

Action Plan

Grantee: Maryland

Grant: B-11-DN-24-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 601,820.38
Total Budget:	\$ 5,601,820.38

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

In October 2010, the State of Maryland received notification of an award of \$5,000,000 of Neighborhood Stabilization Program (NSP) funds. These funds were from the third round of NSP funds and were awarded under the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act). For NSP3, HUD defined the areas of greatest need and provided the data for grantees to use. Grantees were to select projects and activities which would ensure a measurable impact within in a target area.

Using the data provided, the State sent out Requests for Proposals to governments, housing authorities and non-profits in the qualifying communities. From the submissions received, the State awarded \$4,500,000 to four subgrantees for housing activities within their eligible census tracts. Collectively, their efforts will impact 172 housing units and assist in the stabilization of 11 census tracts.

The State has targeted \$2,155,000 to be used for housing activities that benefit persons at or below 50% of the area median income. This represents 43% of the total award and exceeds HUD's 25% requirement. These targets funds will create homeownership and rental opportunities for 120 persons or households.

The State submitted the required Substantial Amendment to the Consolidation Plan to HUD on February 28th. The Amendment provided details as to the State's request for proposal process, evaluation criteria used, requirements and regulations for the selected subgrantees. The Amendment was approved on March 2nd.

The specifically funded project and activities are as follows:

Washington County:

1. Acquisition and Rehabilitation-\$255,000:

Acquisition and rehabilitation of 3 abandoned or foreclosed upon homes and residential properties that will be sold or rented to income qualifying individuals or families. The activities will be completed through a partnership of Habitat for Humanity of Washington County, Washington County, and the Washington County Community Action Committee, Inc.

2. Downpayment Assistance- \$145,000:

Provide downpayment assistance to eligible buyers of foreclosed or abandoned houses. The activities will be completed through a partnership with the City of Hagerstown, Washington County, and Hagerstown Neighborhood Development Partners, Inc.

Enterprise Housing Corporation:

1. Acquisition-\$800,000

Acquisition of a vacant and foreclosed property to be used for construction of 100 units for seniors and disabled persons. The activities will be carried out by Enterprise Housing Corporation.

Prince George's County:

1. Acquisition and Rehabilitation-\$1,057,500

Acquisition and rehabilitation of 20 abandoned and foreclosed upon homes and residential properties that will be sold to



income qualifying, first-time homebuyers. The activities will be completed through a partnership of Prince George's County, the Redevelopment Authority, UCAP, and HIP.

2. Save Your Home Initiative-\$642,500

Acquisition of 8 foreclosed upon houses using HUD's NSP definition of foreclosed as part of a comprehensive pilot program to assist former homeowners with becoming the homeowner again. These activities will be completed through a partnership of Prince George's county and several nonprofit agencies.

East Baltimore Development Incorporated:

Acquisition and Rehabilitation-\$1,600,000

Acquisition and/or rehabilitation of 34 vacant properties that will be sold or rented to income qualifying individuals or families. Activities to be carried out by East Baltimore Development Incorporated and TRF Development Partners.

How Fund Use Addresses Market Conditions:

As part of the evaluation and selection process, the State considered how the proposed projects and activities would stabilize and revitalize target areas. The selected subgrantees will concentrate their projects and activities to impact neighborhoods affected by high vacancy rates and large numbers of foreclosures. Each provided strategies as to how they would address and improve market conditions with their efforts.

Ensuring Continued Affordability:

Grantees are required to ensure that NSP assisted properties remain affordable to individuals and families at or below 120% of the area median income or at or below 50% of the area median income for the longest period possible. The affordability period and requirements will vary for each activity and are explained further below:

ACTIVITY TERM

1. Acquisition and/or Rehabilitation:

- Single Family Rental with less than \$15,000 of NSP investment requires that each unit is to remain affordable for a 10 year period;
- Single Family Rental with more than \$15,001 of NSP investment requires that each unit is to remain affordable for a 15 year period.

2. Redevelopment of Property

- Multi-Family Rental with less than \$100,000 of NSP investment requires that units are to remain affordable for a 15 year period;
- Multi-Family Rental with \$100,001 - \$500,000 of NSP investment requires that units are to remain affordable for a 25 year period;
- Multi-Family Rental with more than \$500,001 of NSP investment requires that units are to remain affordable for a 35 year period.

