

**Grantee: Springfield, MA**

**Grant: B-08-MN-25-0003**

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

**Grant Number:**

B-08-MN-25-0003

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

Springfield, MA

**Award Date:**

03/09/2009

**Grant Amount:**

\$2,566,272.00

**Contract End Date:**

03/16/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

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

NSP

**Plan Description:**

The City of Springfield has analyzed the HUD provided data and local foreclosure statistics, combined with City data regarding condemned and vacant properties to review and target city neighborhoods most in need of assistance through the Neighborhood Stabilization Program(NSP).

**Recovery Needs:**

The City of Springfield will target NSP funding to the four contiguous neighborhoods: Old Hill, Six Corners, South End, and a portion of lower Forest Park. The targeted neighborhoods are currently experiencing the greatest percentage of home foreclosures in the City. NSP funds will be used for acquisition and rehab, direct homebuyer assistance, homebuyer education, demolition, and land banking of acquired properties.

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

<b>Total Projected Budget from All Sources</b>	N/A	\$3,500,589.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,878,608.00
<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>	\$13,049.26	\$13,049.26
<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	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$384,940.80	\$0.00
Limit on Admin/Planning	\$256,627.20	\$13,049.26
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of Springfield has chosen five preferred developers. The City and the developers have identified 9 properties within the NSP area for acquisition/rehabilitation/reconstruction, as well as one property for demolition. Currently two properties are under construction: 70 Ashley Street and 34 Ashley Street. Four properties are scheduled to begin construction in March 2010: 176 Quincy Street, 43 Stebbins Street, 133 Colton Street, and 75 Tyler Street. The last three properties are scheduled to start the first quarter of 2010: 11 Olive Street, 126 Orleans Street, and 19 Ashley Street. The Demolition is scheduled to start within 30 days at 126 Orleans Street. The 5 Single family homes are being targeted to be sold to homebuyers at or below 50% AMI and the 4 multi-family homes are targeting rental units to renters at or below 50% AMI. The City adjusted the original project budget to reflect current commitments. Project 1 - Acquisition and rehabilitation or reconstruction of foreclosed properties has a total project budget of \$1,334,645.00 with the total amount budgeted to activities \$1,221,999.00. Project 2 - Acquisition and rehabilitation or reconstruction of foreclosed properties has a total project budget of \$500,000.00 with the total amount budgeted to activities \$262,336.00. Project 3 - Financing incentive for homebuyers has been cancelled. Project 4 - Homebuyer Education has a total project budget of \$25,000.00. Project 5 - Demolition has a total project budget of \$450,000.00 with the total amount budgeted to activities \$25,000.00. Project 6 - Land Bank has been cancelled. Project 7 - Planning and Administration has a project budget of \$256,627.00 with the total amount budgeted to activities of \$256,627.00 - 10% of the total grant. To date \$13,049.26 was expended and drawn for planning and administration.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation or Redevelopment of Foreclosed	\$0.00	\$0.00	\$893,077.00	\$0.00
2, Acquisition and Rehabilitation or Redevelopment of Foreclosed	\$0.00	\$0.00	\$500,000.00	\$0.00
3, Direct Homebuyer Assistance to Acquire Foreclosed Properties	\$0.00	\$0.00	\$541,568.00	\$0.00
4, Homebuyer Education	\$0.00	\$0.00	\$25,000.00	\$0.00
5, Demolition of Blighted Residential Structures	\$0.00	\$0.00	\$300,000.00	\$0.00
6, Land Banking of Acquired Properties	\$0.00	\$0.00	\$50,000.00	\$0.00

7, Planning and Administration	\$0.00	\$0.00	\$256,627.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>001</b>
<b>Activity Title:</b>	<b>Planning and Administration</b>

**Activity Category:**

Administration

**Project Number:**

7

**Projected Start Date:**

02/01/2009

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

01/31/2013

**Responsible Organization:**

City of Springfield

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$256,627.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$256,627.00
<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>	\$13,049.26	\$13,049.26
<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 the planning and execution of the NSP program, including general management and oversight, fiscal management, and compliance.

**Location Description:**

The NSP grant will be administered out of the Office of Housing, City of Springfield, 1600 Columbus Ave, Springfield, MA 01103.

