligibility. The Healthy Neighborhood partner organizations also are assisting in marketing properties directly to homebuyers and those houses being developed by the NSP2 team members.

Five units of rental housing are being developed in the Reservoir Hill community. Financing will be secured to the property with covenants to maintain affordability for 90 years with occupancy by eligible NSP2 households earning at or below 50% of Area Median Income.

Healthy Neighborhoods is administering the program utilizing the allowable ten percent of NSP2 funds. The administrative costs include the time of staff dedicated to NSP2, Healthy Neighborhoods' staff assisting with aspects of the program, outside consultants and vendors for appropriate services to assure compliance with NSP2 regulations and completion of the grant award. Healthy Neighborhoods is monitoring the performance of the NSP2 team members to assure they are meeting their performance goals. Healthy Neighborhoods will work with the Baltimore City Department of Housing and Community Development in its monitoring of activities and completion of the environmental review of each property.

The NSP2 team is building and expanding upon the work they already are doing in their NSP2 target census tracts to remediate the destabilizing impacts of foreclosures and vacant and abandoned buildings. The team knows the geography, the real estate market, the costs to purchase and renovate, and the buyers or renters to target. The funded work is building on existing partnerships with community based organizations to provide a wide array of services to neighborhood residents.

The intervention is to safeguard gains, create new quality housing opportunities for homeowners and position the communities to fully participate in a revived market when economic recovery occurs. NSP2 dollars are a key component allowing for quality

renovations and serving a market where there still is buying interest. Given the compact nature of the neighborhoods and census tracts there is sufficient scale to make a market difference.

While each neighborhood has unique characteristics and market price points, all share many of the same attributes and issues. The strategies proposed are similar with the intended result being fewer vacant and foreclosed properties, reinvigoration of the market through the introduction of new homeowners, and growing confidence from the effects of visible and continued reinvestment.

Consortium Members:

Healthy Neighborhoods' Neighborhood Stabilization Program 2 consists of nine participants. Healthy Neighborhoods, Inc., a nonprofit, is the Lead Member of the NSP2 grant and a consortium member. The City of Baltimore's Department of Housing and Community Development is also a consortium member. The NSP2 program began with three nonprofit development partners: Druid Heights Community Development Corporation, Inc.; Habitat for Humanity of the Chesapeake, Inc.; St. Ambrose Housing Aid Center, Inc.; and the for profit development partner, Telesis Baltimore Corporation. Three new partners were added in the second quarter of 2012: two nonprofits, Women's Housing Coalition, Inc. and Govans Ecumenical Development Corporation; and the for profit French Development Corporation, Inc. Community Solutions, LLC, was selected as another for profit partner in the third quarter of 2012. Additional development partners will be added as needed.

Healthy Neighborhoods is administering the program utilizing \$2,609,288 in funds to coordinate activities and manage the financial and compliance aspects of the program. Healthy Neighborhoods is 11 years old and partners with 14 local community development groups in 37 neighborhoods to revitalize older Baltimore neighborhoods through rebuilding real estate markets and reestablishing active resident involvement. Seven of the neighborhoods are part of the NSP2 program. Healthy Neighborhoods also is coordinating \$950,000 in funds for the direct purchase program for 36 homebuyers at or below 120% of area median income (AMI) to purchase properties in any of the designated NSP2 census tracts. An additional \$75,000 in funds serves as a loan guarantee for first mortgage loans for eligible NSP2 borrowers through the Healthy Neighborhoods' loan program.

Druid Heights Community Development Corporation, Inc. is acquiring and rehabilitating 32 homes for sale to individuals or families at or below 120% AMI using \$5,600,000 of NSP2 funds and earned sales proceeds primarily in the Reservoir Hill community. Druid Heights was established in 1971 and provides homeownership counseling, is rehabilitating vacant houses for sale and for rent, constructed new townhomes for sale, rehabilitated a community center, and developed senior housing.

