

# Action Plan

**Grantee: Massachusetts**

**Grant: B-11-DN-25-0001**

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<b>LOCCS Authorized Amount:</b>	\$ 6,190,994.00
<b>Grant Award Amount:</b>	\$ 6,190,994.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 508,571.00
<b>Total Budget:</b>	\$ 6,699,565.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

DHCD anticipates receiving two allocation amounts of NSP3 funding from HUD. One allocation of \$5 million will serve Massachusetts communities other than Springfield (receiving \$1.2 million directly from HUD) and outside of Worcester County. Another allocation of \$1,190,994 is for communities in Worcester County. DHCD's NSP3 program design relies on two basic steps - identification of eligible target areas and solicitation of projects to be conducted in those areas. NSP3 requires states to target their resources to a very limited number of specific areas of high foreclosure need. To identify a limited number of eligible target areas, DHCD analyzed the baseline data provided by HUD indicating, by census block group, NSP3 Need, number of housing units, percentage of Immi and lmi households, HMDA data, foreclosure start estimates and other need indicators. This census tract/block group data for the State (less the City of Springfield) and for Worcester County was sorted by NSP3 Need score. DHCD will solicit proposals for NSP3-funded activities in any of the identified target areas. Communities, non-profit and for-profit entities may propose to conduct one or more of three NSP3-eligible activities - (A) Financing Mechanisms, (B) Acquisition and Rehabilitation or (E) Redevelopment of demolished or vacant properties as housing - with the following limitations. (A) Financing Mechanisms will be limited to financing programs or loan loss reserve funds designed to stabilize neighborhoods and only in census tracts selected as the location for Acquisition and Rehabilitation or Redevelopment funded activities. (B) Acquisition and Rehabilitation projects and Redevelopment activities will be limited to projects preferably with four or more rental units but with a minimum of three units and projects that will be administered by a qualified local government or non-profit entity as a subgrantee or subrecipient to DHCD. A detailed request for proposals requesting activities and projects and describing specific limitations and selection criteria was issued in February 2011. DHCD's evaluation of proposed activities and projects will rank projects containing rental units over those that are exclusively ownership. DHCD will ensure that the majority of NSP3 grant awards assist in the development of affordable rental housing to the maximum extent feasible. To identify a limited number of eligible target areas, DHCD analyzed the baseline data provided by HUD indicating, by census block group, NSP3 Need, number of housing units, percentage of Immi and lmi households, HMDA data, foreclosure start estimates and other need indicators. This census tract/block group data was sorted by NSP3 Need score. Census tracts with needs scores of 19 and 20, were selected as eligible target areas. In addition, census tracts with a score of 18 were also included if they were located in a community not already containing tracts with scores of 19 or 20. This data sorting resulted in a list of the neediest tracts and block groups for the State program and a separate list specific to the Worcester County set-aside. Due to funding constraints, DHCD did not include the City of Springfield in its calculations. Springfield will administer its own allocation of NSP3 funds in accordance with a Plan for the City. Their NSP3 Amendment and supporting documents are available at the following link: [http://www.springfieldcityhall.com/planning/index.php?id=dept\\_cd](http://www.springfieldcityhall.com/planning/index.php?id=dept_cd). The result of DHCD's data analysis is a list of eligible census tracts/block groups in six communities outside Worcester County - Attleboro, Boston, Brockton, Fall River, Lawrence and New Bedford - and four communities in Worcester County - Fitchburg, Southbridge, Webster and Worcester. The list of eligible areas is contained in Attachment 3 (see attached). The nine target areas i



## How Fund Use Addresses Market Conditions:

DHCD's solicitation of projects will have a preference for rental projects in buildings with four or more units. This preference is in response to the weak ownership market currently in effect in Massachusetts.

There is no shortage of information regarding the housing market difficulties facing Massachusetts. The state's 2010-2014 Consolidated Plan indicates continuing issues concerning supply, demand and affordability. Nonprofit and for-profit organizations report regularly on sales, rental and foreclosure statistics affecting the viability of regional markets in the Commonwealth. There are opportunities to increase the supply of housing. For example, a review of the market analyses received under the Commonwealth's Low Income Housing Tax Credit (LIHTC) program, including recent applications for projects in five of the ten communities identified as NSP3-eligible, reinforces the potential of the rental market versus the ownership market.

Many Massachusetts communities experienced recent losses in value for ownership housing stock yet prices remain stubbornly high. In addition, it appears single family units assisted with NSP1 funds are remaining on the market longer than NSP1-assisted rental units. These factors reinforce HUD's stated preference for affordable rental housing outcomes under NSP3 and the projects selected are expected to create affordable, rental opportunities for both Immigrant and > 50% AMI households.

The specific attributes of the projects will not be known until proposals are received and evaluated. All projects will be required to address the market conditions present in the proposed activity area. All funded projects will comply with NSP3 requirements for affordability using HOME standards, Section 3 and any local hiring requirements.

