

**Grantee: Charlotte, NC**

**Grant: B-08-MN-37-0001**

**July 1, 2009 thru September 30, 2009 Performance Report**

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**Grant Number:**

B-08-MN-37-0001

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

Charlotte, NC

**Contract End Date:**

03/18/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$5,431,777.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PIRL Funds:**

\$6,182.00

**Total Budget:**

\$5,437,959.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The City of Charlotte has determined the areas of greatest need for the NSP program using several data sets based on Census tract block groups. Data regarding the number and percent of subprime loans is available for Zip Codes and specifically addressed below. Methodology: The City of Charlotte has used five data sets to determine the distribution of need. The first two are provided in data found at HUD's website link- HUD User Data. 1. The first data set is described as the "Estimated Foreclosure/Abandonment Risk Scores." These scores were used by HUD to determine national funding and provide a 1 to 10 rating scale (1 having the least risk and 10 having the most risk) on risk of foreclosure or abandonment. Using the City's Geographic Information System (GIS) the areas with a risk score of 8 to 10 were identified. 2. The second set of data is also taken from the HUD data set and is described as "Predicted 18 month Underlying Problem Foreclosure Rate." Using GIS the City was divided into three categories by estimated foreclosure rate: less than 3%, from 3% to 6% and greater than 6%. The areas identified as greater than 6% are part of the area with the greatest need. 3. The City has been able to use "Foreclosures Filed" data from the Mecklenburg County Courts to also help identify areas of greatest need. The data is current as runs for an 18 month period from April of 2007 to September of 2008. The City estimates that one half of foreclosures filed will end up being owned by the mortgagor. 4. HUD data was also used to delineate low-moderate and middle income areas. This data confirms the overall area of possible activity but is significantly larger than the area of greatest need. 5. The fifth set of data used to determine need and program viability is actual properties owned by mortgagors, (Real Estate Owned or REO properties). The City obtained data from RealtyTrac, a national foreclosure tracking company. This data is used to confirm our choices for targeted redevelopment areas. The City has combined the greatest need designations from a combination of 3 different data sources to determine the "Area of Greatest Need" in Charlotte. The three data sets are: 1) Estimated Foreclosure/Abandonment Risk Scores, 2) Predicted 18 month Underlying Problem Foreclosure Rate and 3) Foreclosures Filed. The City has been working in eight Neighborhood Action Plan areas for several years. Each of these areas is located within the area identified as the NSP Area of Greatest Need. Data regarding the concentration of subprime loans was provided by the Federal Reserve and was available by Zip Codes. Those areas that have 11% or more subprime loans compared to all single family loans constitutes the area of greatest concentrations of subprime loans.

### Distribution and and Uses of Funds:

All of the City's NSP activities will take place within the area identified in section A. Areas of Greatest Need. The Areas of Greatest Needs were designated using data which described those areas with the highest percentage of home foreclosures, the highest percentage of subprime mortgage related loans (using HUD data as the primary indicator) and areas likely to face a significant rise in the rate of home foreclosures. The City's strategy is to 1) engage the private sector to promote home purchase and rehabilitation in the areas of greatest need and 2) target specific neighborhoods within the area of greatest need experiencing high foreclosures as part of a comprehensive redevelopment strategy. City efforts are geared primarily toward creating new home ownership opportunities to help stabilize neighborhoods, but some rental opportunities will be provided through the program. The proposed program activities, a Down Payment Assistance and Rehabilitation program and targeted Neighborhood Redevelopment program, are described below. 1. Down Payment Assistance / Rehabilitation program. The City currently administers a down payment assistance program (HouseCharlotte) using local and federal funding sources. Last year the City assisted over 500 families in becoming homeowners. A similar program, limited to the area of greatest need as described in Section A, is proposed for NSP funds. This program would provide forgivable loans that extinguish after ten years. For households with incomes between 81% and 120% of the area median income, up to \$7,500 would be provided for down payment assistance and up to \$10,000 would be available for code related repairs and minor rehabilitation. For households with less than 80% of the area median income up to \$10,000 would be provided for down payment assistance and up to \$10,000 would be available for code related repairs and minor rehabilitation. The Peachtree Hills foreclosure initiative has shown that many foreclosed properties will not be marketable without some repair. The Down Payment / Rehabilitation program would be primarily driven by the private real estate market just as the present HouseCharlotte program is driven. An estimated 50 homebuyers will receive down payment assistance. All recipients of down payment