3. Downpayment Assistance requires that the amount be repaid when the property is sold or transferred.

- Acquisition and/or Rehabilitation and Resale requires that the subsidy be repaid when the property is sold or transferred. The affordability period is to be ensured with a Deed of Trust

Definition of Blighted Structure:

Blighted Structure: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare as defined by local code.

Definition of Affordable Rents:

For a unit assisted with NSP funding that is rented to an individual or family with incomes at or below 50% of the area median income, the sum of the contract rent and utility costs can not exceed the current HOME LOW rent for the bedroom size of the unit. These rents are updated and will be provided annually by DHCD.

For a unit assisted with NSP funding that is rented to an individual or family with incomes at or below 120% of the area median income, the sum of the contract rent and utility costs can not exceed an amount that is 2 times the current HOME LOW rent for the bedroom size of the unit. These rents are updated and will be provided annually by DHCD.

Housing Rehabilitation/New Construction Standards:

At a minimum, under NCI, any rehabilitation done using NSP funds must meet current HOME rehabilitation standards which require houses to meet the livability standards and code for the county or city where activity is taking place. To the extent applicable to the rehabilitation work undertaken, older obsolete products and appliances must be replaced with Energy Star labeled products. Additionally, grantees must comply with federal and state Lead Paint regulations and conduct a termite inspection for each house.

Under NSP3, HUD requires that all gut rehabilitation or new construction 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 multi-family housing must be designed to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers Standard. HUD also encourages the use of other energy efficient and environmentally-friendly green elements for rehabilitation. Further details will be provided to grantees.



Vicinity Hiring:

As there are no local ordinances, the State will allow the grantee to give preference during the bidding process for the selection of a local business provided that business is qualified and the bid does not exceed the most competitive and qualified non-local bid by 10%. First preference will be given to local businesses located within census tracts and second preference to those located within the municipal boundaries. If employees are hired under the construction contracts, the grantee will work with the contractor to ensure that local, qualified persons are hired.

Procedures for Preferences for Affordable Rental Dev.:

As part of the Request for Proposal process, the State emphasized and encouraged the use of NSP3 funds for affordable rental development. Those planning to submit proposals were encouraged to seek the availability of foreclosed or vacant multi-family buildings as an element in their strategies to revitalize neighborhoods and provide a range of affordable housing choices. It was ultimately their decision to determine if rental development was a key element in their strategy and whether or not it would work in their target areas. The selected projects and activities will result in 116 rental units.

Grantee Contact Information:

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Maryland Department of Housing and Community Development
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NCI-11-03	Financial Mech.	NCI11-510004-50	Downpayment Assistance-LMMI-Washington County
NCI11-01	Administration	NCI11-510005-10	Admin-State
NCI11-02	Acquisition/Rehab	NCI11-510001-20	Acq/Rehab/Resale-LMMI-EBDI
		NCI11-510001-25	Acq/Rehab/Resale-LH25-EBDI
		NCI11-510001-35	Acq/Rehab/Rental-LH25-EBDI
		NCI11-510001-40	Acq/Rehab/Rental-LMMI-EBDI
		NCI11-510003-20	Acq/Rehab/Resale LMMI-Prince George's County
		NCI11-510003-25	Acq/Rehab/Resale-LH25-Prince George's County
		NCI11-510004-20	Acq/Rehab/Rental-LMMI-Washington County
		NCI11-510004-25	Acq/Rehab/Resale-LH25-Washington County
NCI11-04	Acquisition	NCI11-510002-45	Acq-LH25-Enterprise
		NCI11-510003-30	Acq/Resale-LMMI-Prince George's County



Activities

Project # / NCI-11-03 / Financial Mech.

Grantee Activity Number: NCI11-510004-50
Activity Title: Downpayment Assistance-LMMI-Washington County

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
NCI-11-03

Projected Start Date:
04/01/2011

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:
Cancelled

Project Title:
Financial Mech.

Projected End Date:
12/07/2018

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

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Washington County MD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Washington County MD

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Hagerstown, MD.

Activity Description:

Provide financial downpayment assistance to assist in the purchase of 7 homes to LMMI households. ** Activity was cancelled.