## Ensuring Continued Affordability:

NSP-assisted housing must meet the affordability requirements for not less than the applicable period specified in the chart below, beginning upon project completion. The HOME affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by DHCD.

### Rental Housing Activity

Minimum period of affordability in years

Rehabilitation or acquisition of existing housing per unit amount of NSP funds:

Under \$15,000

5

\$15,000 to \$40,000

10

Over \$40,000 or rehabilitation involving refinancing

15

New Construction or acquisition of newly constructed housing

20

Homeownership assistance NSP amount per-unit

Minimum period of affordability in years

Under \$15,000

5

\$15,000 to \$40,000

10

Over \$40,000

15

Recipients of NSP funds must ensure continued affordability as above or recapture all or substantially all of the NSP funds used to assist housing units consistent with the minimum standards contained in the HOME program.

## Definition of Blighted Structure:

Massachusetts General Laws (MGL) 121A and 121B provide guidance regarding the definition of blighted structures. Consistent with those statutes, DHCD defines blighted structures for purposes of NSP as a building that by reasonable determination displays physical deterioration that renders the building unfit for human habitation, obsolete or in need of major maintenance or repair or lacks ventilation, light or sanitation facilities contributing to a condition that is detrimental to safety, health or morals.

## Definition of Affordable Rents:

"Affordable" generally means that (1) maximum rents, less an allowance for tenant-paid utilities, will not exceed the lesser of (a) "High Home Rent", thirty percent (30%) of the monthly income of a household earning sixty-five percent (65%) of area median income adjusted for the number of bedrooms in the unit, or (b) the HUD Fair Market Rent; (2) selling prices in ownership projects will not exceed the guidelines in effect for DHCD's Local Initiative Program. Links to the HOME rent schedule and additional LIP details are:

HOME rents:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/>

LIP informational links:

[http://www.mass.gov/?pageID=eheadterminal&L=3&L0=Home&L1=Community+Development&L2=Chapter+40B+Planning&sid=Ehead&b=terminalcontent&f=dhcd\\_hd\\_lip\\_lip&csid=Ehead](http://www.mass.gov/?pageID=eheadterminal&L=3&L0=Home&L1=Community+Development&L2=Chapter+40B+Planning&sid=Ehead&b=terminalcontent&f=dhcd_hd_lip_lip&csid=Ehead)

In the case of units serving households at or below 50% of area median income "affordable" means rents or selling prices that do not exceed 30% of 50% of area median income or the applicable targeted income range. In the case of units serving households at or below 120% of area median income "affordable" means rents or selling prices that do not exceed 30% of 120% of area median income or the applicable targeted income range.

The Department will continue to work with other housing-related agencies to ensure that the definitions of affordability are



consistent with all NSP requirements and provide the maximum flexibility to effectively serve the intended households in light of local and regional housing market conditions.

**Housing Rehabilitation/New Construction Standards:**

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed.

Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, and fires).

NSP-funded housing rehabilitation must bring substandard housing units into compliance with Article II of the Massachusetts Sanitary Code, which sets minimum habitability standards for residential dwellings.

**Vicinity Hiring:**

Vicinity Hiring and Section 3:

All DHCD NSP3 grant agreements/contracts will require recipients of NSP3 funds to comply with the Vicinity Hiring and Section 3 provisions of the NSP3 Notice and the Dodd-Frank Wall Street Reform Act of 2010. This will include a requirement for submission of Vicinity Hiring and Section 3 Plans prior to commencement of grant activities.

**Procedures for Preferences for Affordable Rental Dev.:**

A detailed request for proposals requesting activities and projects and describing specific limitations and selection criteria was issued in February 2011. DHCD’s evaluation of proposed activities and projects will rank projects containing rental units over those that are exclusively ownership. DHCD will ensure that the majority of NSP3 grant awards assist in the development of affordable rental housing to the maximum extent feasible.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information

Name (Last, First)

Siegenthaler, Mark

Email Address

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Phone Number

617-573-1426

Mailing Address

MA DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
MA NSP3 - 1	Financing Mechanisms	NSP3/00007/4D Aura Loan Loss Reserves	Loan Loss Reserves
MA NSP3 - 2	Acquisition and rehabilitation	NSP3/00004/4C Boston Housing Rehab NSP3/00004/4C Boston Housing Rehab < 50% NSP3/00009/4C New Bedford Housing Rehab NSP3/00009/4C New Bedford Housing Rehab Under 50%	Housing Rehab
		NSP3/00010/4C Attleboro Housing Rehab	Housing Rehabilitation
		NSP3/00011/4C Fall River Housing Rehab NSP3/00011/4C Fall River Housing Rehab < 50% NSP3/RA-00003/4C Brockton Housing Rehab	Housing Rehab



