

**Grantee: Baltimore, MD**

**Grant: B-08-MN-24-0010**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-24-0010

**Grantee Name:**

Baltimore, MD

**Grant Amount:**

\$4,112,239.00

**Grant Status:**

Active

**QPR Contact:**

Michael Pokorny

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

NSP

**Plan Description:****Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

**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****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$479,932.05

\$0.00

\$6,991.54

\$0.00

\$0.00

**To Date**

\$4,112,239.00

\$4,112,239.00

\$27,070.74

\$507,002.79

\$0.00

\$15,958.89

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	10.828%
Minimum Non-Federal Match	\$0.00	\$15,958.89
Limit on Public Services	\$616,835.85	\$0.00
Limit on Admin/Planning	\$411,223.90	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Since January 1, 2010 significant progress has been made in the NSP program for Baltimore City. The City has obligated \$58,348 in funds for Habitat for Humanity, \$370,010 in funds for St. Ambrose Housing Center, and \$35,211 in funds for Empire Homes. All of these represent increases from \$0 funds obligated on the first of the year. These obligations represent approximately 11% of the total grant to the City of Baltimore.

Additionally significant progress was made in selecting a final borrower for NSP funds. Greater Baltimore AHC was selected, and though funds could not be obligated by March 30, 2009 they are intending to use all \$662,239 in available funds.

These initial obligations represent significant progress not only in amount of funds obligated but also in program development that will allow the City to quickly reach its full grant obligation amount of \$3,912,239. Habitat for Humanity and St. Ambrose have both developed capable and significant property scouting and acquisition pipelines. This capacity will add significantly to the total properties in the NSP program. Empire Homes has completed acquisition on their properties (using a significant contribution of State of Maryland NSP Neighborhood Conservation Initiative funds) and is preparing construction contracts for bid and approval.

Given the progress to date and the continued program development the City is confident in its ability to meet the grant obligation deadline of August 27, 2010.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 1 - 1, Administration	\$0.00	\$200,000.00	\$27,070.74
NSP 1 - 2, Acquisition and Rehabilitation	\$0.00	\$3,912,239.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>Admin 1</b>
<b>Activity Title:</b>	<b>Program Management</b>

**Activity Category:**

Administration

**Project Number:**

NSP 1 - 1

**Projected Start Date:**

07/01/2009

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

Administration

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Baltimore City

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$27,070.74
<b>Obligated CDBG DR Funds</b>	\$16,362.79	\$43,433.53
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Baltimore City	\$0.00	\$0.00
<b>Match Contributed</b>	\$6,991.54	\$15,958.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Management and oversight of NSP 1 activities.

**Location Description:**

The primary location at which this activity will be carried out is 417 E. Fayette Street.

**Activity Progress Narrative:**

The City of Baltimore continues to administer the NSP program with a combination of dedicated staff and auxiliary time provided by senior management. During this reporting period the staff member directly responsible for NSP left the City and was replaced. Michael Pokorny is the new NSP program manager for Baltimore City. The City has continued to secure local government approvals for program activities including Construction Inspection contracts. Additional work has been conducted on finalizing and executing the borrower documents for the borrowers under the NSP program and on collecting and validating the due diligence and compliance materials for the program.

**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

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**Grantee Activity Number:** AR - 1

**Activity Title:** Rental < 50% AMI - By Consortium

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP 1 - 2

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

09/01/2009

**Projected End Date:**

12/01/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Greater Baltimore Housing Consortium

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$35,211.16	\$35,211.16
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Greater Baltimore Housing Consortium	\$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:**

The acquisition and rehabilitation of a multi-family residential structure by one of the three non-profit members of the Greater Baltimore Housing Consortium. The Consortium member will develop, own and manage the property as rental housing for special needs households with incomes less than 50% of AMI. The property will contain twelve units of housing.

**Location Description:**

The foreclosed and vacant property to be acquired will be located in the area of greatest need as described in the Disaster Damage section of the DRGR action plan narrative.

**Activity Progress Narrative:**

Greater Baltimore Housing Consortium member Empire Homes of Maryland purchased 3 properties during the QPR period, but only one of them was funded by NSP funds from this grant. The balance of the acquisitions were conducted using State NSP NCI fund obligations. The City of Baltimore is funding this activity with both Federal and State NSP funds. The \$35,211 that had been obligated by Empire reflects a portion of the acquisition of 2423 Madison avenue. That property, along with another on Madison were purchased on 2/26/2010. The City intends to request a draw for the Federal reimbursement of these funds in the next QPR period. Empire Homes intends to use the balance of the NSP funds available to it to complete renovations of all 3 properties that have been acquired. These renovation projects will consume the balance of the funds available to the consortium, and may require that the City reallocate activity/project budgets within the grant.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	3	0/0	0/0	3/12
<b># of Households benefitting</b>	0	0	0	0/12	0/0	0/12

## Activity Locations

Address	City	State	Zip
2423 Madison Avenue	Baltimore	NA	21217

## 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:** AR - 2

**Activity Title:** HO < 50% AMI - By Habitat

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP 1 - 2

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

09/01/2009

**Projected End Date:**

09/01/2011

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Chesapeake Habitat

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$58,348.00	\$58,348.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Chesapeake Habitat	\$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:**

The acquisition and rehabilitation of foreclosed single family residential properties to be sold to households that earn less than 50% of AMI.

