

Grantee: Worcester, MA

Grant: B-08-MN-25-0004

October 1, 2009 thru December 31, 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

QPR Contact:

No QPR Contact 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**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****This Report Period**

N/A

N/A

\$86,583.33

\$86,583.33

\$40,315.00

\$1,177,500.00

\$0.00

To Date

\$2,212,501.08

\$2,212,501.08

\$103,078.97

\$103,078.97

\$56,810.64

\$1,177,500.00

\$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%	44.595%
Minimum Non-Federal Match	\$0.00	\$1,177,500.00
Limit on Public Services	\$358,628.70	\$0.00
Limit on Admin/Planning	\$239,085.80	\$14,574.40
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Overall progress is on-track to encumber all funds by September 2010. A respectable pipeline of potential NSP projects currently exists. Funds were encumbered for 11 properties totaling 48 housing units over the most recent quarter and one property was demolished. Progress continues as newly identifies properties are enrolled each week.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
25% SET ASIDE, 25% Set Aside	\$5,044.20	\$597,965.00	\$6,485.40
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMIN, Administration	\$26,091.53	\$239,085.00	\$40,665.93
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
DEMO, Strategic Demolition	\$40,315.00	\$400,000.00	\$40,315.00
REHAB, Housing Rehabilitation	\$15,132.60	\$1,153,808.00	\$15,612.64

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

Oct 1 thru Dec 31, 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

\$26,091.53

\$40,665.93

Obligated CDBG DR Funds

\$26,091.53

\$40,665.93

Expended CDBG DR Funds

\$0.00

\$14,574.40

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 reequred 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:

Admin activities consist mainly of salaries for direct staff and support as well as minor administrative costs including printing and postage.

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

Grantee Activity Number:	DEMO - FINAL
Activity Title:	Strategic Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

DEMO

Project Title:

Strategic Demolition

Projected Start Date:

03/09/2009

Projected End Date:

08/08/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Worcester- DNHD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$40,315.00	\$40,315.00
Obligated CDBG DR Funds	\$40,315.00	\$40,315.00
Expended CDBG DR Funds	\$40,315.00	\$40,315.00
City of Worcester- DNHD	\$40,315.00	\$40,315.00
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 undertake demolition in the City's targeted, high-risk areas as part of overall neighborhood stabilization efforts in these areas. Structures to be demolished must meet the City's definition of blighted structures; no residents will be

Location Description:

The City will make NSP funds available for all activities 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:

Demolition of vacant and blighted property located at 856 Main Street, Worcester, MA. Demolition was completed in accordance with all local, state, and federal regulations. Complete environmental assessment performed prior to demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/10

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: REHAB-FINAL

Activity Title: Housing Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

REHAB

Project Title:

Housing Rehabilitation

Projected Start Date:

03/09/2009

Projected End Date:

08/08/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Worcester- DNHD

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$151,670.44
Total CDBG Program Funds Budgeted	N/A	\$151,670.44
Program Funds Drawdown	\$15,132.60	\$15,612.64
Obligated CDBG DR Funds	\$15,132.60	\$15,612.64
Expended CDBG DR Funds	\$0.00	\$480.04
Match Contributed	\$1,177,500.00	\$1,177,500.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide housing rehabilitation assistance to private individuals and entities, including profit making and nonprofit organizations, for use or resale of properties for residential purposes.

Location Description:

The City will make NSP funds available for all activities 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:

11 properties contracted for moderate rehabilitation. Pipeline consists of an additional 10 properties totaling another 20 units. Project is on track to encumber all funds by September 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	11	0/0	0/0	11/30
# of housing units	0	0	48	0/0	0/0	48/80
# of Households benefitting	14	34	48	14/20	34/80	48/100

Activity Locations

Address	City	State	Zip
189 Beacon Street	Worcester	MA	01610
25 Preston Street	Worcester	MA	01610
67 Southgate Street	Worcester	MA	01610

23 Wyman Street	Worcester	NA	01610
5 Quincy Street	Worcester	NA	01609
65 Providence Street	Worcester	NA	01604
5 Preston Street	Worcester	NA	01610
15 Kilby Street	Worcester	NA	01610
140 Grand Street	Worcester	NA	01610
58 Ames Street	Worcester	NA	01604
9 Lagrange Street	Worcester	NA	01610

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: SET ASIDE 25% - FINAL

Activity Title: 25% set aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

25% SET ASIDE

Project Title:

25% Set Aside

Projected Start Date:

03/09/2009

Projected End Date:

08/08/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Worcester- DNHD

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$159,608.08
Total CDBG Program Funds Budgeted	N/A	\$159,608.08
Program Funds Drawdown	\$5,044.20	\$6,485.40
Obligated CDBG DR Funds	\$5,044.20	\$6,485.40
Expended CDBG DR Funds	\$0.00	\$1,441.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City expects the non-profit and for-profit developer community to give consideration to providing housing units for populations below 50% of AMI. The City will also work closely with the state to reach statewide goals of serving populations less than 30% AMI. The City's housing rehabilitation activities are expected to result in newly rehabbed rental units available to households earning at or below 50% AMI.

Location Description:

The City will make NSP funds available for all activities 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:

The above referenced properties are multi-family where a minimum of (1) unit is restricted to occupants with incomes not exceeding 50% AMI. The same property may have additional units that are restricted to occupants with incomes not exceeding 120% AMI. The funds to meet the required 25% set-aside are dispersed in conjunction with other NSP funds including state match to ensure mixed income development whenever possible.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/5
# of housing units	0	0	18	0/0	0/0	18/20
# of Households benefitting	18	0	18	18/20	0/0	18/20

Activity Locations

Address **City** **State** **Zip**

23 Wyman Street	Worcester	NA	01610
65 Providence Street	Worcester	NA	01604
9 Lagrange Street	Worcester	NA	01610
140 Grand Street	Worcester	NA	01610

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