**Activity Progress Narrative:**

Total expended and drawn for administration \$13,049.26.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

Address	City	State	Zip
1600 East Columbus Ave	Springfield	MA	01103

## 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: 002**

**Activity Title: HAP-aquisition and rehab**

**Activitiy Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

10/01/2009

**Projected End Date:**

04/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

HAP

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

**Total Projected Budget from All Sources**

N/A

\$85,932.00

**Total CDBG Program Funds Budgeted**

N/A

\$42,966.00

**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:

Aquisition and rehab of 70 Ashley Street, a foreclosed REO 2-family property in the City's NSP target area, for ownership to qualified households. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

#### Location Description:

70 Ashley Street Springfield, MA - Six Corners - Foreclosed property

#### Activity Progress Narrative:

Developer - HAP, Inc - Multi-family currently under construction expected completion date is March 2010. Rental unit will be targeted to renters at or below 50% AMI.

## 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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/0	0/1	1/1

## Activity Locations

Address	City	State	Zip
70 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$42,966.00
Total Other Funding Sources	\$42,966.00

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**Grantee Activity Number:** 003

**Activity Title:** CJO-acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

03/01/2010

**Projected End Date:**

08/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

CJO

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$108,200.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$54,100.00
<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:**

Acquisition and rehab of a foreclosed REO 2-family property in the City' NSP target area, for ownership to a qualified households. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000. and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

43 Stebbins Street, Springfield, MA Old Hill Neighborhood - Foreclosed property in tax title

**Activity Progress Narrative:**

Developer - CJO - Criminal Justice Organization of Hampden County, Inc. Acquisition and rehabilitation of a a multi-family with rental unit targeted to renters at or below 50% AMI. Anticipated start date is April 2010 with an estimated completion date of October 2010.

**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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/0	0/1	1/1

**Activity Locations**

**Address**

43 Stebbins Street

**City**

Springfield

**State**

NA

**Zip**

01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$54,100.00
Total Other Funding Sources	\$54,100.00

<b>Grantee Activity Number:</b>	<b>004</b>
<b>Activity Title:</b>	<b>HAP-acquisition and rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

03/01/2010

**Projected End Date:**

07/31/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

HAP

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$569,728.00
Total CDBG Program Funds Budgeted	N/A	\$284,864.00
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:**

Acquisition and rehab of 11 Olive Street a foreclosed single family propert in the City's NSP target area, for ownership to qualified households. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$85,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Location Description:**

11 Olive Street, Springfield, MA - Old Hill Neighborhood - Foreclosed property in Tax Title

**Activity Progress Narrative:**

Developer - HAP, Inc. Acquisition and rehabilitation of a single family scheduled to begin January 2010 with an estimated June 30, 2010 completion date. Property will be targeted to a homebuyer at or below 50% AMI.



## 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	1	0/0	0/0	1/1
# of Households benefitting	0	0	1	0/0	0/1	1/1

## Activity Locations

Address	City	State	Zip
11 Olive Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$284,864.00
Total Other Funding Sources	\$284,864.00

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**Grantee Activity Number:** 005

**Activity Title:** HAP Acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

11/01/2009

**Projected End Date:**

03/31/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

HAP

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$183,949.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$91,974.50
<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:**

Currently under construction 2-family with one rental unit at or below 50% AMI and one homeownership. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

34 Ashley Street - Six Corners Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Developer - HAP, Inc. Acquisition and rehabilitation of a multi family currently underway. Rental unit will be targeted to renters at or below 50% AMI. Anticipated completion date is March 2010.

**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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/0	0/1	1/1

**Activity Locations**

Address	City	State	Zip
34 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$91,974.50
Total Other Funding Sources	\$91,974.50

<b>Grantee Activity Number:</b>	<b>006</b>
<b>Activity Title:</b>	<b>HAP Acquisition and rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

10/01/2009

**Projected End Date:**

04/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

HAP

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$183,949.00
Total CDBG Program Funds Budgeted	N/A	\$91,974.50
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:**

Currently underway 2-family 1-rental unit at or below 50% AMI and 1 homeownership above 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

34 Ashley Street - Six Corners Neighborhood - Foreclosed Property

**Activity Progress Narrative:**

Developer - HAP, Inc. Acquisition and rehabilitation to a multi family currently underway. Rental unit will be targeted to renters at or below 50% AMI. Anticipated completion date is March 2010.