Habitat for Humanity of the Chesapeake, Inc. is focusing in the Patterson Park and McElderry Park neighborhoods and is developing 75 houses for eligible homeowners using \$5,000,000 of NSP2 funds and sales proceeds: 69 foreclosed or abandoned houses are for homeowners at or below 50% of AMI and six foreclosed or abandoned houses are for homeowners at or below 120% of AMI. Habitat is the local affiliate of the international Habitat program and has 28 years of experience renovating homes for low income homeowners throughout the metropolitan area.

St. Ambrose Housing Aid Center, Inc. is acquiring, rehabilitating, and selling to eligible homeowners 148 houses predominantly in the neighborhoods of Belair-Edison, Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$5,000,000 and sales proceeds for 146 homeowners at or below 120% of AMI and for two homeowners at or below 50% of AMI. St. Ambrose was founded in 1968. In addition to housing development, St. Ambrose offers homeownership counseling, foreclosure prevention counseling and legal services, affordable rental opportunities, and homesharing. Since 2000, it has renovated and sold over 300 foreclosed properties to qualified homebuyers.

Telesis Baltimore Corporation has \$4,300,000 and sales proceeds and is developing 33 houses in the Barclay/Old Goucher neighborhoods for homeowners at or below 120% of AMI. Telesis, which was founded in 1985, is a national development organization that plans, finances, and builds affordable housing. It focuses on large-scale neighborhood redevelopment with a mix of uses including rental, homeownership, commercial, and community facilities. In 2008, Telesis was selected by Baltimore City to redevelop over 300 units in Barclay/Old Goucher. The Women's Housing Coalition, Inc. is developing five units of permanent rental housing in the Reservoir Hill neighborhood for women and children with household incomes at or below 50% of AMI. The historic house and carriage house is being renovated with \$1,625,000 of NSP2 funds. Created in 1979, the Women's Housing Coalition provides homeless women and children with a range of housing options and opportunities in order to maximize their chances of future independence and self-sufficiency.

The French Development Company, Inc. is developing five houses primarily in the Patterson Park neighborhood for sale to individuals or families at or below 120% AMI using \$528,000 of NSP2 funds. The French Development Company has been a producer of affordable and market rate housing since 1982. The company also has provided development consulting for numerous nonprofit organizations and developed projects utilizing federal and state subsidies.

Govans Ecumenical Development Corporation (GEDCO) is acquiring and rehabilitating five houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$880,000 for homeowners at or below 120% of AMI. Incorporated in 1991, GEDCO is a developer and manager of housing and supportive services for approximately 500 individuals including low income seniors and older adults with disabilities, homeless individuals, and individuals affected by AIDS and chronic mental illness.

Community Solutions, LLC is buying and rehabilitating one house in the Coldstream Homestead Montebello neighborhood for a homeowner at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

The City of Baltimore's Department of Housing and Community Development is conducting all environmental reviews for all of the housing development under the grant. The Department received NSP1 funding and is familiar with NSP federal requirements.

How to Get Additional Information:

For additional information, please contact:

Healthy Neighborhoods, Inc.

2 East Read Street

Baltimore, MD 21202

www.healthyneighborhoods.org

Attention: Pia Heslip, Compliance Officer – NSP2

Telephone: 410.332.0387, ext. 157

pheslip@healthyneighborhoods.org

Designee: Matthew Bartolini, Compliance Officer - NSP2



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver
NSP2-1AD	Administration	NSP2-HN-1AD-000	Administration
NSP2-2AH-050	Acquisition/Rehab B-050	NSP2-DH-2AH-050	Acquisition/Rehab B
		NSP2-HC-2AH-050	
		NSP2-HC-2AH-051	
		NSP2-HN-2AH-050	
		NSP2-SA-2AH-050	
		NSP2-SA-2AH-051	
		NSP2-TB-2AH-051	
		NSP2-WH-2AR-051	Acq./Rehab/Rental B
NSP2-3AH-120	Acquisition/Rehab B-120	NSP2-CS-3AH-121	Acquisition/Rehab B
		NSP2-DH-3AH-120	
		NSP2-DH-3AH-121	Acquisition/Rehab b
		NSP2-EC-3AR-121	Acq./Rehab./Rental
		NSP2-FD-3AH-121	Acquisition/Rehab B
		NSP2-GE-3AH-121	
		NSP2-HC-3AH-120	
		NSP2-HC-3AH-121	
		NSP2-HN-3AH-120	
		NSP2-SA-3AH-120	Acquisition/Rehab B
		NSP2-SA-3AH-121	Acquisition/Rehab B
		NSP2-TB-3AH-120	
		NSP2-TB-3AH-121	
NSP2-5FM	Financing Mechanisms A	NSP2-HN-5FM-120	Direct Purchase Program

