

Grantee: Boston, MA

Grant: B-08-MN-25-0001

July 1, 2009 thru September 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**

Total Projected Budget from All Sources	N/A	\$2,008,626.75
Total CDBG Program Funds Budgeted	N/A	\$2,008,626.75
Program Funds Drawdown	\$86,982.71	\$86,982.71
Obligated CDBG DR Funds	\$442,448.00	\$458,947.00
Expended CDBG DR Funds	\$85,001.10	\$85,001.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$13.64
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$634,528.65	\$28,069.00
Limit on Admin/Planning	\$423,019.10	\$40,500.10
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Boston has performed a number of appraisals, conducted housing fairs, training on purchasing foreclosed properties and advertised its NSP programs. 3 first time homeowners were assisted with mortgage write-downs, one foreclosed property is being rehabilitated and a foreclosed 3 decker has been approved for rehabilitation into affordable rental housing. A number of foreclosed properties have been identified and should be closing during the next quarter.

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	\$0.00	\$2,959.00	\$750,000.00	\$2,959.00
12, Supportive Housing	\$0.00	\$0.00	\$1,057,548.00	\$0.00
2, Turnkey Ownership	\$0.00	\$0.00	\$1,000,000.00	\$0.00
24, Land Bank Acquisition	(\$10,171.00)	\$16,432.00	\$125,000.00	\$16,432.00
29, Administration	\$0.00	\$42,481.71	\$401,143.00	\$42,481.71
3, REO Buyer Incentive	\$0.00	\$0.00	\$250,000.00	\$0.00
4, REO Buyer Developmt	\$0.00	\$25,110.00	\$146,500.00	\$25,110.00
6, Rental Housing	\$0.00	\$0.00	\$500,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1-01

Activity Title: REO Purchase/Rehab

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

1

Project Title:

REO Purchase/Rehab

Projected Start Date:

07/09/2009

Projected End Date:

10/17/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,619.00
Total CDBG Program Funds Budgeted	N/A	\$3,619.00
Program Funds Drawdown	\$2,959.00	\$2,959.00
Obligated CDBG DR Funds	\$3,619.00	\$3,619.00
Expended CDBG DR Funds	\$2,959.00	\$2,959.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Cash to fix program provides funding for homeowners purchasing foreclosed property under the NSP rules to rehab the property.

Location Description:

Activity Progress Narrative:

Newspaper advertising for the Cash to Fix program in four community newspapers: Baystate Banner, Bulletin Newspapers, El Munso/Caribe Communications, and Boston Neighborhood News between July 2 and July 16, 2009. Project is now complete.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/75	0/25	0/100

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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: 2-01

Activity Title: 8 Clarkson Street

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Turnkey Ownership

Projected Start Date:

08/13/2009

Projected End Date:

02/13/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$301,494.00
Total CDBG Program Funds Budgeted	N/A	\$301,494.00
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:

Rehabilitation of vacant 3 family property located in FIT area. Moderate interior and exterior rehab and upgrades.

Location Description:

8 Clarkson Street, Dorchester

Activity Progress Narrative:

8 Clarkson is a triple decker to be sold to an owner occupant with two rental units. During this quarter 7 people have worked on the rehab of the property (Plumbing, electrical and general carpentry) The rehab is 60% complete. Completion expected during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	3	0/0	0/0	3/3
# of Households benefitting	0	0	0	0/2	0/1	0/3

Activity Locations

Address	City	State	Zip
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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: 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

Jul 1 thru Sep 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	\$16,260.00	\$16,260.00
Obligated CDBG DR Funds	\$15,318.00	\$19,998.00
Expended CDBG DR Funds	\$16,260.00	\$16,260.00
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:

Appraisals at the listed addresses which are REO properties and potentially eligible under NSP. Properties acquired will be reported under the program area to which they are routed by the REO review committee. 34 properties were appraised this quarter.

