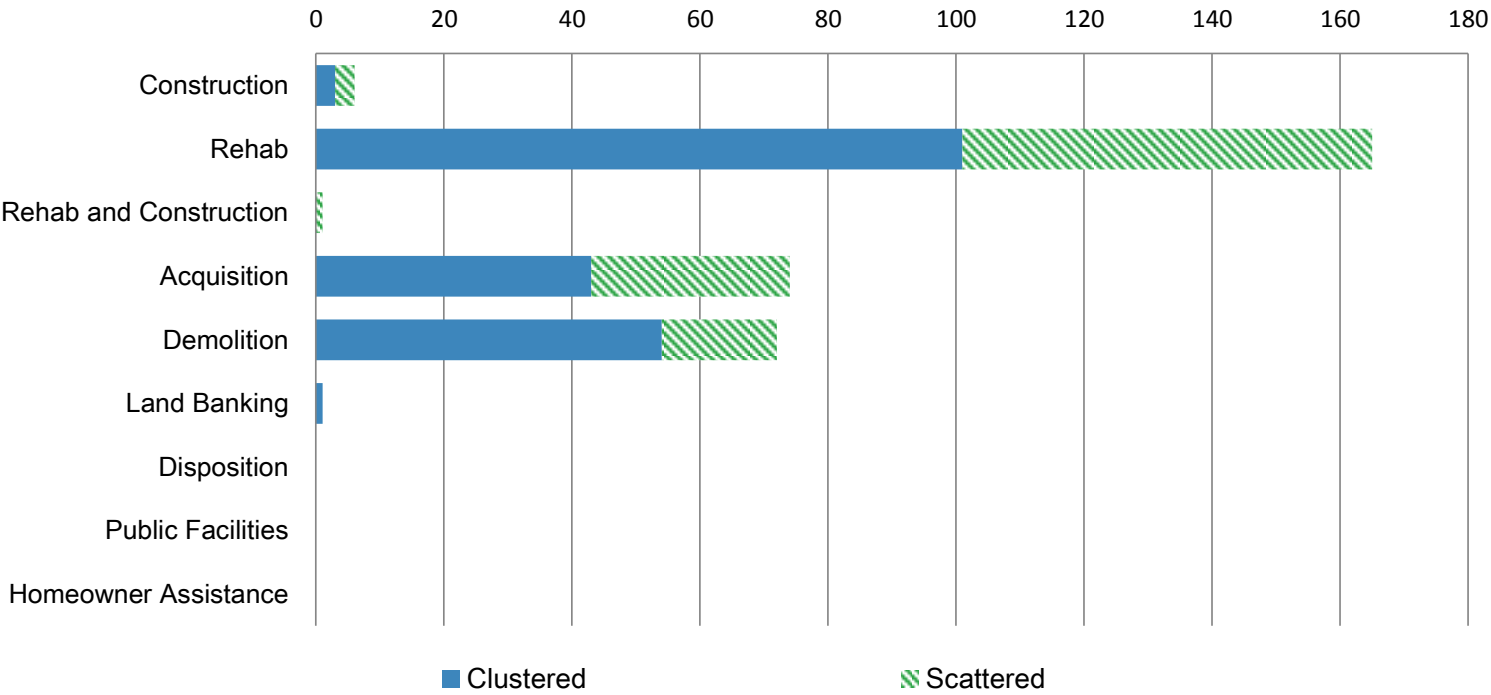




Grantee Report: State of Massachusetts Cumulative As Of December 30th, 2013

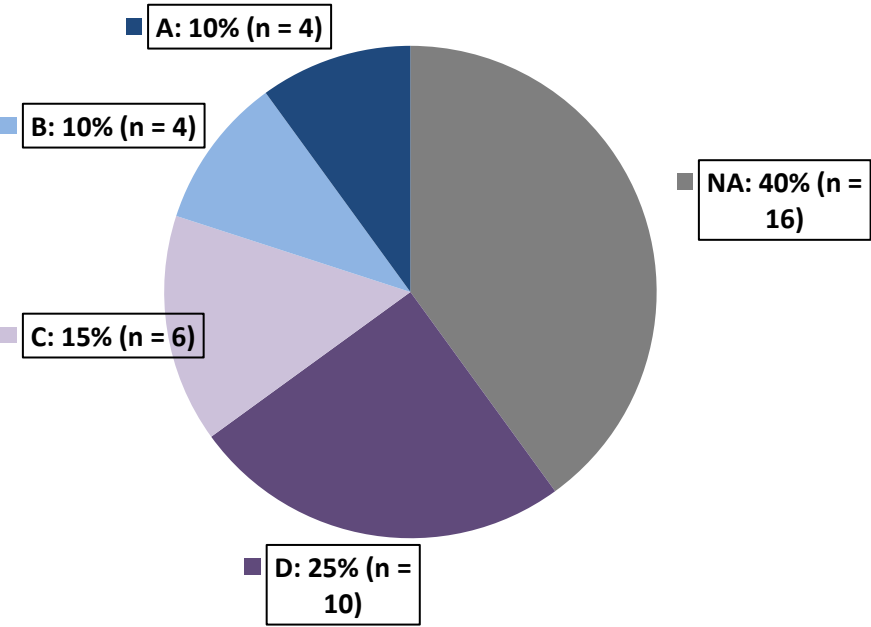
Summary of NSP Activity: Number of Properties Treated

Activity Type	Clustered	Scattered	Total
Construction	3	3	6
Rehab	101	64	165
Rehab and Construction	0	1	1
Acquisition	43	31	74