Environmental Assessment: COMPLETED

Environmental None

Project # / NCI11-01 / Administration

Grantee Activity Number: NCI11-510005-10

Activity Title: Admin-State

Activity Type:

Administration

Activity Status:

Completed

Project Number:

NCI11-01

Project Title:

Administration

Projected Start Date:

04/01/2011

Projected End Date:

12/07/2018

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

Total Budget:

\$ 388,500.00



National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 388,500.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

State of Maryland

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Maryland

Organization Type

State

Proposed Budget

\$ 388,500.00

Location Description:

Activity Description:

Planning and administration of projects funded through four projects and distributed throughout the State of Maryland.

Environmental Assessment:

EXEMPT

Environmental

None

Project # / NCI11-02 / Acquisition/Rehab

Grantee Activity Number:

NCI11-510001-20

Activity Title:

Acq/Rehab/Resale-LMMI-EBDI

Activity Type:

Activity Status:



Rehabilitation/reconstruction of residential structures

Completed

Project Number:

NCI11-02

Project Title:

Acquisition/Rehab

Projected Start Date:

04/01/2011

Projected End Date:

12/07/2018

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

Total Budget: \$ 700,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 700,000.00

National Objective:

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	13		13	100.00
# of Households	13		13	100.00

Proposed Accomplishments

Total

# of Singlefamily Units	13
# of Housing Units	13
#Low flow showerheads	13
#Low flow toilets	13
#Dishwashers replaced	13
#Clothes washers replaced	13
#Refrigerators replaced	13
#Replaced hot water heaters	13
#Replaced thermostats	13
# of Properties	13



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

East Baltimore Development Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization

East Baltimore Development Incorporated

Organization Type

Non-Profit

Proposed Budget

\$ 700,000.00

Location Description:

Broadway Neighborhood, Baltimore, MD. Bounded by Caroline, Eager, Hoffman and McDonogh Streets in Baltimore, MD.

Activity Description:

Acquire and redevelop and resale 13 homes to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510001-25
Activity Title: Acq/Rehab/Resale-LH25-EBDI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NCI11-02

Projected Start Date:
 04/01/2011

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehab

Projected End Date:
 12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 300,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
#Low flow showerheads	6
#Low flow toilets	6
#Dishwashers replaced	6
#Clothes washers replaced	6
#Refrigerators replaced	6
#Replaced hot water heaters	6
#Replaced thermostats	6
# of Properties	6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

East Baltimore Development Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
East Baltimore Development Incorporated	Non-Profit	\$ 300,000.00

Location Description:

Broadway Neighborhood, Baltimore, MD. Bounded by Caroline, Eager, Hoffman and McDonogh Streets in Baltimore, MD.

Activity Description:

Acquire and redevelop and resale 6 homes to LH25 households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510001-35
Activity Title: Acq/Rehab/Rental-LH25-EBDI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NCI11-02

Project Title:
 Acquisition/Rehab

Projected Start Date:
 04/01/2011

Projected End Date:
 12/07/2018

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

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

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

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
#Low flow showerheads	6
#Low flow toilets	6
#Dishwashers replaced	6
#Clothes washers replaced	6
#Refrigerators replaced	6
#Replaced hot water heaters	6
#Replaced thermostats	6
# of Properties	6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

East Baltimore Development Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization

East Baltimore Development Incorporated

Organization Type

Non-Profit

Proposed Budget

\$ 300,000.00

Location Description:

Broadway Neighborhood, Baltimore, MD. Bounded by Caroline, Eager, Hoffman and McDonogh Streets in Baltimore, MD.

Activity Description:

Acquire and redevelop and rental of 6 homes to LH25 households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510001-40
Activity Title: Acq/Rehab/Rental-LMMI-EBDI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NCI11-02

Projected Start Date:
 04/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehab

Projected End Date:
 12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
#Low flow showerheads	9
#Low flow toilets	9
#Dishwashers replaced	9
#Clothes washers replaced	9
#Refrigerators replaced	9
#Replaced hot water heaters	9
#Replaced thermostats	9
# of Properties	9



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

East Baltimore Development Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization

East Baltimore Development Incorporated

Organization Type

Non-Profit

Proposed Budget

\$ 300,000.00

Location Description:

Broadway Neighborhood, Baltimore, MD. Bounded by Caroline, Eager, Hoffman and McDonogh Streets in Baltimore, MD.

Activity Description:

Acquire and redevelop and rental of 9 homes to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510003-20
Activity Title: Acq/Rehab/Resale LMMI-Prince George's County

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NCI11-02
Projected Start Date:
 04/01/2011
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/Rehab
Projected End Date:
 12/07/2018
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 457,500.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 457,500.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	14		14	100.00
# of Households	14		14	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	14
# of Housing Units	14
#Low flow showerheads	14
#Low flow toilets	14

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Prince George's County, Maryland

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Prince George's County, Maryland

Unknown

\$ 457,500.00

Location Description:

Suitland, MD.

