

Grantee: Baltimore, MD

Grant: B-08-MN-24-0010

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-24-0010

Grantee Name:

Baltimore, MD

Grant Amount:

\$4,112,239.00

Grant Status:

Active

Submitted By:

No Submitter Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$4,112,239.00

\$4,112,239.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$616,835.85	\$0.00
Limit on Admin/Planning	\$411,223.90	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The past quarter was devoted to administrative efforts necessary to implementing the Neighborhood Stabilization Program (NSP). Specific actions undertaken include:

- Approval by the Baltimore City Board of Estimate to enter into the Neighborhood Stabilization Program Grant Agreement.
- Completion of candidate interviews for the NSP Director position. An offer has been made and it is anticipated that the position will be filled by early August 2009.
- Preparation of model contract documents by outside legal council that will serve as the governing agreements between the City and the non-profit developers that will carry out the acquisition and rehabilitation activities that comprise the Baltimore City NSP. These model documents are undergoing final review by staff in the Baltimore City Department of Housing and Community Development and it is anticipated that agreements will be executed by the individual non-profit developers in August and then be approved by the Baltimore City Board of Estimate.
- Meeting about and presenting, under the aegis of the Baltimore Office of the Richmond Federal Reserve, the City's NSP to a consortium of some twenty bankers representing local, regional and national banks with offices in Baltimore. The purpose of these meetings was to facilitate procedures by which these banks will make their REO inventory available to NSP with the requisite discount. Most have shown a willingness to do so and final processes should be completed by late July. The City and potential NSP subrecipients have also been meeting with staff of the National Community Stabilization Trust about participating in their REO program. No properties were acquired during the quarter and no NSP funds have been obligated or spent. It is anticipated that acquisitions will occur during the quarter beginning July 2009 and that obligations and expenditures will take place.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP 1 - 1, Administration	\$0.00	\$0.00	\$0.00	\$0.00
NSP 1 - 2, Acquisition and Rehabilitation	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	Admin 1
Activity Title:	Program Management

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NSP 1 - 1

Project Title:

Administration

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2013

National Objective:

N/A

Responsible Organization:

Baltimore City

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Management and oversight of NSP 1 activities.

Location Description:

The primary location at which this activity will be carried out is 417 E. Fayette Street.

Activity Progress Narrative:

It is anticipated that a full time NSP coordinator will be in place in early August 2009.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
417 E. Fayette Street	Baltimore	NA	21202

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: AR - 1

Activity Title: Rental < 50% AMI - By Consortium

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP 1 - 2

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Greater Baltimore Housing Consortium

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of a multi-family residential structure by one of the three non-profit members of the Greater Baltimore Housing Consortium. The Consortium member will develop, own and manage the property as rental housing for special needs households with incomes less than 50% of AMI. The property will contain twelve units of housing.

Location Description:

The foreclosed and vacant property to be acquired will be located in the area of greatest need as described in the Disaster Damage section of the DRGR action plan narrative.

Activity Progress Narrative:

No multi-family structure was acquired or rehabilitated during the quarter. The first potential property acquisition, a sixteen unit building in central Baltimore, was initiated during the quarter. Awaiting information on its rehabilitation costs and appraised value.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/12	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR - 2

Activity Title: HO < 50% AMI - By Habitat

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP 1 - 2

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

09/01/2009

Projected End Date:

09/01/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Chesapeake Habitat

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of foreclosed single family residential properties to be sold to households that earn less than 50% of AMI.

Location Description:

The largest concentration of houses will be developed in the Brooklyn and Curtis Bay neighborhoods in southern Baltimore City. Additionally, several properties in and around the 2300 - 2500 blocks of Jefferson Street in the McElderry Park neighborhood of east Baltimore will also be developed.

Activity Progress Narrative:

Several properties eligible for acquisition in the Brooklyn and Curtis Bay neighborhoods have been identified by Chesapeake Habitat, the non-profit entity that will carry out activity AR - 2. The agreement between Chesapeake Habitat and the City has been drafted and is being finalized. It is anticipated that it will be executed in August 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/20	0/0	0/20

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR - 3

Activity Title: HO < 120% AMI - By St. Ambrose

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP 1 - 2

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

09/01/2009

Projected End Date:

09/01/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Amrose Housing Aid Center

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,650,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of foreclosed single family residential properties to be sold to households that earn more than 50% of AMI but less than 120% of AMI.

Location Description:

These homeowner units will be developed primarily in the Healthy Neighborhoods, Inc Baltimore City neighborhoods of Belair-Edison, Waverly/Better Waverly, Cylburn, Baltimore Linwood, Garwyn Oaks/ Hanlon-Longwood, Edmondson Village, Reservoir Hill.

Activity Progress Narrative:

An draft agreement between Saint Ambrose Housing Aid Center, the non-profit that will carry out activity AR - 3 has been prepared and is under review. It is anticipated that it will be executed in August 2009. Once executed acquisition of properties will commence.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/5	0/6	0/11

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR - 4

Activity Title: HO < 120% AMI - By Unassigned

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP 1 - 2

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

10/01/2009

Projected End Date:

10/01/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

Unassigned Developer

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$662,239.00
Total CDBG Program Funds Budgeted	N/A	\$662,239.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of foreclosed single family residential properties to be sold to households that earn more than 50% of AMI but less than 80% of AMI. These properties are to be developed by either non-profit or for profit housing developers.

Location Description:

These foreclosed upon single family houses will be acquired and rehabilitated primarily in some of the Healthy Neighborhoods, Inc. areas identified in the Disaster Damage section of the DRGR action plan narrative

Activity Progress Narrative:

There was no activity to report concerning AR - 4 in this quarter. It is anticipated that this activity will not be underway until the October - December quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