		NSP3/RA-00003/4C Brockton Housing Rehab < 50%	
MA NSP3 - 3	Redevelopment	NSP3/00005/4B Fitchburg Housing Redevelopment NSP3/00006/4B Worcester Housing Redev < 50% NSP3/00006/4B Worcester Housing Redev. NSP3/00008/4B Lawrence Housing Redev. < 50% NSP3/00008/B Lawrence Housing Redevelopment NSP3/00010/4B Attleboro Housing Redev NSP3/00010/4B Attleboro Housing Redev < 50%	Redevelopment     Housing Redev Housing Redev.  Housing Redevelopment Housing Redevelopment  Unit Development
MA NSP3 - 4	Administration and Technical	NSP3/00003/9 Brockton Admin NSP3/00004/9 Boston Admin  NSP3/00005/9 Fitchburg General Admin NSP3/00006/9 Worcester General Admin NSP3/00007/9 Aura General Admin NSP3/00008/9 Lawrence Admin. NSP3/00009/9 New Bedford General Admin NSP3/00010/9 Attleboro General Admin NSP3/00011/9 Fall River General Admin NSP3/9 DHCD Admin	Administration  General Admin  General Admin  Administration          DHCD General Administration



# Activities

**Project # /** MA NSP3 - 1 / Financing Mechanisms

**Grantee Activity Number:** NSP3/00007/4D Aura Loan Loss Reserves  
**Activity Title:** Loan Loss Reserves

**Activity Type:**

Acquisition - general

**Project Number:**

MA NSP3 - 1

**Projected Start Date:**

09/13/2011

**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

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 218,070.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 218,070.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
14		14	100.00
14		14	100.00

14

14

100.00

# of Households

14

14

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

14

# of Housing Units

14

# of Properties

8



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Aura Mortgage Advisors

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

**Responsible Organization**

Aura Mortgage Advisors

**Organization Type**

Unknown

**Proposed Budget**

\$ 218,070.00

**Location Description:**

22 Oldfields Rd. #1, Dorchester - 1 owner unit  
22 Oldfields Rd. #2, Dorchester - 1 owner unit  
33 Oldfields Rd., Dorchester - 1 owner unit  
55 Farrington St., Brockton - 2 owner units  
383-387 Blossom St., Fitchburg - 3 owner units  
9 Hollis St., Worcester - 3 owner units  
228 Pleasant St., New Bedford - 1 owner unit  
88 Chancery St., New Bedford - 2 owner units

**Activity Description:**

Loan loss reserves to support privately-financed mortgages to former owners of foreclosed properties, enabling former owners to regain ownership and remain in their homes.  
Uncommitted undrawn funds in activity budget: decreased by \$56,700.00 on 06-24-19 and moved to DHCD admin.

**Environmental Assessment:** EXEMPT

**Environmental** None

**Project # / MA NSP3 - 2 / Acquisition and rehabilitation**

**Grantee Activity Number:** NSP3/00004/4C Boston Housing Rehab  
**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

MA NSP3 - 2

**Project Title:**

Acquisition and rehabilitation

**Projected Start Date:**

08/01/2011

**Projected End Date:**

12/31/2020



**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

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 637,549.39  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 637,549.39

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00004 Boston

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	2		1	50.00
# Owner Households	4			0.00
# of Households	6		1	16.67

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	5

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Boston

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

**Responsible Organization**

City of Boston

**Organization Type**

Unknown

**Proposed Budget**

\$ 637,549.39

**Location Description:**

12 Wildwood St. - 1 rental unit  
 26 Bradlee St. - 1 owner unit  
 36-38 Fowler St. - 1 owner unit, 1 rental unit  
 40 Mountain St. - 1 owner unit  
 422 Seaver St. - 1 owner unit

**Activity Description:**

Rehabilitation of 5 properties creating a total of 6 units to serve at or below 120% AMI households. Units included 2 rental units and 4 homeownership opportunities.



**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3/00004/4C Boston Housing Rehab < 50%

**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

08/01/2011

**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.

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 312,449.61

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 312,449.61

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00004 Boston

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3	3		100.00
# of Households	3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

3

3

2

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Boston

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

**Responsible Organization**

City of Boston

**Organization Type**

Unknown

**Proposed Budget**

\$ 312,449.61



**Location Description:**

12 Wildwood St - 2 <50% rental units  
422 Seaver St - 1 <50% rental unit

**Activity Description:**

12 Wildwood St - rehabilitation of 1 triple-decker previously purchased under NPS1. 2 of 3 units to be below <50% AMI.  
422 Seaver St - rehab of 2-unit property. 1 <120% owner occupied unit and 1 <50% rental unit.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00009/4C New Bedford Housing Rehab

**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

03/12/2012

**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

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 143,307.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 143,307.50

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00009/New Bedford

**Proposed Beneficiaries**

# Owner Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	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**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of New Bedford

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

**Responsible Organization**

City of New Bedford

**Organization Type**

Unknown

**Proposed Budget**

\$ 143,307.50



**Location Description:**

245 Purchase St., New Bedford (South Central Neighborhood)

**Activity Description:**

Receivership Property which has been vacant and abandoned for several years will be be completely renovated into a two unit property and sold to an income eligible homebuyer and <50% AMI renter.

