

**Grantee: Boston, MA**

**Grant: B-08-MN-25-0001**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-25-0001

**Obligation Date:****Grantee Name:**

Boston, MA

**Award Date:****Grant Amount:**

\$4,230,191.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

The City of Boston is targeting foreclosed and abandoned properties in areas identified as FIT or foreclosure intervention areas which have high rates of foreclosures. In addition 43 census tracts have been identified with scores of 8,9 or 10 on HUD's Foreclosure risk scale. These census tracts are one quarter of the City's census tracts but contain nearly three quarters of the City's REO properties.

**Recovery Needs:**

The City has identified seven program activities to assist in the acquisition and/or rehabilitation of the REO properties identified. These seven activities will be funded with NSP money.

**Overall****This Report Period****To Date**

|  |             |                |
|--|-------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A         | \$2,008,626.75 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A         | \$2,008,626.75 |
| <b>Program Funds Drawdown</b>                  | \$0.00      | \$0.00         |
| <b>Obligated CDBG DR Funds</b>                 | \$16,499.00 | \$16,499.00    |
| <b>Expended CDBG DR Funds</b>                  | \$0.00      | \$0.00         |
| <b>Match Contributed</b>                       | \$0.00      | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00      | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00      | \$0.00         |

## Progress Toward Required Numeric Targets

| Requirement                        | Required     | To Date |
|------------------------------------|--------------|---------|
| Minimum Overall Benefit Percentage | \$99.99      | \$28.17 |
| Minimum Non-Federal Match          | \$0.00       | \$0.00  |
| Limit on Public Services           | \$634,528.65 | \$0.00  |
| Limit on Admin/Planning            | \$423,019.10 | \$0.00  |
| Limit on State Admin               | \$0.00       | \$0.00  |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Projects were set up on DRGR and funded. The internal process for handling NSP commitments was refined and appropriate steps added to the DND tracking systems. Several commitments were processed and a payment was made. The grant funds were set up with the City Auditor and Treasurer. Staff attended HUD sponsored training on NSP funds.

### Project Summary

| Project #, Project Title  | This Report Period     |                        | To Date                |                        |
|---------------------------|------------------------|------------------------|------------------------|------------------------|
|                           | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 1, REO Purchase/Rehab     | \$750,000.00           | \$0.00                 | \$750,000.00           | \$0.00                 |
| 12, Supportive Housing    | \$1,057,548.00         | \$0.00                 | \$1,057,548.00         | \$0.00                 |
| 2, Turnkey Ownership      | (\$3,230,191.00)       | \$0.00                 | \$1,000,000.00         | \$0.00                 |
| 24, Land Bank Acquisition | \$135,171.00           | \$0.00                 | \$135,171.00           | \$0.00                 |
| 29, Administration        | \$401,143.00           | \$0.00                 | \$401,143.00           | \$0.00                 |
| 3, REO Buyer Incentive    | \$250,000.00           | \$0.00                 | \$250,000.00           | \$0.00                 |
| 4, REO Buyer Developmt    | \$146,500.00           | \$0.00                 | \$146,500.00           | \$0.00                 |
| 6, Rental Housing         | \$500,000.00           | \$0.00                 | \$500,000.00           | \$0.00                 |
| 9999, Restricted Balance  | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00                 |

## Activities

**Grantee Activity Number:** 24-01

**Activity Title:** REO Appraisals

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

24

**Project Title:**

Land Bank Acquisition

**Projected Start Date:**

05/13/2009

**Projected End Date:**

10/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DND

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$19,998.00

**Total CDBG Program Funds Budgeted**

N/A

\$19,998.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$4,680.00

\$4,680.00

**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:**

Appraisal services for REO properties.