## 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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/1	0/0	1/1

## Activity Locations

Address	City	State	Zip
34 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$91,974.50
Total Other Funding Sources	\$91,974.50

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**Grantee Activity Number:** 007

**Activity Title:** HAP Acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

10/01/2009

**Projected End Date:**

04/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

HAP

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$85,932.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$42,966.00
<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:**

Currently under construction 2-family with 1 rental unit at or below 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$114,900; the property is made up of two two bedroom units. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

**Location Description:**

70 Ashley Street - Six Corners Neighborhood - Foreclosed Property

**Activity Progress Narrative:**

Developer - HAP. Acquisition and rehabilitation to a multi family currently underway. Rental unit will be targeted to renters at or below 50% AMI. Anticipated completion date is March 2010.

**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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/1	0/0	1/1

**Activity Locations**

Address	City	State	Zip
70 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$42,966.00
Total Other Funding Sources	\$42,966.00

<b>Grantee Activity Number:</b>	<b>008</b>
<b>Activity Title:</b>	<b>HAP Acquisition and rehab</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Under Way

#### Project Number:

1

#### Project Title:

Aquisition and Rehabilitation or Redevelopment of

#### Projected Start Date:

03/01/2010

#### Projected End Date:

07/31/2010

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

HAP

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$504,396.00
Total CDBG Program Funds Budgeted	N/A	\$252,198.00
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:

Acquisition and rehabilitation of a single family home to be sold to a buyer at or below 120% AMI. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$105,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

#### Location Description:

176 Quincy Street - Old Hill Neighborhood - Foreclosed property in Tax Title

#### Activity Progress Narrative:

Developer - HAP, Inc. Acquisition and rehabilitation of a single family to be targeted to a homebuyer at or below 50% AMI. Anticipated start date is March 2010 with an expected completion date of September 30, 2010.

#### Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	1	0/0	0/1	1/1

## Activity Locations

Address	City	State	Zip
176 Quincy Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$252,198.00
Total Other Funding Sources	\$252,198.00

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**Grantee Activity Number:** 009

**Activity Title:** SNHS Acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

04/01/2010

**Projected End Date:**

11/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SNHS

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$80,000.00
<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:**

Acquisition and rehab of a single family home to be sold to a buyer at or below 120% >AMI. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum.

**Location Description:**

133 Colton Street - Old Hill Neighborhood - Foreclosed property in tax title

**Activity Progress Narrative:**

Developer - SNHS, Springfield Neighborhood Housing Services. Acquisition and rehabilitation to a single family to be targeted to a homeowner at or below 50% AMI. Anticipated start date is March 2010 with expected completion by September 2010.

**Performance Measures**

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

**Activity Locations**

**Address**

133 Colton Street

**City**

Springfield

**State**

NA

**Zip**

01109



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$80,000.00
Total Other Funding Sources	\$80,000.00

<b>Grantee Activity Number:</b>	<b>010</b>
<b>Activity Title:</b>	<b>SNHS Acquisition and rehab</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Under Way

#### Project Number:

1

#### Project Title:

Aquisition and Rehabilitation or Redevelopment of

#### Projected Start Date:

04/01/2010

#### Projected End Date:

11/30/2010

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

SNHS

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
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:

Acquisition and rehabilitation of a single family to be sold to a buyer at or below 120% AMI. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum.

#### Location Description:

75 Tyler Street - Old Hill Neighborhood - Foreclosed property in Tax Title

#### Activity Progress Narrative:

Developer - SNHS, Springfield Neighborhood Housing Services. Acquisition and rehabilitation of a single family to be targeted to a homebuyer at or below 50% AMI. Anticipated start date is March 2010 with completion expected by September 2010.

#### 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	1	0/0	0/0	1/1
# of Households benefitting	0	0	1	0/0	0/1	1/1

## Activity Locations

Address	City	State	Zip
75 Tyler Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$90,000.00
Total Other Funding Sources	\$90,000.00

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**Grantee Activity Number:** 011

**Activity Title:** HAP Acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

1

**Project Title:**

Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

04/01/2010

**Projected End Date:**

07/31/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

HAP

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$505,202.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$252,601.00
<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:**

Acquisition and rehabilitation of a single family to be sold to a buyer at or below 120% AMI. This new construction 3-bedroom single-family home is expected to be priced at \$105,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Foreclosed Property

**Activity Progress Narrative:**

Developer - HAP, Inc. Acquisition and reconstruction of a single family to be targeted to a homebuyer at or below 50% AMI. Anticipated start date is April 2010 with an expected completion date of October 2010.