**Environmental Assessment:** UNDERWAY

**Environmental** None



**Grantee Activity Number:** NSP3/00009/4C New Bedford Housing Rehab Under 50%  
**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

03/12/2012

**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.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 143,307.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 143,307.50

**Program Income Account:**

NSP3/00009/New Bedford

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	1	1		100.00
# of Households	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**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of New Bedford

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

**Responsible Organization**

City of New Bedford

**Organization Type**

Unknown

**Proposed Budget**

\$ 143,307.50



**Location Description:**

245 Purchase St., New Bedford

**Activity Description:**

Receivership Property which has been vacant and abandoned for several years will be be completely renovated into a two unit property and sold to an income eligible homebuyer with rental unit restricted for a household at or below <50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00010/4C Attleboro Housing Rehab  
**Activity Title:** Housing Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

07/01/2012

**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

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 143,296.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 143,296.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00010/Attleboro

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

2

2

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Attleboro

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

**Responsible Organization**

Attleboro

**Organization Type**

Local Government

**Proposed Budget**

\$ 143,296.00



**Location Description:**

93 County St - 2 rental units

**Activity Description:**

Rehabilitation of 2 units for families <120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3/00011/4C Fall River Housing Rehab  
**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

07/01/2012

**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

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 92,454.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 92,454.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00011 Fall River

**Proposed Beneficiaries**

# Renter Households

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

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

4

4

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Fall River

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

**Responsible Organization**

Fall River

**Organization Type**

Local Government

**Proposed Budget**

\$ 92,454.00



**Location Description:**

34 Downing St - Fall River

**Activity Description:**

Rehabilitation of property into 4 rental units restricted to moderate income families.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3/00011/4C Fall River Housing Rehab < 50%

**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

07/01/2012

**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.

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 382,546.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 382,546.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00011 Fall River

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
4	4			100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

4

4

2

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Fall River

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

**Responsible Organization**

Fall River

**Organization Type**

Local Government

**Proposed Budget**

\$ 382,546.00



**Location Description:**

179 Haffords St  
89 Covel St

**Activity Description:**

Rehabilitation of 2 two family properties. All four units to be restricted to <50% AMI families

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3/RA-00003/4C Brockton Housing Rehab

**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

08/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

04/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 122,600.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 122,600.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	1		1	100.00
# Owner Households	1		1	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Brockton2

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Brockton2	Local Government	\$ 122,600.00



**Location Description:**

72 Newbury St.

**Activity Description:**

Rehabilitation of Receivership property in eligible census tract in Brockton.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/RA-00003/4C Brockton Housing Rehab < 50%  
**Activity Title:** Housing Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

MA NSP3 - 2

**Projected Start Date:**

08/01/2011

**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.

**Activity Status:**

Completed

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

04/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 457,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 457,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
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# Renter Households	3	3		100.00
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# of Households

# of Households	3	3		100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

3

# of Housing Units

3

# of Properties

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Brockton2

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

**Responsible Organization**

City of Brockton2

**Organization Type**

Local Government

**Proposed Budget**

\$ 457,000.00



**Location Description:**

262 Green St.

**Activity Description:**

Acquisition and rehabilitation of foreclosed property - redevelopment into 3 <50% AMI restricted units.

**Environmental Assessment:** COMPLETED

**Environmental** None

---

**Project # / MA NSP3 - 3 / Redevelopment**

**Grantee Activity Number:** NSP3/00005/4B Fitchburg Housing Redevelopment

**Activity Title:** Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

09/06/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 450,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 450,000.00

**Benefit Report Type:**

Direct (Households)





**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	3		3	100.00
# of Households	3		3	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	3
# of Housing Units	3
#Units $\geq$ other green	3
#Units exceeding Energy Star	3
#Low flow toilets	3

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fitchburg

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Fitchburg	Unknown	\$ 450,000.00

**Location Description:**

349 Elm St., 357 Elm St., 363 Elm St.

**Activity Description:**

Redevelopment of vacant parcels to create 3 Energy-Star efficient single-family homes to be sold to households at or below 120% AMI

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00006/4B Worcester Housing Redev < 50%

**Activity Title:** Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

09/22/2011

**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.

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 137,813.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 137,813.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	1	1		100.00
# of Households	1	1		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Worcester

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

**Responsible Organization**

City of Worcester

**Organization Type**

Unknown

**Proposed Budget**

\$ 137,813.00



**Location Description:**

104 Amory St. (Armory-Burns) - total of 4 new construction units; 1 will be restricted to <50% AMI tenants.

**Activity Description:**

Redevelopment of vacant lot resulting in creation of one 4 rental unit building. 3 units <120% AMI; 1 unit <50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00006/4B Worcester Housing Redev.  
**Activity Title:** Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

09/22/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

03/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 377,238.09

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 377,238.09

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	3		3	100.00
# of Households	3		3	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

3

3

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Worcester

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

**Responsible Organization**

City of Worcester

**Organization Type**

Unknown

**Proposed Budget**

\$ 377,238.09

**Location Description:**



104 Amory St. (Armory-Burns) - total of 4 new construction rental units; 3 will be restricted to <120% AMI tenants.

**Activity Description:**

Redevelopment of vacant lot resulting in creation of one 4 unit property.