Activities

Project # / Title: NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/04/2015

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Program Income Account:

NSP2 PI Waiver

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Healthy Neighborhoods, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Healthy Neighborhoods, Inc.

Organization Type

Non-Profit

Proposed

\$ 0.00

Location Description:



Activity Description:

Project # / Title: NSP2-1AD / Administration

Grantee Activity Number: NSP2-HN-1AD-000
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP2-1AD

Projected Start Date:

01/14/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,517,880.00

Other Funds \$ 0.00

Total Funds \$ 3,517,880.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Healthy Neighborhoods, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Healthy Neighborhoods, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD

Activity Description:

Payment of administrative costs incurred by the Healthy Neighborhoods' NSP2 for the coordination of the NSP2 program. Program income was received from refunds and reimbursements paid from Administrative funds.

Project # / Title: NSP2-2AH-050 / Acquisition/Rehab B-050**Grantee Activity Number: NSP2-DH-2AH-050****Activity Title: Acquisition/Rehab B****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP2-2AH-050

Project Title:

Acquisition/Rehab B-050

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 59,259.18

Other Funds

\$ 0.00

Total Funds

\$ 59,259.18

Environmental Assessment:

COMPLETED



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	5
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Druid Heights Community Development Corporation, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Druid Heights Community Development Corporation, Inc.

Organization Type

Non-Profit

Proposed

\$ 59,259.18

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Description:

NSP2 funds were used to acquire a foreclosed property in designated census tracts for rent to eligible households at or below 50% of area median income. The property was purchased at a discount of 1% below the current "as is" appraised value. Funds in this activity were used to acquire a property in Reservoir Hill. Costs related to the acquisition and pre development were measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. All future costs and property and renter information will be listed under Performance Measures for Activity NSP2-WH-2AR-051.

The property was sold to another NSP2 Development Partner, the Women's Housing Coalition, Inc. for development of five rental units for households at or below 50% of AMI.

Budget adjusted to actual expenditures of \$59,259.18. Balance was redistributed to other Acquisition and Rehab activities.



Grantee Activity Number:	NSP2-HC-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,778,048.67

Other Funds \$ 0.00

Total Funds \$ 3,778,048.67

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	4
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	4



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Habitat for Humanity of the Chesapeake, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Habitat for Humanity of the Chesapeake, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP2 funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate 31 properties. Four of the homes were sold to eligible homeowners through September 30, 2011 and are measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. All future buyer and property information will be listed under Performance Measures for Activity NSP2-HC-2AH-051.

Activity budget was adjusted to \$3,778,048.67 to reflect actual expenditures. No more funds are being disbursed under this activity and has been superseded by NSP2-HC-2AH-051 as described above.

Grantee Activity Number:	NSP2-HC-2AH-051
Activity Title:	Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/10/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 4,500,000.00

Other Funds \$ 0.00

Total Funds \$ 4,500,000.00

Proposed Beneficiaries

of Households

Total

65

Low

60

Mod
Low/Mod%

92.31

Proposed Accomplishments

of Housing Units

Total

65

ELI Households (0-30% AMI)