Activity Description:

Acquire and redevelop and resale 14 homes to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510003-25
Activity Title: Acq/Rehab/Resale-LH25-Prince George's County

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NCI11-02

Projected Start Date:
 04/01/2011

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehab

Projected End Date:
 12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 600,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
#Low flow toilets	6
#Refrigerators replaced	6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Prince George's County, Maryland

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Prince George's County, Maryland

Organization Type

Unknown

Proposed Budget

\$ 600,000.00

Location Description:

Suitland, MD.

Activity Description:

Acquire and redevelop and resale 6 homes to LH25 households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510004-20
Activity Title: Acq/Rehab/Rental-LMMI-Washington County

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NCI11-02
Projected Start Date:
 04/01/2011
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/Rehab
Projected End Date:
 12/07/2018
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 100,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
#Low flow showerheads	2
#Low flow toilets	2

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Washington County MD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Washington County MD

Unknown

\$ 100,000.00

Location Description:

Hagerstown,MD

Activity Description:

Acquire and redevelop and rental of 2 homes to LMMI households.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510004-25
Activity Title: Acq/Rehab/Resale-LH25-Washington County

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NCI11-02
Projected Start Date:
 04/01/2011

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehab
Projected End Date:
 12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 555,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 555,000.00

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
# ELI Households (0-30% AMI)	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Washington County MD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Washington County MD	Unknown	\$ 555,000.00



Location Description:

Hagerstown, MD.

Activity Description:

Acquire and redevelop and resale 2 homes to LH25 households.

Environmental Assessment: COMPLETED

Environmental None

Project # / NCI11-04 / Acquisition

Grantee Activity Number: NCI11-510002-45
Activity Title: Acq-LH25-Enterprise

Activity Type:
Construction of new housing

Project Number:
NCI11-04

Projected Start Date:
04/01/2011

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Acquisition

Projected End Date:
12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 800,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 800,000.00



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	100	100		100.00
# of Households	100	100		100.00

Proposed Accomplishments	Total
# of Multifamily Units	100
# of Housing Units	100
#Low flow showerheads	100
#Low flow toilets	100

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Enterprise Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Enterprise Housing Corporation	Non-Profit	\$ 800,000.00

Location Description:
Irvington Community of Baltimore City. Frederick Avenue, Baltimore, MD.

Activity Description:
Acquire a foreclosed property in order to develop 100-unit Senior apartments.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NCI11-510003-30
Activity Title: Acq/Resale-LMMI-Prince George's County

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NCI11-04

Projected Start Date:
 04/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition

Projected End Date:
 12/07/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,100,820.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,100,820.38

Program Income Account:
 Prince George's County

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
#Low flow toilets	8
#Refrigerators replaced	8
# of Properties	8

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Prince George's County, Maryland

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Suitland,MD.

Activity Description:

Acquire and resale 8 homes to LMMI households.

Environmental Assessment: COMPLETED**Environmental** None

Action Plan Comments:

- Reviewer - The Action plan amended to add \$480,967.73 in anticipated program income; \$366,859 of that program income was added to the Prince George's County Acq/Rehab activity.
- Reviewer - NSP3 Action plan amendment moving \$210,000 from State Admin to Washington County (4-25) Acq/Rehab.
- Reviewer - The AP meets/satisfies the NSP requirements necessary for approval. -LR
- Reviewer - The obligated amount for the listed Maryland NSP3 projects is 5,601,820. However, the Action Plan list \$5,000,000 from the NSP3 Grant award and \$624,467.73 from estimated PI. A difference of \$22,647.73 has not been obligated.

Action Plan History

Version	Date
B-11-DN-24-0001 AP#1	07/01/2011
B-11-DN-24-0001 AP#2	02/28/2014
B-11-DN-24-0001 AP#3	02/28/2014
B-11-DN-24-0001 AP#4	02/28/2014
B-11-DN-24-0001 AP#5	03/24/2015
B-11-DN-24-0001 AP#6	06/28/2018
B-11-DN-24-0001 AP#7	11/27/2019
B-11-DN-24-0001 AP#8	02/19/2020