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
25 Levant Street	Dorchester	MA	02122
477 Dudley Street	Dorchester	MA	02125
53 Havre Street	East Boston	MA	02128
17 Cawfield Street	Dorchester	MA	02125
356 Chelsea Street	East Boston	MA	02128
28-30 Hopkins Street	Dorchester	MA	02124
16 Dacia Street	Dorchester	MA	02125

2 Stoughton Street Place	Dorchester	NA	02125
12 Whitfield Street	Dorchester	NA	02124
40 Mountain Avenue	Dorchester	NA	02124
188 Woodrow Avenue	Dorchester	NA	02124
22 Dacy Street	Hyde Park	NA	02136
27 Pinefield Road	Hyde Park	NA	02136
254 Westville Street	Dorchester	NA	02121
5 Akron Street	Roxbury	NA	02119
19 Mt. Bowdoin Terrace	Dorchester	NA	02121
10 Camerson Street	Dorchester	NA	02125
36 Hawthorne Street	Roxbury	NA	02119
7 Akron Street	Roxbury	NA	02119
174 Harvard Street	Dorchester	NA	02122
9 Rock Terrace	Dorchester	NA	02121
2 Capen Place	Dorchester	NA	02124
210 Havre Street	East Boston	NA	02128
135 Child Street	Hyde Park	NA	02136
14-16 Woodale Avenue	Mattapan	NA	02126
16 Dacia Street	Dorchester	NA	02125
7 Fox Street, Unit 2	Dorchester	NA	02122
51 Glenway Street	Dorchester	NA	02121
618 Dudley Street	Dorchester	NA	02125
27 Woodbine Street	Roxbury	NA	02119
640 River Street, Unit 2-A	Mattapan	NA	02126
30 Ashton Street	Dorchester	NA	02124
315 Norfolk Avenue	Dorchester	NA	02125
33 Hosmer Street	Mattapan	NA	02126
151 Stanwood Street	Dorchester	NA	02121

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: 24-02

Activity Title: Lot Clearance at 302 Fuller Street

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

24

Project Title:

Land Bank Acquisition

Projected Start Date:

06/30/2009

Projected End Date:

07/15/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$688.00
Total CDBG Program Funds Budgeted	N/A	\$688.00
Program Funds Drawdown	\$172.00	\$172.00
Obligated CDBG DR Funds	\$688.00	\$688.00
Expended CDBG DR Funds	\$172.00	\$172.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Emergency Lot Clearance for health and safety reasons

Location Description:

REO foreclosed property at 302 Fuller Street acquired by City of Boston.

Activity Progress Narrative:

Lot clearance and maintenance at two REO properties. Work is partially completed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/1
# of housing units	0	0	6	0/0	0/0	6/3
# of Households benefitting	0	0	0	0/0	0/3	0/3

Activity Locations

Address	City	State	Zip
22 Rockwell	Mattapan	NA	02124
302 Fuller	Mattapan	NA	02124

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: 24-03

Activity Title: Lot Clearance

Activity Category:

Clearance and Demolition

Project Number:

24

Projected Start Date:

07/14/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition

Projected End Date:

12/30/2009

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$906.00
Total CDBG Program Funds Budgeted	N/A	\$906.00
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:

Lot clean up of REO properties prior to rehabilitation.

Location Description:

Various addresses.

Activity Progress Narrative:

Maintain and clean lots of City foreclosed properties prior to disposition under various NSP programs.

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 Households benefitting	0	0	0	0/0	0/5	0/5

Activity Locations

Address	City	State	Zip
968 Walk Hill Street	Mattapan	NA	02129
22 Rockwell Street	Dorchester	NA	02124

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: 24-04

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:

08/20/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 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	\$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:

Appraisal services for REO property being considered for purchase with NSP funds. Each appraisal is \$370

Location Description:

Multiple sites across the City of Boston

Activity Progress Narrative:

Contract for appraisal services for foreclosed properties between 8-20-2009 and 6-30-2010. No properties were appraised under this contract during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/27

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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:	24-05
Activity Title:	Appraisal of Foreclosed Properties

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

24

Projected Start Date:

10/20/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition

Projected End Date:

06/30/2010

Responsible Organization:

DND

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$9,999.00
Total CDBG Program Funds Budgeted	N/A	\$9,999.00
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:

Appraisals of REO properties for potential acquisition.