assistance will be required to complete a homebuyer education course provided by a HUD-certified housing counseling agency. 2. Neighborhood Revitalization Areas The City has identified 11 neighborhoods as possible candidates for comprehensive neighborhood revitalization activities. These neighborhoods include concentrations of foreclosed housing. The City is already engaged in a comprehensive redevelopment program in 8 of the 11 neighborhoods and will develop comprehensive strategies for the four remaining neighborhoods. The neighborhoods targeted for under this program are: Barrington\* Druid Hills Grier Heights\* Lakewood Lincoln Heights Peachtree Hills /Grass Meadows Reid Park Thomasboro/Hoskins Windy Ridge/Todd Park\* Wingate Washington Heights \* - New Redevelopment Neighborhoods Activities Anticipated activities in Revitalization Neighborhoods include property acquisition, demolition, housing rehabilitation, new construction, neighborhood infrastructure investments and down payment assistance. These activities may be performed by the City directly or by non-profits under contract with the City. The City has experience with several non-profits that have performed well in sim

**Distribution and and Uses of Funds:**

ilar programs and are well suited to implement the NSP along with the accompanying federal requirements. Non&ndash;profits include, but are not limited to, the Charlotte-Mecklenburg Housing Partnership; Self Help CDC, Habitat for Humanity and the Charlotte Housing Authority. The City will seek to leverage resources from these organizations. We estimate that up to 60 units will be acquired and rehabilitated in Neighborhood Redevelopment areas. In addition to the physical development, the City will also establish neighborhood preservation goals and neighborhood preservation teams. Other services to be provided to these neighborhoods include; community safety, code enforcement, foreclosure prevention/financial literacy counseling, neighborhood organization capacity building, employment and youth services.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,430,724.86
<b>Total Budget</b>	\$0.00	\$5,430,724.86
<b>Total Obligated</b>	(\$5,402,468.90)	\$29,308.10
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$814,766.55	\$0.00
Limit on Admin/Planning	\$543,177.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,357,944.25	\$2,202,215.06

## Overall Progress Narrative:

Charlotte’s NSP Program is gaining momentum. Our subrecipient partners are engaged in a variety of projects encompassing several of the eligible uses as described in our Amended Action Plan. For example, the Charlotte Housing Authority is closing on a 104 unit vacant apartment structure under use E. They will redevelop the structure into housing for seniors at or below 50% AMI.

Overall, 37% (\$1,994,475.62) of our NSP funds are obligated and expended. Before year’s end our obligated and expended percentage should quickly increase when City Council approves a new NSP project partner for single family development, and approves the acquisition and rehabilitation of a large foreclosed apartment complex.

We are very confident that our NSP funds will be obligated well before our obligation deadline next September because most of our NSP funds are committed to projects in progress or soon to begin. In fact, we eagerly await notice of the NSP 2 awards as our demand for funding exceeds what we have remaining in NSP 1 funding.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
BCKT, Bucket Project	\$0.00	\$5,431,777.00	\$0.00



## Activities

**Grantee Activity Number:** B-08-MN-37-0001  
**Activity Title:** City Administration & Program Delivery

**Activity Category:**

Administration

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Charlotte

Overall	Jul 1 thru Sep 30, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$454,747.43
<b>Total Budget</b>	\$0.00	\$454,747.43
<b>Total Obligated</b>	(\$200,691.90)	\$29,308.10
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Charlotte	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

City administration and program delivery

**Location Description:**

**Activity Progress Narrative:**

The City’s NSP team consists of a Project Manager, a Neighborhood Specialist, and a Loan Officer/Processor. The NSP team utilizes local and federal resources to implement our NSP program in compliance with NSP and other regulations.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## 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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**Grantee Activity Number:** B-08-MN-37-0001 - shcdc

**Activity Title:** Self-Help CDC

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Self-Help Credit Community Development Corporation

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$312,163.05
<b>Total Budget</b>	\$0.00	\$312,163.05
<b>Total Obligated</b>	(\$336,400.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Self-Help Credit Community Development Corporation	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Self Help will access the Center for Community Self Help loan pool to acquire and rehabilitate approximately 20 homes. The City will provide up to \$336,400 to reimburse eligible development expenses such as: appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs and administration.