**Location Description:**

City of Boston NSP areas

**Activity Progress Narrative:**

The REO properties at the addresses listed above were appraised. None has yet been purchased through the NSP program

**Performance Measures**

|                             | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                             | Low                | Mod | Total | Low                                | Mod | Total |
| # of Households benefitting | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/15  |

**Activity Locations**

| Address          | City        | State | Zip    |
|------------------|-------------|-------|--------|
| 91 Coleman       | Dorchester  | MA    | 02125- |
| 91 Lorna         | Mattapan    | MA    | 02126- |
| 42 Grove         | East Boston | MA    | 02128- |
| 532 Metropolitan | Hyde Park   | MA    | 02136- |
| 911 Hyde Park    | Hyde Park   | MA    | 02136- |
| 292 Highland     | Roxbury     | MA    | 02119- |
| 35 Nightengale   | Dorchester  | MA    | 02124- |
| 42 Ridlon        | Mattapan    | MA    | 02126- |

|                |            |    |        |
|----------------|------------|----|--------|
| 16 Oakridge    | Mattapan   | NA | 02126- |
| 227 Washington | Dorchester | NA | 02121- |
| 776 Canterbury | Boston     | NA | 02131- |
| 31 Business    | Hyde Park  | NA | 02136  |
| 174 Grampaion  | Dorchester | NA | 02125- |
| 506 Norfolk    | Mattapan   | NA | 02126- |

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

| Other Funding Sources          | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |

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**Grantee Activity Number:** 29-1

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

29

**Projected Start Date:**

03/18/2009

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2010

**Responsible Organization:**

DND

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

|  |        |              |
|--|--------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$401,143.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$401,143.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00       |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00       |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00       |
| <b>Match Contributed</b>                       | \$0.00 | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00 | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00 | \$0.00       |

**Activity Description:**

Funding for administration (salaries) and planning activities.

**Location Description:**

City of Boston, Department of Neighborhood Development

**Activity Progress Narrative:**

Staff costs for administration of NSP program including setting up all projects, processing grant agreement and setting up budget with the City Auditor as well as Environmental Tier I and several Tier 2 reviews.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

| <b>Address</b>  | <b>City</b> | <b>State</b> | <b>Zip</b> |
|-----------------|-------------|--------------|------------|
| 26 Court Street | Boston      | MA           | 02108      |

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

| <b>Other Funding Sources</b>   | <b>Amount</b> |
|--------------------------------|---------------|
| No Other Funding Sources Found |               |
| Total Other Funding Sources    |               |

|                                 |                            |
|---------------------------------|----------------------------|
| <b>Grantee Activity Number:</b> | <b>4-01</b>                |
| <b>Activity Title:</b>          | <b>Homebuyer Education</b> |

**Activity Category:**

Public services

**Project Number:**

4

**Projected Start Date:**

05/07/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

REO Buyer Developmt

**Projected End Date:**

10/01/2010

**Responsible Organization:**

DND

| Overall                                 | Apr 1 thru Jun 30, 2009 | To Date     |
|---|-------------------------|-------------|
| Total Projected Budget from All Sources | N/A                     | \$28,450.00 |
| Total CDBG Program Funds Budgeted       | N/A                     | \$28,450.00 |
| Program Funds Drawdown                  | \$0.00                  | \$0.00      |
| Obligated CDBG DR Funds                 | \$11,819.00             | \$11,819.00 |
| 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:**

Funding will provide Homebuyer 101 and Credit Smart classes to potential homebuyers of REO and abandoned properties.

**Location Description:**

City of Boston

**Activity Progress Narrative:**

Contract to provide homebuyer 101 classes with materials on how to purchase a foreclosed property through the NSP program. Contract period began 4/7/2009

**Performance Measures**

|                             | This Report Period |     | Total | Cumulative Actual Total / Expected |         |          |
|-----------------------------|--------------------|-----|-------|------------------------------------|---------|----------|
|                             | Low                | Mod |       | Low                                | Mod     | Total    |
| # of housing units          | 0                  | 0   | 319   | 0/0                                | 0/0     | 319/4500 |
| # of Households benefitting | 139                | 61  | 391   | 139/1125                           | 61/3375 | 391/4500 |

**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

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