Location Description:

Multiple sites in FIT areas

Activity Progress Narrative:

Contract for appraisal services to begin 10-20-2009 and end 6-30-2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/28

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	NA	02108

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:	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

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$401,143.00
Total CDBG Program Funds Budgeted	N/A	\$401,143.00
Program Funds Drawdown	\$42,481.71	\$42,481.71
Obligated CDBG DR Funds	\$401,143.00	\$401,143.00
Expended CDBG DR Funds	\$40,500.10	\$40,500.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Funding for salaries and administrative costs of NSP program

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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:	3-01
Activity Title:	Downpayment Assistance - 154 Washington Street

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3

Project Title:

REO Buyer Incentive

Projected Start Date:

08/01/2009

Projected End Date:

10/30/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
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:

Downpayment assistance for a first time homebuyer to purchase a foreclosed property

Location Description:

154 Washington Street, Dorchester MA 02121

Activity Progress Narrative:

Mortgage write-down assistance to be provided to first time homebuyer of a foreclosed property.

Performance Measures

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

Activity Locations

Address	City	State	Zip
154 Washington	Dorchester	NA	02121

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: 3-02

Activity Title: Appraisals

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3

Project Title:

REO Buyer Incentive

Projected Start Date:

07/10/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$9,999.00

Total CDBG Program Funds Budgeted

N/A

\$9,999.00

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:

Funding for appraisals for foreclosed properties purchased by homeowners.

Location Description:

Multiple locations in FIT areas

Activity Progress Narrative:

Funding for contract with The Appraisers Collaborative to perform appraisals of foreclosed properties between 7-1-2009 and 6-30-2008.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/28

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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:	3-04
Activity Title:	113 Lonsdale Street, #3

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

Activity Status:
Under Way

Project Number:
3

Project Title:
REO Buyer Incentive

Projected Start Date:
10/01/2009

Projected End Date:
12/30/2009

National Objective:
NSP Only - LMMI

Responsible Organization:
DND

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
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:

mortgage writedown assistance to first time homebuyer purchasing an REO property.

Location Description:

113 Lonsdale Street #3, Dorchester MA 02124

Activity Progress Narrative:

Mortgage write-down assistance for first time homebuyer purchasing a foreclosed property.

Performance Measures

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

Activity Locations

Address	City	State	Zip
113 Lonsdale Street, #3	Dorchester	MA	02124

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: 3-05

Activity Title: 98-100 Morris Street

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3

Project Title:

REO Buyer Incentive

Projected Start Date:

10/01/2009

Projected End Date:

12/30/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
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:

Mortgage writedown for first time homebuyer of REO property.

Location Description:

98-100 Morris Street, East Boston, MA 02128

Activity Progress Narrative:

Mortgage write-down assistance for first time homebuyer of a foreclosed property.

Performance Measures

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

Activity Locations

Address	City	State	Zip
19-100 Morris Street	East Boston	NA	02128

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:	3-06
Activity Title:	Appaisal Services

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3

Project Title:

REO Buyer Incentive

Projected Start Date:

07/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$9,999.00
Total CDBG Program Funds Budgeted	N/A	\$9,999.00
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:

Appraisals for properties that will be purchased by homebuyers under the NSP program.

Location Description:

Multiple locations in the City of Boston FIT Areas

Activity Progress Narrative:

Funding for appraisal Services for appraisals of foreclosed properties. While the period of service is 7-1-2009 to 6-30-2010, no properties were appraised and invoiced during the first quarter under this contract with Bostonia Appraisal Services.

Performance Measures

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

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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: 4-01

Activity Title: Homebuyer Education

Activity Category:

Public services

Activity Status:

Planned

Project Number:

4

Project Title:

REO Buyer Developmt

Projected Start Date:

05/07/2009

Projected End Date:

10/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 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	\$20,469.00	\$20,469.00
Obligated CDBG DR Funds	\$16,631.00	\$28,450.00
Expended CDBG DR Funds	\$20,469.00	\$20,469.00
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:

e seminars were held during this quarter on how to purchase foreclosed properties at Uphams Corner Health Center, Mattapan Family Services, and the Mildred Avenue Community Center.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	319/4500
# of Households benefitting	14	9	113	153/1125	70/3375	504/4500

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	NA	02108

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:	4-02
Activity Title:	Housing Fair

Activity Category:

Public services

Project Number:

4

Projected Start Date:

07/07/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REO Buyer Developmt

Projected End Date:

07/30/2009

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,814.00
Total CDBG Program Funds Budgeted	N/A	\$4,814.00
Program Funds Drawdown	\$4,406.00	\$4,406.00
Obligated CDBG DR Funds	\$4,814.00	\$4,814.00
Expended CDBG DR Funds	\$4,406.00	\$4,406.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funding for local newspaper advertising for housing fair to be held on July 21, 2009. The fair will market availability of NSP funds. Advertising placed in independent newspapers, El Mundo, Metro Boston, El Planeta.