5

#Units exceeding Energy Star

5

#Units with bus/rail access

65

#Low flow showerheads

40

#Low flow toilets

40

#Dishwashers replaced

40

#Clothes washers replaced

40

#Refrigerators replaced

40

#Light fixtures (outdoors) replaced

40

#Light Fixtures (indoors) replaced

40

#Replaced hot water heaters

40

#Replaced thermostats

40

#Efficient AC added/replaced

40

#High efficiency heating plants

40

#Energy Star Replacement Windows

40

of Properties

65



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Habitat for Humanity of the Chesapeake, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Habitat for Humanity of the Chesapeake, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Description:

This is a continuation of Activity NSP2-HC-2AH-050. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP2 funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Grantee Activity Number:	NSP2-HN-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 144,745.00

Other Funds \$ 0.00

Total Funds \$ 144,745.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Healthy Neighborhoods, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Healthy Neighborhoods, Inc.

Organization Type

Non-Profit

Proposed

\$ 144,745.00

Location Description:



Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Description:

NSP funds provide assistance for eligible homebuyers to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999 except if additional funds are needed for rehabilitation costs that exceed the loan to value of the property or to address lead paint hazards.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,00 to \$25,000.

The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$144,745.

Grantee Activity Number:	NSP2-SA-2AH-050
Activity Title:	Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 70,649.00

Other Funds \$ 0.00

Total Funds \$ 70,649.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

St. Ambrose Housing Aid Center, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

St. Ambrose Housing Aid Center, Inc.

Organization Type

Non-Profit

Proposed

\$ 70,649.00

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

This activity has been superseded by NSP2-SA-2AH-051. There will be no more expenditures for this activity.



Grantee Activity Number:	NSP2-SA-2AH-051
Activity Title:	Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,000,000.00

Other Funds \$ 0.00

Total Funds \$ 2,000,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Ambrose Housing Aid Center, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
St. Ambrose Housing Aid Center, Inc.	Non-Profit	\$



Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 260202, 260301, 260302, 903, 905, and 906

Activity Description:

This activity is a continuation of Activity NSP2-SA-2AH-050. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased to \$2,000,000 to reflect anticipated increase in low-income beneficiaries for this activity.

Grantee Activity Number:	NSP2-TB-2AH-051
Activity Title:	Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 400,000.00

Other Funds \$ 0.00

Total Funds \$ 400,000.00

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

2

0.00

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Telesis Baltimore Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Telesis Baltimore Corporation

Organization Type

For Profit

Proposed

\$ 400,000.00



Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Description:

This activity covers acquisition and rehabilitation of foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 50% of the area median income.

Telesis Baltimore has one property left for sale. This activity remains open in the event of a low-income beneficiary.

Grantee Activity Number: NSP2-WH-2AR-051
Activity Title: Acq./Rehab/Rental B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-2AH-050

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-050

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,644,310.86

Other Funds \$ 0.00

Total Funds \$ 1,644,310.86

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5			0.00
# of Households	5			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Clothes washers replaced	1
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	15
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Women's Housing Coalition, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Women's Housing Coalition, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD, primarily in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Description:

NSP2 funds are being used to acquire and rehabilitate a foreclosed and vacant property at 2408 Linden Avenue in the designated census tract for Reservoir Hill for rent to eligible households at or below 50% of area median income. The property is being purchased at a discount of 1% below the current "as is" appraised value.

The Women's Housing Coalition is developing the house and former carriage house for five units of permanent housing for women and women and children.

Budget adjusted to reflect actual expenditures. There will be no further expenditures for this activity.

Project # / Title: NSP2-3AH-120 / Acquisition/Rehab B-120**Grantee Activity Number: NSP2-CS-3AH-121****Activity Title: Acquisition/Rehab B****Activity Type:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2-3AH-120

Project Title:

Acquisition/Rehab B-120

Projected Start Date:

09/01/2012

Projected End Date:

02/11/2015

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

Environmental Assessment:

UNDERWAY

Total Budget:

\$ 390,000.00

Other Funds

\$ 0.00

Total Funds

\$ 390,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	2
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Community Solutions, LLC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Community Solutions, LLC

Organization Type

For Profit

Proposed

\$ 390,000.00



Location Description:

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906.