**Environmental Assessment:** COMPLETED

**Environmental** None

---



**Grantee Activity Number:** NSP3/00008/4B Lawrence Housing Redev. < 50%

**Activity Title:** Housing Redev

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

03/02/2012

**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.

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 565,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 565,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	2	2		100.00
# Owner Households	2	2		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lawrence

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Lawrence	Unknown	\$ 565,000.00



**Location Description:**

27-29 Trenton St - 1 <50% AMI rental unit  
105-107 Park St - 1 <50% AMI rental unit  
70-74 Lexington St - 2 <50% AMI owner units

**Activity Description:**

Redevelopment of foreclosed upon and vacant lot new construction - 2 projects have 1 <50% AMI restricted unit each; 1 project has 2 <50% AMI owner units

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00008/B Lawrence Housing Redevelopment

**Activity Title:** Housing Redev.

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

03/05/2012

**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

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 339,950.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 339,950.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

2

2

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lawrence

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

**Responsible Organization**

City of Lawrence

**Organization Type**

Unknown

**Proposed Budget**

\$ 339,950.00





**Location Description:**

27-29 Trenton St  
105-107 Park St

**Activity Description:**

Redevelopment of foreclosed, vacant parcels creating two duplexes. Each 2 family project includes 1 <120% AMI restricted owner unit.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: NSP3/00010/4B Attleboro Housing Redev**  
**Activity Title: Housing Redevelopment**

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

07/01/2012

**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

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 287,287.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 287,287.50

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00010/Attleboro

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4		4	100.00
# of Households	4		4	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

**Total**

1

3

4

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Attleboro

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

**Responsible Organization**

Attleboro

**Organization Type**

Local Government

**Proposed Budget**

\$ 287,287.50



**Location Description:**

95 Park St  
Wall St - South Main St

**Activity Description:**

95 Park St - construction of 1 new rental unit restricted to <120% AMI tenant.  
Wall St - South Main St -construction of 3 new rental units restricted to <120% AMI tenants.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP3/00010/4B Attleboro Housing Redev < 50%

**Activity Title:** Unit Development

**Activity Type:**

Construction of new housing

**Project Number:**

MA NSP3 - 3

**Projected Start Date:**

07/01/2012

**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.

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 753,419.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 753,419.00

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

NSP3/00010/Attleboro

**Proposed Beneficiaries**

# Renter Households

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	5	5		100.00
# of Households	5	5		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

**Total**

3

2

5

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Attleboro

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

**Responsible Organization**

Attleboro

**Organization Type**

Local Government

**Proposed Budget**

\$ 753,419.00



**Location Description:**

95 Park St. - 3 rental units  
 Wall St - South Main St. - 2 rental units

**Activity Description:**

95 Park St - development of 3 <50% AMI restricted rental units  
 Wall St - South Main St - development of 2 <50% AMI restricted rental units.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / MA NSP3 - 4 / Administration and Technical Assistance**

**Grantee Activity Number:** NSP3/00003/9 Brockton Admin  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

08/01/2011

**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)

**Activity Status:**

Completed

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

03/07/2014

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

**Total Budget:** \$ 25,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 25,000.00

**Benefit Report Type:**

NA



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Brockton2

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

**Responsible Organization**

City of Brockton2

**Organization Type**

Local Government

**Proposed Budget**

\$ 25,000.00

**Location Description:**

n/a

**Activity Description:**

Administration of grant activities.

**Environmental Assessment:** EXEMPT

**Environmental** None



**Grantee Activity Number:** NSP3/00004/9 Boston Admin  
**Activity Title:** General Admin

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

08/01/2011

**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)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 50,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 50,000.00

**Program Income Account:**

NSP3/00004 Boston

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Boston

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

**Responsible Organization**

City of Boston

**Organization Type**

Unknown

**Proposed Budget**

\$ 50,000.00

**Location Description:**

n/a

**Activity Description:**

General administration of grant activities.



**Environmental Assessment:** EXEMPT

**Environmental** None

---





**Grantee Activity Number:** NSP3/00005/9 Fitchburg General Admin  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

09/06/2011

**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)

**Activity Status:**

Completed

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 22,500.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 22,500.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fitchburg

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

**Responsible Organization**

City of Fitchburg

**Organization Type**

Unknown

**Proposed Budget**

\$ 22,500.00

**Location Description:**

n/a

**Activity Description:**

General administration of grant activities



**Environmental Assessment:** EXEMPT

**Environmental** None

---



**Grantee Activity Number:** NSP3/00006/9 Worcester General Admin  
**Activity Title:** General Admin

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

09/22/2011

**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)

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

03/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 21,830.49

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 21,830.49

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Worcester

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

**Responsible Organization**

City of Worcester

**Organization Type**

Unknown

**Proposed Budget**

\$ 21,830.49

**Location Description:**

n/a

**Activity Description:**

General administration activities.