**Location Description:**

Self Help will prioritize its efforts in the Peachtree Hills/Grass Meadows and the Grier Heights neighborhoods and other areas.

**Activity Progress Narrative:**

Self Help continues its work in Peachtree Hills under a predecessor program formed by a partnership between the City and Self Help CDC called the Neighborhood Preservation Program (NPP). Under the NPP Self Help acquired and rehabilitated 14 homes with City and private funds. Self Help will combine NSP funds with NPP funds to acquire and rehabilitate even more homes in this struggling community. They have acquired four additional homes under the NSP but have yet to submit the documentation for NSP verification and reimbursement while transitioning into the NSP program.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/20
<b># of Parcels acquired voluntarily</b>	0	0/20



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/20	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

### 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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**Grantee Activity Number:** B-08-MN-37-0001 DP Asst  
**Activity Title:** Down Payment Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Charlotte

Overall	Jul 1 thru Sep 30, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$280,860.41
<b>Total Budget</b>	\$0.00	\$280,860.41
<b>Total Obligated</b>	(\$1,083,000.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Charlotte	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP grant funds can be used to offer down payment and closing costs assistance to low to moderate and middle income homebuyers.

**Location Description:**

**Activity Progress Narrative:**

The down payment and rehabilitation program has been slow to gain momentum. To this point, realtors, lenders and homebuyers have trouble understanding the program even though the City has a similar down payment assistance program called HouseCharlotte which is very successful. To educate the public about our new NSP down payment and rehabilitation program, the City increased its marketing efforts and gave several presentations at local realtor, lender, and homebuyer events. This has led to more interest in the program and we should start closing loans soon. We are considering reallocating a portion of these funds to another eligible use because we do not believe the \$1 million allocated to this use will be obligated within the necessary time frame. If so, we will post an amendment to our Amended Action Plan on our website for 15 days and send it to HUD.

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Housing Units

0

0/13

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/13	0/13	0
# Owner Households	0	0	0	0/0	0/13	0/13	0

## 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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**Grantee Activity Number:** B-08-MN-37-0001-CCSH

**Activity Title:** Center for Community Self Help

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Center for Community Self-Help

**Overall**

	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total Budget</b>	\$0.00	\$3,000,000.00
<b>Total Obligated</b>	(\$1,000,000.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Center for Community Self-Help is a non-profit 501(c)3 organization that develops and coordinates Self-Help's programs and raises resources. The City will enter into an agreement with CCSH to commit \$1 million in NSP funds to a loan pool. The Charlotte-Mecklenburg Housing Partnership and the Self-Help Credit CDC will access these loan funds for acquisition, rehabilitation, home mortgages and lease purchases. The City funds will serve as a loan loss reserve fund. Any interest earned on the fund will remain in the pool.

**Location Description:**

**Activity Progress Narrative:**

The \$1 million loan loss reserve was finalized with The Center for Community Self Help on September 28, 2009. Thus, the funds are obligated as per NSP guidelines on loan loss reserves. The loan loss reserve will leverage \$1 million of NSP funds with up to \$4 million of total lending in Charlotte's NSP eligible areas. The Center for Community Self Help is working with its Ultimate Lenders to underwrite developer credit lines, and single family and multifamily loans with funds backed by the loan loss reserve. To date, two developers have received loan commitments totaling \$2,250,000 for acquisition and rehabilitation of foreclosed and abandoned single family and multifamily units.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## 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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**Grantee Activity Number:** B-08-MN-37-0001-CHA

**Activity Title:** Charlotte Housing Authority

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte Housing Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total Budget</b>	\$0.00	\$800,000.00
<b>Total Obligated</b>	(\$800,000.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP Program guidelines allow for the acquisition of multi-family rental developments that have been foreclosed upon or abandoned.