Activity Description:

NSP2 funds are being used to acquire and rehabilitate a foreclosed, abandoned, or vacant property for sale to an eligible homebuyer at or below 120% of area median income. The property was purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$5,000 is available to an eligible home buyer for the NSP2 property developed by Community Solutions, LLC through its subsidiary Homework, LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Activity budget was increased to \$390,000 to reflect anticipated increase in renovation and closing costs.

Grantee Activity Number:	NSP2-DH-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,631,602.01

Other Funds \$ 0.00

Total Funds \$ 1,631,602.01

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		2	40.00
# of Households	5		2	40.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Druid Heights Community Development Corporation, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Druid Heights Community Development Corporation, Inc.	Non-Profit	\$



Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate five properties. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-DH-3AH-121.

Budget adjusted to reflect actual expenditures of \$1,631,602.01.

Grantee Activity Number: NSP2-DH-3AH-121
Activity Title: Acquisition/Rehab b

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,770,000.00

Other Funds \$ 0.00

Total Funds \$ 6,770,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	15			0.00
# of Households	15			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	15
# of Housing Units	15
#Units exceeding Energy Star	5
#Units with bus/rail access	15
#Low flow showerheads	10
#Low flow toilets	10
#Dishwashers replaced	10
#Clothes washers replaced	10
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Additional Attic/Roof Insulation	10



#Energy Star Replacement Windows

20

of Properties

15

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Druid Heights Community Development Corporation, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Druid Heights Community Development Corporation, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Reservoir Hill neighborhood, census tracts 1301 and 1302

Activity Description:

This is a continuation of Activity NSP2-DH-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value. Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Druid Heights Community Development Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Grantee Activity Number: NSP2-EC-3AR-121
Activity Title: Acq./Rehab./Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 10,952.50

Other Funds \$ 0.00

Total Funds \$ 10,952.50

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Druid Heights Community Development Corporation, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Druid Heights Community Development Corporation, Inc.

Organization Type

Non-Profit

Proposed

\$ 10,952.50



Location Description:

Baltimore, MD, in the neighborhood of Reservoir Hill, census tracts 1301 and 1302

Activity Description:

NSP2 funds were used to determine the feasibility of acquiring and rehabilitating a foreclosed property in designated census tracts for Reservoir Hill for rent to eligible households at or below 120% of area median income. The offer to the lender was rejected and the project cancelled.

Grantee Activity Number: NSP2-FD-3AH-121
Activity Title: Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,375,000.00

Other Funds \$ 0.00

Total Funds \$ 1,375,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Sites re-used	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	8
#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5



#Energy Star Replacement Windows

15

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

French Development Company

Proposed budgets for organizations carrying out Activity:

Responsible Organization

French Development Company

Organization Type

For Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by the French Development Company through its subsidiary, Patterson Park Development LLC. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Budget adjusted to \$1,375,000 to reflect anticipated increase in renovation costs.

Grantee Activity Number: NSP2-GE-3AH-121
Activity Title: Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

06/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,150,000.00

Other Funds

\$ 0.00

Total Funds

\$ 1,150,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Sites re-used	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	7
#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5



#Energy Star Replacement Windows

15

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Govans Ecumenical Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Govans Ecumenical Development Corporation

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 903, 905, and 906

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by the Govans Ecumenical Development Corporation through its subsidiary GEDCO Homes, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period. Budget adjusted to \$1,150,000 to reflect anticipated reduction in renovation costs.

Grantee Activity Number:	NSP2-HC-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 298,380.10

Other Funds \$ 0.00

Total Funds \$ 298,380.10

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity of the Chesapeake, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity of the Chesapeake, Inc.

Organization Type

Non-Profit

Proposed

\$ 298,380.10



Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate one property. The home was sold to eligible homeowner and will be measured in this activity.

No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-HC-3AH-121.

Budget adjusted to reflect actual expenditures for this activity of \$298,380.10.