**Environmental Assessment:** EXEMPT

**Environmental** None

---



**Grantee Activity Number:** NSP3/00007/9 Aura General Admin  
**Activity Title:** General Admin

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

09/13/2011

**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)

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 25,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 25,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Aura Mortgage Advisors

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

**Responsible Organization**

Aura Mortgage Advisors

**Organization Type**

Unknown

**Proposed Budget**

\$ 25,000.00

**Location Description:**

n/a

**Activity Description:**

General administration of grant activity



**Environmental Assessment:** EXEMPT

**Environmental** None

---



**Grantee Activity Number:** NSP3/00008/9 Lawrence Admin.  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

03/05/2012

**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)

**Activity Status:**

Completed

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

03/07/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 29,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lawrence

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

**Responsible Organization**

City of Lawrence

**Organization Type**

Unknown

**Proposed Budget**

\$ 29,000.00

**Location Description:**

**Activity Description:**

General grant administration.



**Environmental Assessment:** EXEMPT

**Environmental** None

---





**Grantee Activity Number: NSP3/00009/9 New Bedford General Admin**  
**Activity Title: Administration**

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

03/12/2012

**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)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 14,330.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 14,330.00

**Program Income Account:**

NSP3/00009/New Bedford

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of New Bedford

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

**Responsible Organization**

City of New Bedford

**Organization Type**

Unknown

**Proposed Budget**

\$ 14,330.00

**Location Description:**

n/a

**Activity Description:**

General grant administration.



**Environmental Assessment:** EXEMPT

**Environmental** None

---



**Grantee Activity Number:** NSP3/00010/9 Attleboro General Admin  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

07/01/2012

**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)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 22,612.15

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 22,612.15

**Program Income Account:**

NSP3/00010/Attleboro

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Attleboro

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

**Responsible Organization**

Attleboro

**Organization Type**

Local Government

**Proposed Budget**

\$ 22,612.15

**Location Description:**

**Activity Description:**



**Environmental Assessment:** EXEMPT

**Environmental** None

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**Grantee Activity Number: NSP3/00011/9 Fall River General Admin**  
**Activity Title: Administration**

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

07/01/2012

**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)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Program Income Account:**

NSP3/00011 Fall River

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Fall River

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

**Responsible Organization**

Fall River

**Organization Type**

Local Government

**Proposed Budget**

\$ 23,675.00

**Location Description:**

**Activity Description:**



**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3/9 DHCD Admin  
**Activity Title:** DHCD General Administration

**Activity Type:**

Administration

**Project Number:**

MA NSP3 - 4

**Projected Start Date:**

08/01/2011

**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)

**Activity Status:**

Under Way

**Project Title:**

Administration and Technical Assistance

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 409,401.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 409,401.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

MA DHCD

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

Responsible Organization	Organization Type	Proposed Budget
MA DHCD	Unknown	\$ 409,401.00

**Location Description:**

n/a

**Activity Description:**

Activity budget has been increased by \$56,700.00 on 06-24-19 to \$409,401.00 to provide funding for on-going administrative costs. Overall 10% cap on grant for administration NOT exceeded.  
 The MA DHCD has received approval from the HUD NE Regional Office for one (1) DHCD and four (4) sub-



grantees to transfer unexpended NSP3 Program Income (PI) balances from the DRGR account into active CDBG accounts in IDIS. The HUD transfer approval letters have been uploaded to this Action Plan as required documentation of authorization. The required information for one (1) DHCD and four (4) sub-grantees transferring NSP PI to CDBG includes:  
 DHCD: NSP PI transfer amount from Aura B-11-DN-25-00001/00007 to DHCD/CDBG B-18-DC-25-0001: \$82,585.00  
 Attleboro: B-11-DN-25-00001/00010. NSP PI transfer amount to CDBG: \$155,283.33  
 Boston: B-11-DN-25-00001/00004. NSP PI transfer amount to CDBG: \$120,809.31  
 Fall River: B-11-DN-25-00001/00011. NSP PI transfer amount to CDBG: \$92,455.05  
 New Bedford: B-11-DN-25-00001/00009. NSP PI transfer amount to CDBG: \$72,490.50

**Environmental Assessment:** EXEMPT

**Environmental** None

### Activity Supporting Documents

- Document** Attleboro NSP3 PI Transfer to CDBG - HUD Approval Letter.pdf
- Document** Boston NSP3 PI Transfer to CDBG - HUD Approval Letter.pdf
- Document** DHCD NSP3 PI Transfer to CDBG - HUD Approval Letter.pdf
- Document** Fall River NSP3 PI Transfer to CDBG - HUD Approval Letter.pdf
- Document** New Bedford NSP3 PI Transfer to CDBG - HUD Approval Letter.pdf