Demolition	54	18	72
Land Banking	1	0	1
Disposition	0	0	0
Public Facilities	0	0	0
Homeowner Assistance	0	0	0
Total:	202	117	319

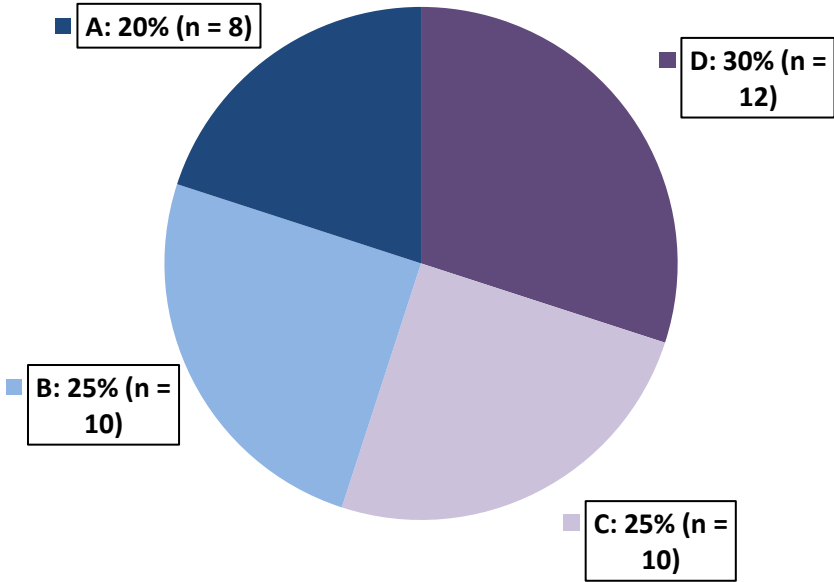


Performance of NSP Investment Clusters (NICs):

Distribution of NICs
Sale Price Grade



Distribution of NICs
Vacancy Grade



Individual NSP Investment Cluster Performance:

	Performance Score		Number of Properties Treated					
	Vacancy	Home Sales	Construction	Rehab	Demo- lition	Other	Total By Grantee	By Other Grantees
Bristol County MA NIC 1	A	C	0	5	0	0	4	1
Essex County MA NIC 1	C	C	0	4	0	0	4	-
Essex County MA NIC 2	B	B	3	1	0	1	3	2
Hampden County MA NIC 1	C	A	0	20	4	4	6	22
Hampden County MA NIC 2	B	N/A	0	0	3	0	3	-
Hampden County MA NIC 4	D	N/A	0	1	2	0	3	-
Hampden County MA NIC 5	B	N/A	0	14	0	0	9	5
Plymouth County MA NIC 1	C	N/A	0	12	0	0	8	4
Plymouth County MA NIC 2	B	D	0	3	0	0	3	-
Plymouth County MA NIC 3	B	N/A	0	2	0	0	2	-
Suffolk County MA NIC 1	C	D	0	0	1	7	1	7
Suffolk County MA NIC 10	D	N/A	0	2	0	5	3	4
Suffolk County MA NIC 11	D	B	0	0	1	5	3	3
Suffolk County MA NIC 12	C	N/A	0	3	0	1	2	2
Suffolk County MA NIC 14	D	D	0	6	0	0	5	1
Suffolk County MA NIC 15	D	N/A	0	0	0	2	1	1
Suffolk County MA NIC 16	A	A	0	0	0	3	2	1
Suffolk County MA NIC 17	C	N/A	0	2	0	0	1	1
Suffolk County MA NIC 18	B	D	0	4	0	0	2	2
Suffolk County MA NIC 19	C	N/A	0	2	0	0	1	1
Suffolk County MA NIC 2	D	D	0	19	1	7	11	16
Suffolk County MA NIC 20	D	N/A	0	1	0	1	1	1
Suffolk County MA NIC 26	A	D	0	2	0	3	1	4
Suffolk County MA NIC 27	D	N/A	0	0	0	2	2	-
Suffolk County MA NIC 3	A	C	0	4	0	8	3	9
Suffolk County MA NIC 4	C	B	0	3	1	6	4	6
Suffolk County MA NIC 5	A	D	0	6	1	9	6	10
Suffolk County MA NIC 6	A	D	0	13	0	0	10	3
Suffolk County MA NIC 7	A	D	0	8	0	12	6	14
Suffolk County MA NIC 8	B	N/A	0	3	1	4	2	6
Suffolk County MA NIC 9	D	C	0	2	0	6	5	3
Worcester County MA NIC 1	D	D	0	11	2	0	4	9
Worcester County MA NIC 2	D	C	0	97	3	14	9	105
Worcester County MA NIC 3	D	B	0	14	0	3	4	13
Worcester County MA NIC 4	B	N/A	0	19	0	13	15	17
Worcester County MA NIC 5	A	A	0	7	2	0	5	4
Worcester County MA NIC 6	C	N/A	0	1	3	0	4	-
Worcester County MA NIC 7	C	C	0	0	40	0	40	-
Worcester County MA NIC 8	B	N/A	0	3	1	0	1	3
Worcester County MA NIC 9	B	A	0	4	1	0	3	2

Methodology

NSP Investment Cluster (NIC): A NIC is a geographic area with a density of properties treated by NSP. Each NIC must contain at least two treated properties with at least 6 properties located within 1/4 mile. Each NIC is made up of between 1 to 4 block groups.

Comparable Markets: The comparable markets used in this analysis are block groups with similar characteristics as the NIC. The following criteria were used to identify comparable markets: proximity to the NIC, NSP 1 score, 2010 owner occupancy rate, 2008 average home sale price, and home appreciation between 2006 and 2008.

Performance Scores: Scores of “A”, “B”, “C”, “D” or “N/A” were assigned to each NIC to reflect home sale and vacancy trends within the NIC as compared to similar markets untouched by NSP investment. In order to “beat” a comparable, a NIC had to perform better than that comparable market. Home sale trends include sales price changes from 2008 to 2012 and vacancy trends include vacancy rate changes from 2008 to 2012. These grades are defined as follows:

Performance Scoring Definitions
“A”= a NIC beat <i>all</i> of its comparable markets for which there was home sale or vacancy data.
“B”= a NIC beat <i>some</i> of its comparable markets for which there was home sale or vacancy data.
“C” = a NIC beat <i>one</i> of its comparable markets for which there was home sale or vacancy data.
“D” = a NIC beat <i>none</i> of its comparable markets for which there was home sale or vacancy data.
“N/A” = there was not sufficient data for any comparable in order to calculate a Performance Score.

Other Grantees working in State of Massachusetts NICs: Worcester, MA , Springfield, MA , Massachusetts Housing Investment Corporation , Brockton, MA , Boston, MA