Grantee Activity Number: NSP2-HC-3AH-121
Activity Title: Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,531,464.07

Other Funds \$ 0.00

Total Funds \$ 1,531,464.07

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6		1	16.67
# of Households	6		1	16.67

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Units with bus/rail access	6
#Low flow showerheads	3
#Low flow toilets	3
#Dishwashers replaced	3
#Clothes washers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	6



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Habitat for Humanity of the Chesapeake, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Habitat for Humanity of the Chesapeake, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Patterson Park and McElderry Park neighborhoods, census tracts 601 and 602

Activity Description:

This is a continuation of Activity NSP2-HC-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties in designated census tracts for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Habitat for Humanity of the Chesapeake, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Budget increased slightly to match drawdown.

Grantee Activity Number: NSP2-HN-3AH-120
Activity Title: Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 748,187.41

Other Funds \$ 0.00

Total Funds \$ 748,187.41

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

28

10

35.71

of Households

28

10

35.71

Proposed Accomplishments

of Singlefamily Units

Total

28

of Housing Units

28

of Parcels acquired voluntarily

28

of Properties

28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Healthy Neighborhoods, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Healthy Neighborhoods, Inc.

Organization Type

Non-Profit

Proposed

\$ 748,187.41



Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Description:

NSP funds provide assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds are subsidizing principal reduction, closing cost assistance, and/or rehabilitation costs. The total subsidy will average \$24,999.

The direct subsidy to the homebuyer is a soft subordinate second mortgage which declines in equal increments over five years if less than \$15,000 and over ten years if \$15,00 to \$25,000.

The Direct Purchase Program expended all of its allocation under NSP 2 at the end of 2013. A total of 31 homeowners used the program to purchase homes. Twenty-six of the homeowners had incomes at or below 120% of AMI and purchased homes in five different neighborhoods. Budget adjusted to reflect actual expenditures of \$748,187.41.

Grantee Activity Number:
Activity Title:

NSP2-SA-3AH-120
Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,744,793.65

Other Funds \$ 0.00

Total Funds \$ 2,744,793.65

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	6
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	6



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

St. Ambrose Housing Aid Center, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

St. Ambrose Housing Aid Center, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate 40 properties. Six homes were sold to eligible homeowners through September 30, 2011 and have been measured in this activity. No future funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-SA-3AH-121.

Budget adjusted to reflect actual expenditures. There will be no more expenditures for this activity as described above.

Grantee Activity Number: NSP2-SA-3AH-121
Activity Title: Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,800,000.00

Other Funds \$ 0.00

Total Funds \$ 5,800,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	140		50	35.71
# of Households	140		50	35.71

Proposed Accomplishments

	Total
# of Singlefamily Units	140
# of Housing Units	140
#Units with bus/rail access	140
#Low flow showerheads	50
#Low flow toilets	50
#Dishwashers replaced	50
#Clothes washers replaced	50
#Refrigerators replaced	50
#Light fixtures (outdoors) replaced	50
#Light Fixtures (indoors) replaced	50
#Replaced hot water heaters	50
#Replaced thermostats	50
#Efficient AC added/replaced	50
#High efficiency heating plants	50
#Additional Attic/Roof Insulation	50
#Energy Star Replacement Windows	100



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

St. Ambrose Housing Aid Center, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

St. Ambrose Housing Aid Center, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD primarily in the Belair Edison, Ednor Gardens, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906

Activity Description:

This is a continuation of Activity NSP2-SA-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures. NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by St. Ambrose Housing Aid Center, Inc. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Budget adjusted to \$5,800,000 from \$6,500,000 reflect anticipated reduced project costs.

Grantee Activity Number:	NSP2-TB-3AH-120
Activity Title:	Acquisition/Rehab B

Activity Type:

Acquisition - general

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,683,681.93

Other Funds \$ 0.00

Total Funds \$ 2,683,681.93

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Telesis Baltimore Corporation

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Telesis Baltimore Corporation

Organization Type

For Profit

Proposed

\$

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Description:

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Funds in this activity were used to acquire and rehabilitate eight properties. One home was sold to an eligible homeowner through September 30, 2011 and has been measured in this activity. No funds are anticipated to be disbursed from this activity after December 31, 2011. Future property and borrower information and fund disbursements will be captured in Activity NSP2-TB-3AH-121.