Location Description:

City of Boston

Activity Progress Narrative:

Advertising for the housing fair held on July 21 which included distribution of information on how to purchase foreclosed properties. Fair was held at the Harborside in East Boston. 150 persons attended. Income information was not collected.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	150	0/0	0/180	150/200

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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:	4-03
Activity Title:	Housing Fair

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

4

Project Title:

REO Buyer Developmt

Projected Start Date:

07/19/2009

Projected End Date:

09/15/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$235.00
Total CDBG Program Funds Budgeted	N/A	\$235.00
Program Funds Drawdown	\$235.00	\$235.00
Obligated CDBG DR Funds	\$235.00	\$235.00
Expended CDBG DR Funds	\$235.00	\$235.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Supplies and set-up for housing Fair at Harborside Community Center to introduce potential beneficiaries to the availability of NSP funds.

Location Description:

Harborside Community Center

Activity Progress Narrative:

Supplies for the July 21 Housing Fair in East Boston. 150 persons attended. No income information was collected. This is also related to activity #4-02

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Households benefitting	0	0	150	0/0	0/25	150/25

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	MA	02108

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: 4-04

Activity Title: Housing Fair Supplies

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

4

Project Title:

REO Buyer Developmt

Projected Start Date:

09/01/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$6,893.00
Total CDBG Program Funds Budgeted	N/A	\$6,893.00
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:

Contracts to provides supplies for housing fairs for first time homebuyers and prospective buyers of foreclosed properties.

Location Description:

Various locations in the City of Boston

Activity Progress Narrative:

Supplies were purchased to the September 26 housing Fair at the Mildred Avenue Community Center in Dorchester. 250 persons attended. No invoices have been processed during this reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	250	0/75	0/125	250/200

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	NA	02108

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: 4-05

Activity Title: September Housing Fair Advertising

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

4

Project Title:

REO Buyer Developmt

Projected Start Date:

09/01/2009

Projected End Date:

09/30/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,902.00
Total CDBG Program Funds Budgeted	N/A	\$3,902.00
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:

Housing Fair to be held September 26 for first time homebuyers and those seeking to purchase foreclosed properties.

Location Description:

Mildred Avenue Community Center, Mattapan

Activity Progress Narrative:

Advertising costs for the Mildred Avenue housing fair held September 26. 250 persons attended. Advertising was in the Dorchester Reporter, Mattapan Reporter, Haitian Reporter, Bay State Banner, Hyde Park Bulletin, West roxbury Bulletin, Roslindale Bulletin, and The Metro, No invoices were processed during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	250	0/20	0/30	250/50

Activity Locations

Address	City	State	Zip
26 Court Street	Boston	NA	02108

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:	6-01
Activity Title:	8 Elwyn Road

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

6

Project Title:

Rental Housing

Projected Start Date:

10/19/2009

Projected End Date:

12/30/2010

National Objective:

Low/Mod

Responsible Organization:

DND

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$134,379.00
Total CDBG Program Funds Budgeted	N/A	\$134,379.00
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:

renovation of foreclosed tripy decker into three units of affordable housing. 2 of the units targeted to 50% or less AMI tenants.

Location Description:

8 Elwyn Road, Dorchester, MA 02124

Activity Progress Narrative:

This project was not approved until after September 30, 2009. The project is the rehabilitation of a foreclosed and vacant triple decker into 3 units of affordable rental housing. Work began in late October 2009

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	3	0/0	0/0	3/3
# of Households benefitting	0	0	0	0/2	0/1	0/3

Activity Locations

Address	City	State	Zip
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