### Action Plan Comments:

- Reviewer - DRGR Action Plan matches approved plan. DHCD has made four awards to local communities (Boston, Brockton, Worcester and Fitchburg), but only included Boston and Brockton in DRGR. SGraves 9/1/2011
- Reviewer - So far, there are no 25% set aside activities. I will ask the State about it's plan to meet the set aside requirement. SGraves 10/18/2011.
- Reviewer - The revised action plan includes funds budgeted to additional activities. Total budgeted equals \$4.7 million. The state is closer to the 25% set-aside mark, as \$1.46 have been committed to set-aside activities. SGraves 4/12/2012
- Reviewer - All grant funds have been budgeted as of the 7/11/2012 Action Plan. According to the budget, DHCD has met the 25% set aside. DHCD is short on the goal to commit \$1,190,994 to Worcester county communities (balance to commit is \$48,144.60). Since the Aura program will operate in Worcester and Fitchburg, it's reasonable to assume that at least \$1,190.004 will be committed toW Worcester county communities.
- Reviewer - The grantee moved \$ from the Attleboro Admin activity to rehabilitation and housing redevelopment. SGraves 3/6/2013





- Reviewer - The plan was resubmitted on 3/7/2013 because the Attleboro admin activity was accidentally marked as "completed" in the previous submission. SGraves 3/7/2013
- Reviewer - Funds were moved from Fall River admin to housing rehab. SGraves 7/30/2013
- Reviewer - The following changes were made in the October 2013 Action Plan:
- Attleboro 2010 grant #010 ĳ moved \$1,335.30 from admin to rehab (\$605) and redevelopment over 50% (\$730.30)
- Fall River 2010 grant #011 ĳ increased rehab over 50% from \$0 to \$96,704; and decreased rehab under 50% from \$475,000 to \$378,296
- Fall River 2010 grant #011 ĳ moved \$23,675 out of admin to rehab (so, admin is zeroĳd out).
- Reviewer - The Action Plan included changes to the Attleboro budget line items. The most significant change was moving \$224,001 from the under 50% redevelopment activity to the over 50% activity. The change corrects an error in DRGR, and brings the activity in line with the contracts.
- Reviewer - The State changed the budgets for the following activities:
- Aura Loan Loss - reduce over 50% budget to \$275,000 and reduce under 50% budget to zero.
  - Attleboro - change over 50% budget to \$584,920 and under 50% budget to \$452,899.
- Reviewer - The State updated the property info for the following subrecipients: Boston, New Bedford, Attleboro, Fall River, Brockton and Lawrence.
- Reviewer - The Commonwealth made the following changes to this action plan:
- Increase NSP3/00010/4C Attleboro Housing Rehab from \$146,273.09 to \$148,036.91
  - Increase NSP3/00010/9 Attleboro General Admin from \$20,920.15 to \$21,698.15
- Please note that the "location description" for NSP3/00011/4C Fall River should be modified, as it states that the project is in Attleboro.
- Reviewer - This amendment was requested to add PI to the Attleboro and New Bedford activities. The following budgetary changes were made:
- Attleboro 2010 (#010) ĳ added \$785.89 in PI to 4C  
New Bedford 2010 (#009) ĳ added \$72,429.51 in PI to 4C over 50% and \$5,000 in PI to 9
- Reviewer - The State revised the action plan to make the following budgetary changes: NSP-G-2010-Attleboro-00010: Decreased line 9 by \$76 in PI; increased line 4C by \$4851.67 in PI.
- I didn't see these budgetary changes during my review. I'm approving the plan because there are no significant changes to the activities.
- Reviewer - The State added \$7,288.07 in PI to the Attleboro Housing Rehab activity (NSP3/00010/4C).
- Reviewer - The State added \$46,400 PI to Fall Riverĳs NSP-G-2010-00011/4C Rehab line.
- Reviewer - The action plan was revised to add \$117,240 of PI to NSP3/00004/4C Boston Housing Rehab. S. Graves 7/10/2015.
- Reviewer - This amendment adds program income to both Fall River activities:
- NSP3/00011/4C Fall River Housing Rehab: Increased from \$143,144 to \$209,897.89
  - NSP3/00011/4C Fall River Housing Rehab <50%: Increased from \$378,296 to \$452,386.
- Reviewer - The State added PI to the following activities:
- NSP3/00010/4C Attleboro Housing Rehab, budget increased from \$160,962.54 to \$163,818.01
  - NSP3/00010/4B Attleboro Housing Redev, budget increased from \$584,920 to \$645,560.50
  - NSP3/00010/4B Attleboro Housing Redev <50%, budget increased from \$452,899 to \$512,899.
- Reviewer - DHCD completed several activities in this action plan. Additionally, the Aura Loan Loss Reserve under 50% activity, which had previously been deobligated, was cancelled.