Budget adjusted to reflect actual expenditures of \$2,683,681.93. There will be no more additional expenditures for this activity.

Grantee Activity Number: NSP2-TB-3AH-121
Activity Title: Acquisition/Rehab B

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2-3AH-120

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab B-120

Projected End Date:

02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,600,000.00

Other Funds \$ 0.00

Total Funds \$ 6,600,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	30			0.00
# of Households	30			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	30
# of Housing Units	30
#Units exceeding Energy Star	20
#Units with bus/rail access	30
#Low flow showerheads	20
#Low flow toilets	20
#Dishwashers replaced	20
#Clothes washers replaced	20
#Refrigerators replaced	20
#Light fixtures (outdoors) replaced	20
#Light Fixtures (indoors) replaced	20
#Replaced hot water heaters	20
#Replaced thermostats	20
#Efficient AC added/replaced	20
#High efficiency heating plants	20
#Additional Attic/Roof Insulation	20



#Energy Star Replacement Windows

40

of Properties

30

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Telesis Baltimore Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Telesis Baltimore Corporation

Organization Type

For Profit

Proposed

\$

Location Description:

Baltimore, MD in the Barclay and Old Goucher neighborhoods, census tract 1204

Activity Description:

This is a continuation of Activity NSP2-TB-3AH-120. New activity was created to provide additional performance measures by changing Activity Type from Acquisition General to Rehabilitation/reconstruction of residential structures.

NSP2 funds are being used to acquire and rehabilitate foreclosed, abandoned, or vacant properties for sale to eligible homebuyers at or below 120% of area median income. All properties are being purchased at a discount of 1% below the current "as is" appraised value.

Closing cost assistance of \$6,000 is available to eligible home buyers for NSP2 properties developed by Telesis Baltimore Corporation. The closing cost assistance from NSP funds remain as a noninterest bearing soft second mortgage declining in equal increments over a five year period.

Project # / Title: NSP2-5FM / Financing Mechanisms A

Grantee Activity Number: NSP2-HN-5FM-120

Activity Title: Direct Purchase Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2-5FM

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

Financing Mechanisms A

Projected End Date:

02/11/2015

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Draw Block Date by HUD:**Total Budget:**

\$ 75,000.00

Other Funds

\$ 0.00

Total Funds

\$ 75,000.00

Proposed Beneficiaries**# Owner Households**

Total

Low

Mod

Low/Mod%

25

10

40.00

of Households

25

10

40.00

Proposed Accomplishments**# of Singlefamily Units**

Total

25

of Housing Units

25

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Healthy Neighborhoods, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Healthy Neighborhoods, Inc.

Organization Type

Non-Profit

Proposed

\$

Location Description:

Baltimore, MD in the Belair Edison, Ednor Gardns, Better Waverly, and Coldstream-Homestead-Montebello neighborhoods in census tracts 80101, 26202, 260301, 26302, 903, 905, and 906; in Patterson Park and McElderry Park neighborhoods in census tracts 601 and 602; in Reservoir Hill in census tracts 1301 and 1302; and in the Barclay and Old Goucher neighborhoods in census tract 1204

Activity Description:

NSP funds are being used to guarantee a portion of the Healthy Neighborhoods' loan program. Eligible purchasers of an NSP2 home have access to loan funds as long as they are available and that the borrower meets the underwriting criteria of the program. The loan program provides below market interest rate, 30 year fixed term, and no mortgage insurance required. Eligible borrowers must contribute 3% of the loan amount from their own funds. The loans are underwritten and serviced by M&T Bank.