**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	1	0/0	0/0	1/1
# of Households benefitting	0	0	1	0/0	0/1	1/1

**Activity Locations**

Address	City	State	Zip
126 Orleans Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$252,601.00
Total Other Funding Sources	\$252,601.00

<b>Grantee Activity Number:</b>	<b>012</b>
<b>Activity Title:</b>	<b>CJO Acquisition and Rehab</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Under Way

#### Project Number:

2

#### Project Title:

Acquisition and Rehabilitation or Redevelopment of

#### Projected Start Date:

03/01/2010

#### Projected End Date:

08/30/2010

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Responsible Organization:

CJO

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$108,200.00
Total CDBG Program Funds Budgeted	N/A	\$54,100.00
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:

Acquisition and rehabilitation of a 2 family property with 1 homeownership and 1 rental unit for a renter at or below 50% AMI. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000. and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

#### Location Description:

43 Stebbins Street - Old Hill Neighborhood - Foreclosed property in tax title

#### Activity Progress Narrative:

Developer - CJO, Criminal Justice Organization of Hampden County, Inc. Acquisition and rehabilitation of a multi-family with rental unit targeted to renters at or below 50% AMI. Anticipated start date is April 2010 with completion expected by October 2010.

#### Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	2	0/0	0/0	2/2
<b># of Households benefitting</b>	0	0	1	0/1	0/0	1/1

## Activity Locations

Address	City	State	Zip
43 Stebbins Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$54,100.00
Total Other Funding Sources	\$54,100.00

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**Grantee Activity Number:** 013

**Activity Title:** City of Springfield demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Demolition of Blighted Residential Structures

**Projected Start Date:**

01/01/2010

**Projected End Date:**

02/28/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Springfield

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,000.00
<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:**

Demolition of foreclosed property

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Demolition of a single family to be completed within 30 days. The City of Springfield Office of Housing will oversee the demolition of the property.

**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	1	0/0	0/0	1/1

**Activity Locations**

Address	City	State	Zip
126 Orleans Street	Springfield	NA	01109

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
Total Other Funding Sources	\$25,000.00

Neighborhood Stabilization Program	\$25,000.00
Total Other Funding Sources	\$25,000.00

<b>Grantee Activity Number:</b>	<b>014</b>
<b>Activity Title:</b>	<b>HAP Acquisition and rehab</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
1

**Project Title:**  
Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
03/01/2010

**Projected End Date:**  
07/31/2010

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
HAP

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$146,591.00
Total CDBG Program Funds Budgeted	N/A	\$73,295.50
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:

Acquisition and rehab of a two family with one rental unit and one homeownership for a buyer at or below 120% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median

### Location Description:

19 Ashley Steet - Six Corners Neighborhood - Foreclosed property

### Activity Progress Narrative:

Developer - HAP, Inc Acquisition and rehabilitation of a multi-family with the rental unit targeted to renters at or below 50% AMI. Anticipated start date is January 2010 with completion expected by June 30, 2010.

### 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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/0	0/1	1/1

## Activity Locations

Address	City	State	Zip
19 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$73,295.50
Total Other Funding Sources	\$73,295.50

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**Grantee Activity Number:** 015

**Activity Title:** HAP Acquisition and rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

03/01/2010

**Projected End Date:**

07/31/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

HAP

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$146,591.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$73,295.50
<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:**

Acquisition and rehabilitation of a two family with 1 rental unit and 1 homeownership unit with a renter at or below 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median

**Location Description:**

19 Ashley Street - Six Corners Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Developer - HAP, Inc. Acquisition and rehabilitation of a multi-family with the rental unit being targeted to renters at or below 50% AMI. Anticipated start date is January 2010 with completion expected by June 30, 2010.

**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	2	0/0	0/0	2/2
# of Households benefitting	0	0	1	0/1	0/0	1/1

**Activity Locations**

Address	City	State	Zip
19 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$73,295.50
Total Other Funding Sources	\$73,295.50

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