

Grantee: Worcester, MA

Grant: B-08-MN-25-0004

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-25-0004

Obligation Date:**Grantee Name:**

Worcester, MA

Award Date:**Grant Amount:**

\$2,390,858.00

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 Worcester will make available HUD NSP grant funds and other funds to the following 15 US Census Tracts: CT 7305.00; 7304.02; 7319.00; 7318.00; 7316.00; 7315.00; 7314.00; 7312.02; 7313.00; 7312.01; 7330.00; 7326.00; 7327.00; 7325.00; 7324.00. The city will give priority to the following five (5) U.S. Census tracts, which are those census tracts ranked by HUD as having the highest abandonment risk score of ten (10): CT 7324.00; 7325.00; 7314.00; 7315.00; 7319.00. The "HUD Predicted 18-month Underlying Problem Foreclosure" rate for all forty-one (41) census tracts in the City of Worcester is projected to affect 8.5% of residential properties in the city, while the projected rate in the top five NSP Target areas is 12.6%, representing the highest rate of pending foreclosure actions projected in the City over the next 18 months as have been determined to be the areas of highest need. Where possible, it is the city's intention is to leverage NSP funds with state resources, including NSP funding, as well as conventional financing from local lenders.

Recovery Needs:

The city will fund the following activities in the designated high risk areas:

1. Rehab Subsidies for homebuyers for Households earning between 51% and 120% AMI. a. Rehabilitation Subsidies b. Training for homebuyers in Purchase and Rehabilitation of a property c. Rehab Specialist Services for Homebuyers
2. Non-profit and for profit Developer Assistance - rehab subsidies
 - a. Developer Subsidies to rehabilitate or redevelop foreclosed or otherwise NSP eligible properties.
 - b. Loan Funds for Housing Receivers to stabilize tenants and properties
3. Strategic Demolition of Blighted Properties a. In context of neighborhood plans
4. Land banking and alternative sources of financing
5. Program Administration and contracted services.

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

Total Projected Budget from All Sources	N/A	\$2,390,858.00
Total CDBG Program Funds Budgeted	N/A	\$2,390,858.00
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
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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	\$358,628.70	\$0.00
Limit on Admin/Planning	\$239,085.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Two full-time NSP Program staff were hired over the quarter. The program is staffed by a Program Manager and a Rehabilitation Specialist. The Program Manager is responsible for carrying out all duties relative to the success of this program. Program application and outreach materials were developed over the quarter and internal systems and processes for Intake, Approval, and Funding were determined. In addition, program staff have begun the necessary training for reporting procedures including use of the DRGR. Internal systems to ensure compliance with all program rules and requirements have been implemented. City Finance staff have been trained on the use of the DRGR and drawdown procedures inclusive of fiscal management requirements and record keeping. The program is on-track to begin taking applications and implementing the program over 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
25% SET ASIDE, 25% Set Aside	\$597,965.00	\$0.00	\$597,965.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
ADMIN, Administration	\$239,085.00	\$0.00	\$239,085.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00
DEMO, Strategic Demolition	\$400,000.00	\$0.00	\$400,000.00	\$0.00
REHAB, Housing Rehabilitation	\$1,153,808.00	\$0.00	\$1,153,808.00	\$0.00

Activities

Grantee Activity Number: ADMIN - FINAL

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN

Project Title:

Administration

Projected Start Date:

03/09/2009

Projected End Date:

08/08/2013

National Objective:

N/A

Responsible Organization:

City of Worcester- DNHD

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$239,085.00
Total CDBG Program Funds Budgeted	N/A	\$239,085.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will hire a coordinator for the implementation of the NSP program. The coordinator will also serve as the liaison for the effective integration of the State NSP funds and other funds with the City NSP funds. The coordinator will oversee the balance of the NSP administrative funds, which will be used for contracted services such as legal, appraisals, and other reequired services.

Location Description:

The City will make NSP funds available for all activites in all fifteen (15) Census Tracts identified by HuD as having an abandonment risk score of between 9 and 10. These Census Tracts are:
7305;7304.02;7319;7318;7316;7315;7314;7312.02;7313;7312.01;7330;7326;7327;7325;7324

Activity Progress Narrative:

Program implementation and staff training continued over the quarter. The program is now fully staffed by a full-time Program Manager and full-time Rehabilitation Specialist.

Performance Measures

No 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