**Location Description:**

**Activity Progress Narrative:**

The Charlotte Housing Authority has a 104 unit vacant apartment building under contract. The purchase contract is executed and closing is scheduled, thus the NSP funds are considered obligated. The building has set vacant for several years. The Housing Authority will rehabilitate the building into senior housing for seniors at or below 50% AMI. The \$800,000 of NSP funds allocated to this project will help finance the acquisition under use E. The Housing Authority recently identified a large foreclosed apartment complex. However, financing for the acquisition and rehabilitation has been difficult as both the City and the Housing Authority have committed a majority of their NSP 1 funds to other projects. Private and gap financing are difficult to obtain given the current climate in the real estate credit markets. Therefore, the project will most likely be put on hold until the NSP 2 awards are known or other federal and state funding becomes available.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/104
# of Multifamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/100	0

### 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	



<b>Grantee Activity Number:</b>	<b>B-08-MN-37-0001-cmhp</b>
<b>Activity Title:</b>	<b>Charlotte Mecklenburg Housing Partnership</b>

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte Mecklenburg Housing Partnership

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$402,137.46
<b>Total Budget</b>	\$0.00	\$402,137.46
<b>Total Obligated</b>	(\$336,400.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Housing Partnership will access the loan pool with the Center for Community Self Help to acquire and rehabilitate approximately 20 homes. The City will provide up to \$336,400 to reimburse eligible development costs such as: appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs, and administration.

**Location Description:**

CMHP will prioritize its efforts in Druid Hills, Wingate and other revitalization neighborhoods.

**Activity Progress Narrative:**

The Charlotte Mecklenburg Housing Partnership (CMHP) has identified several properties in their target neighborhoods. Environmental reviews have been ordered and acquisitions of several single and multifamily properties are pending.

CMHP will also use financing backed by the loan loss reserve for acquisitions and rehabilitation of foreclosed and abandoned property.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/20



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## 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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**Grantee Activity Number:** B-08-MN-37-0001-Habitat

**Activity Title:** Habitat for Humanity

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,496,048.75
<b>Total Budget</b>	\$0.00	\$1,496,048.75
<b>Total Obligated</b>	(\$1,013,200.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Habitat for Humanity	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Habitat for Humanity will acquire and rehabilitate approximately 10 homes. The City is providing a loan of up to \$1,013,200 at 0% interest for a 4 year term. The loan is forgiven after 4 years. Eligible development costs include: acquisition, rehabilitation, appraisals, closing costs, developer fees, surveys, inspections, sales and marketing costs and administration.

**Location Description:**

Habitat for Humanity will prioritize the Windy Ridge/Todd Park and Peachtree Hills neighborhoods.

**Activity Progress Narrative:**

Habitat for Humanity of Charlotte expended over 70% of its \$1 million subrecipient award in two quarters. They acquired 13 homes and completed rehabilitation on three in the Windy Ridge neighborhood. This neighborhood had the highest rate of foreclosures in Charlotte. Thanks to Habitat's hard work NSP homebuyers are moving back into Windy Ridge. Habitat's ground breaking event in Windy Ridge to showcase their NSP efforts attracted local media and members of City Council.

To date, they have been the most affective partner at acquiring, rehabilitating and selling foreclosed single family homes!

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	13	13/10
# of Singlefamily Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

Address	City	County	State	Zip	Status / Accept
3621 Trull	Charlotte		North Carolina	28031-	Not Validated / N
5731 Joshua Lane	Charlotte		North Carolina	28217-	Not Validated / N
5727 Joshua Lane	Charlotte		North Carolina	28217-	Not Validated / N
5423 Morning Breeze	Charlotte		North Carolina	28208-	Not Validated / N
5434 Morning Breeze	Charlotte		North Carolina	28208-	Not Validated / N
2804 Coronet Way	Charlotte		North Carolina	28208-	Not Validated / N
5719 Joshua Lane	Charlotte		North Carolina	28217-	Not Validated / N
5711 Joshua Lane	Charlotte		North Carolina	28217-	Not Validated / N
5504 Windy Valley	Charlotte		North Carolina	28208-	Not Validated / N
5314 Windy Valley	Charlotte		North Carolina	28208-	Not Validated / N
612 Gustly Court	Charlotte		North Carolina	28208-	Not Validated / N
2808 Coronet Way	Charlotte		North Carolina	28208-	Not Validated / N
4620 Palm Breeze	Charlotte		North Carolina	28208-	Not Validated / N

## 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:** B-08-MN-37-0001-Operating Reserve

**Activity Title:** Operating Reserve for Rental Units

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

04/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte Housing Authority

**Overall**

	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	(\$632,777.00)	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To provide operating reserves for rental units.

**Location Description:**

**Activity Progress Narrative:**

The operating reserve funds may be reallocated to acquisition and rehabilitation of single family and multifamily properties. This change will be reflected in our amendment to our Amended Action Plan on our website for 15 days and send it to HUD.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## 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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