**Location Description:**

The largest concentration of houses will be developed in the Brooklyn and Curtis Bay neighborhoods in southern Baltimore City. Additionally, several properties in and around the 2300 - 2500 blocks of Jefferson Street in the McElderry Park neighborhood of east Baltimore will also be developed.

**Activity Progress Narrative:**

Habitat for Humanity has identified 8 properties in this quarter for the NSP program. However, only 2 of them are eligible for obligation at this time, the balance will be obligated in the next QPR. Habitat has developed a robust pipeline of project identification and delivery and will be submitted requests for payment to the City in the next QPR. Habitat intends that all the properties they acquire and renovate using NSP funds will be purchased by LH25 eligible buyers. These buyers and this use of funds, along with the Empire Homes portion and the remaining portion allocated to Greater Baltimore AHC in the next QPR will more than satisfy the 25% target of serving the very low income population. The total number of units projected for this population from federal funds is 47 (17 from Empire, 13 from Habitat and 17 more from GBAHC).

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	2	0/0	0/0	2/20
<b># of housing units</b>	0	0	2	0/0	0/0	2/20
<b># of Households benefitting</b>	0	0	0	0/20	0/0	0/20

## Activity Locations

Address	City	State	Zip
611 Dumbarton Ave	Baltimore	NA	21218
697 Dumbarton	Baltimore	NA	21218

## 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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4230 Seidel Ave	Baltimore	NA	21206
3433 Kenyon Ave	Baltimore	NA	21213
3 W. Jeffrey Street	Baltimore	NA	21225
3705 Bonview Ave	Baltimore	NA	21213
4755 Shamrock Ave	Baltimore	NA	21206
3206 Lake Ave	Baltimore	NA	21213
4416 Kavon Ave	Baltimore	NA	21206
3902 Mountwood Rd	Baltimore	NA	21229
3514 Lyndale Ave	Baltimore	NA	21213
4514 Shamrock Ave	Baltimore	NA	21206
3931 Frisby Street	Baltimore	NA	21218
4111 Raymonn Ave	Baltimore	NA	21213
3802 Second Ave	Baltimore	NA	21225

### 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:** AR - 4

**Activity Title:** Rental <50% AMI - GBAHC

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP 1 - 2

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

10/01/2009

**Projected End Date:**

10/01/2011

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Greater Baltimore AHC

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$662,239.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$662,239.00
<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
Greater Baltimore AHC	\$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:**

The activity will be the acquisition and rehabilitation of the Franklin Square property by Greater Baltimore AHC. The funds under this activity will support only the acquisition of the property with other financing being put in place to support the rehabilitation.

**Location Description:**

This project is at Franklin Square, and foreclosed 72 units HUD property for low income households.

**Activity Progress Narrative:**

In this quarter the City selected an RFP respondent for funds reserved under this activity after advertising the availability of the funds in the prior quarter. The City selected Greater Baltimore AHC as the winning proposal. They proposed to use the funds, \$662,239 plus private funds to acquire from HUD a foreclosed 72 unit property in West Baltimore that provides rental housing for low-income households. Pursuant to HUD guidance a proportion of the total units in the property (defined by the amount of NSP contribution/total rehab cost) will count as NSP assisted units. In this project the proportion works out to 17 units. All these units, and all the funds for this property from NSP will be used to support LH25 populations and will make significant progress towards meeting the City's \$978,059 LH25 funding goal.

This property will be rehabbed in accordance with HUD notices as a part of the conditions of the foreclosure sale. The funds for the rehab are intended to come from a 4% Low Income Housing Tax Credit transaction.

GBAHC intends to close this transaction and expend funds in the next quarter subsequent to an application for amendment to the initial application for funds to allow the acquisition of occupied properties under certain circumstances.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	34	0/0	0/0	34/1
<b># of housing units</b>	0	0	72	0/0	0/0	72/72
<b># of Households benefitting</b>	17	0	17	17/72	0/0	17/72

## Activity Locations

Address	City	State	Zip
1500 W. Fayette Street	Baltimore	NA	21223

## 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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