This activity previously provided NSP funds for assistance for eligible homebuyers at or below 120% of Area Median Income to directly purchase foreclosed, abandoned, or vacant properties in designated NSP2 census tracts. The funds subsidized principal reduction, a maximum of \$6,000 of closing cost assistance per household, and/or rehabilitation costs. The total subsidy averaged \$25,000. All activity related to home purchasers has been transferred to NSP2-HN-3AH-120.



Action Plan Comments:

Reviewer - HNI added a 120% AMI activity for Habitat of the Humanity. The grantee reallocated \$200,000 of their 50% AMI funded activity to a newly created 120% AMI activity to allow for slightly overincome borrowers.

The grantee also shifted \$2,000,000 from Druid Heights 50% AMI funded activity to the 120% AMI activity.

Reviewer - In May 12, 2011, the Department received the Healthy Neighborhoods¿ NSP-2 substantial amendment letter. The amendment requested the removal of Druid Heights Community Development Corporation, Inc., St. Ambrose Housing Aid Center, and Habitat of the Humanity Chesapeake, Inc from the consortium. HUD convened a NSP-2 Amendment Panel and reviewed the amendment request and justification. The Panel discussed each of the six NSP-2 rating factors and examined how a change in the composition of the consortium would affect each rating factor. HNI also requested a change in the proposed number of units they plan to complete. HUD did not consider this part of the amendment.

The Panel determined that the substantial amendment to the Healthy Neighborhoods¿ NSP-2 action plan would keep the grantee in the fundable range of scores; therefore, in a letter date June 30, 2011, HUD only approved the removal of the consortium members. The amendment places these nonprofit groups as developers in a grantee-to-developer relationship with HNI, providing these entities with more flexibility.

Reviewer - Plan rejected so grantee can update beneficiary data.

Reviewer - Healthy Neighborhood, Inc. revised the Action Plan to reflect the additions of two nonprofit developoers: GEDCO and Women's Housing Coalition. The grantee also added French Development Company,a for profit developer. HNI added \$880,000 for French, \$880,000 for GEDCO, and changed the responsible organization for one budget line item of \$1,625,000 from Druid Heights to the Women¿s Housing Coalition.

Reviewer - Healthy Neighborhoods, Inc. added Community Solutions, LLC a for profit developer that will be buying and rehabilitating three houses in the neighborhoods of Ednor Gardens, Better Waverly, and Coldstream Homestead Montebello using \$528,000 for homeowners at or below 120% of AMI. Founded in 2006, Community Solutions is a minority owned real estate development and general contracting firm focusing on single family homeownership.

Reviewer - Action Plan was amended to refelct program income.

Reviewer - Plan was modified to reflect budget changes.

Reviewer - Grantee modified budget to reflect an increase in program income.

Reviewer - Grantee changed Contact information and Activity Status for NSP2-WH-2AR-051 to Completed.

Reviewer - Grantee submitted the following changes to the Action Plan
NSP2-CS-3AH-121: Increased to \$380,000
NSP2-HC-2AH-050: Decreased to \$3,800,000
NSP2-SA-2AH-051: Increased to \$2,000,000

Reviewer - Pia Hermoso Heslip and Matthew Bartolini were added as the primary and interim contacts.

Action Plan History

Version	Date
B-09-CN-MD-0011 AP#1	07/07/2015
B-09-CN-MD-0011 AP#2	05/22/2015
B-09-CN-MD-0011 AP#3	04/13/2015
B-09-CN-MD-0011 AP#4	01/21/2015
B-09-CN-MD-0011 AP#5	10/06/2014
B-09-CN-MD-0011 AP#6	07/10/2014
B-09-CN-MD-0011 AP#7	08/16/2013
B-09-CN-MD-0011 AP#8	07/01/2013
B-09-CN-MD-0011 AP#9	05/03/2013
B-09-CN-MD-0011 AP#10	02/22/2013
B-09-CN-MD-0011 AP#11	10/15/2012
B-09-CN-MD-0011 AP#12	07/06/2012
B-09-CN-MD-0011 AP#13	01/10/2012
B-09-CN-MD-0011 AP#14	10/28/2011
B-09-CN-MD-0011 AP#15	07/06/2010