- Reviewer - The State added \$787.53 in PI to the NSP3/00010/4C Attleboro Rehab activity.
- Reviewer - The following changes were made in this plan:  
 NSP3/00011/4C Fall River Housing Rehab ζ PI funds reduced by \$20,739.89 this period due to accounting error by sub-grantee. Because the CHDO for these projects acted as a "Developer", revenues received by the CHDO are not considered Program Income, and have been removed.  
 NSP3/00011/4C Fall River Housing Rehab <50% - PI funds reduced by \$74,090.00 this period due to accounting error by sub-grantee. Because the CHDO for these projects acted as a "Developer", revenues received by the CHDO are not considered Program Income, and have been removed.  
 NSP3/00010/4C Attleboro Housing Rehab - added \$2,776.44 in PI.  
 NSP3/00004/4C Boston Housing Rehab <50%: # of properties / <50% households increased by 1 to reflect additional <50% rental unit at 422 Seaver St.
- Reviewer - Rejected to allow DHCD to reduce the New Bedford admin activity budget.
- Reviewer - Action plan included minor change to New Bedford 4C activity (small change for PI receipt).
- Reviewer - The following changes were included in this action plan:  
 - Reduced financing mechanism project and Aura budget from \$275,000 to \$218,070.  
 - Increased Attleboro Acquisition and Rehab activity from 167,381.98 to \$171,545.33  
 - Reduced Fall River Acquisition and Rehab activity from 189,158 to \$184,908  
 - Increased Fall River Acquisition and Rehab LH 25 activity from \$378,296 to \$382,546  
 - Increase Attleboro Admin budget from \$21,698.15 to \$23,398.37
- Reviewer - Adjustments were made to the Aura loan loss reserve, New Bedford Housing Rehab and Attleboro Admin activities. See review notes in the attached spreadsheet.
- Reviewer - This plan includes updates to Attleboro's activities due to a budget reconciliation. The review notes are in the attached excel file.
- Reviewer - The plan included an adjustment to the Boston activities. They moved about \$62k from the LMMI activity to the LH25 activity. S. Graves, 1/19/2018
- Reviewer - This plan added PI funds to an Attleboro activity. See review notes for additional information.
- Reviewer - As noted above, the plan includes minor budget increases and status changes.
- Reviewer - As noted above, the Boston Field Office has approved DHCD's NSP PI transfer requests. The cities of Boston, Attleboro, Fall River and New Bedford will convert the NSP PI to CDBG PI. Aura's NSP PI will be recaptured by DHCD, converted to CDBG PI, and distributed through the State's method of distribution. Review notes are attached.
- Reviewer - Plan includes some budget adjustments. Some unexpended grant funds will be reallocated to State admin, and the rest will probably be returned to HUD. This is part of the State's efforts to clean DRGR in advance of closeout.
- Reviewer - Amendment submitted to allocated uncommitted funds to the DHCD admin line item. Amount increased to \$409,401 (from \$352,701). The grant remains under the 10% cap based on the grant amount and program income.

## Action Plan History

Version	Date
B-11-DN-25-0001 AP#1	10/18/2011
B-11-DN-25-0001 AP#2	01/24/2012
B-11-DN-25-0001 AP#3	04/12/2012
B-11-DN-25-0001 AP#4	07/11/2012
B-11-DN-25-0001 AP#5	10/15/2012



B-11-DN-25-0001 AP#6	03/06/2013
B-11-DN-25-0001 AP#7	03/07/2013
B-11-DN-25-0001 AP#8	07/30/2013
B-11-DN-25-0001 AP#9	10/21/2013
B-11-DN-25-0001 AP#10	01/22/2014
B-11-DN-25-0001 AP#11	03/04/2014
B-11-DN-25-0001 AP#12	04/25/2014
B-11-DN-25-0001 AP#13	07/17/2014
B-11-DN-25-0001 AP#14	10/27/2014
B-11-DN-25-0001 AP#15	01/26/2015
B-11-DN-25-0001 AP#16	04/28/2015
B-11-DN-25-0001 AP#17	04/29/2015
B-11-DN-25-0001 AP#18	07/10/2015
B-11-DN-25-0001 AP#19	10/20/2015
B-11-DN-25-0001 AP#20	01/15/2016
B-11-DN-25-0001 AP#21	01/22/2016
B-11-DN-25-0001 AP#22	04/13/2016
B-11-DN-25-0001 AP#23	10/21/2016
B-11-DN-25-0001 AP#24	01/23/2017
B-11-DN-25-0001 AP#25	04/17/2017
B-11-DN-25-0001 AP#26	07/26/2017
B-11-DN-25-0001 AP#27	10/23/2017
B-11-DN-25-0001 AP#28	01/19/2018
B-11-DN-25-0001 AP#29	04/25/2018
B-11-DN-25-0001 AP#30	07/31/2018
B-11-DN-25-0001 AP#31	12/21/2018
B-11-DN-25-0001 AP#32	04/29/2019
B-11-DN-25-0001 AP#33	07/12/2019

