

Grantee: Baltimore, MD

Grant: B-08-MN-24-0010

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-24-0010

Obligation Date:**Grantee Name:**

Baltimore, MD

Award Date:**Grant Amount:**

\$4,112,239.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Original - In Progress

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:**Recovery Needs:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,112,239.00
Total CDBG Program Funds Budgeted	N/A	\$4,112,239.00
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	\$3,892.51	\$3,892.51
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$3,892.51
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:

Specific actions undertaken during the July-September, 2009 quarter include the following:

The Neighborhood Stabilization Program Manager (PM) began work in mid-August. The PM has met together and separately with the four nonprofit organizations who are participating in the program (Empire Homes and People Encouraging People for rental units and Habitat for Humanity and St. Ambrose Housing Aid Center for home ownership units). All four organizations are looking for appropriate properties to include in the program, and the PM has forwarded to the organizations lists of available properties from the National Community Stabilization Trust and the REO Clearinghouse, two organizations serving as agents for banks that have taken title to Baltimore properties via foreclosure.

The PM reviewed and edited the documents prepared by outside counsel that will govern the activities of the nonprofits. The Department of Housing and Community Development (DHCD) will request Board of Estimates approval of these documents in the first week of November. Upon BoE approval of the documents, the nonprofits will be able to obligate the NSP funds.

No properties were acquired, and no NSP funds were obligated or spent during the quarter. DHCD anticipates that nonprofits will acquire properties and begin rehabilitation during the fourth quarter of 2009.

Project Summary

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

Activities

Grantee Activity Number:
Activity Title:

Admin 1
Program Management

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

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
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	\$3,892.51	\$3,892.51
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

During the report period a full time NSP manager was hired. He has met with the non-profit housing developers that will be implementing the program and has also developed the necessary legal documents allowing the program to proceed. The non-profit developers will begin acquiring and rehabilitating foreclosed properties in the fourth quarter.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
417 E. Fayette Street	Baltimore	NA	21202

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: 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

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
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:

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:

During the quarter, the members of the Greater Baltimore Housing Consortium identified eligible properties and began the process of determining the total development costs for each property. Five properties, including a thirteen unit multi-family building, are under review as to costs, environmental assessment, assessed value, and site and neighborhood conditions. Baltimore City DHCD anticipates that the first properties will be purchased during the fourth quarter and rehabilitation will commence.

Performance Measures

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

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: AR - 2
Activity Title: HO < 50% AMI - By Habitat

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP 1 - 2
Projected Start Date:
 09/01/2009
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Planned
Project Title:
 Acquisition and Rehabilitation
Projected End Date:
 09/01/2011
Responsible Organization:
 Chesapeake Habitat

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
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:

The acquisition and rehabilitatin 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, the nonprofit developer of for-sale units under AR-2, has started to inspect eligible properties and to determine the likely rehab cost for each to determine the total development costs.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20

of Households benefitting

0

0

0

0/20

0/0

0/20

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: AR - 3
Activity Title: HO < 120% AMI - By St. Ambrose

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:

Project Title:

NSP 1 - 2

Acquisition and Rehabilitation

Projected Start Date:

Projected End Date:

09/01/2009

09/01/2011

National Objective:

Responsible Organization:

NSP Only - LMMI

St. Amrose Housing Aid Center

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,650,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,650,000.00
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:

The acquisition and rehabilitatin of foreclosed single family residential properties to be sold to households that earn more than 50% of AMI but less than 120% of AMI.

Location Description:

These homeowner units will be developed primarily in the Healthy Neighborhoods, Inc Baltimore City neighborhoods of Belair-Edison, Waverly/Better Waverly, Cylburn, Baltimore Linwood, Garwyn Oaks/ Hanlon-Longwood, Edmondson Village, Reservoir Hill.

Activity Progress Narrative:

St. Ambrose Housing Aid Center, the nonprofit developer of for-sale units under AR-3, has started to identify eligible properties and to determine the total development cost, including acquisition and rehabilitation, for each.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/5	0/6	0/11

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Amount

Grantee Activity Number: AR - 4
Activity Title: HO < 120% AMI - By Unassigned

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 - LMMI

Responsible Organization:
 Unassigned Developer

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$662,239.00
Total CDBG Program Funds Budgeted	N/A	\$662,239.00
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 acquisition and rehabilitation of foreclosed single family residential properties to be sold to households that earn more than 50% of AMI but less than 80% of AMI. These properties are to be developed by either non-profit or for profit housing developers.

Location Description:

These foreclosed upon single family houses will be acquired and rehabilitated primarily in some of the Healthy Neighborhoods, Inc. areas identified in the Disaster Damage section of the DRGR action plan narrative

Activity Progress Narrative:

No activity has occurred with respect to AR-4. During the 4th quarter, 2009 the City expects to advertise the availability of these funds on its website so local organizations can submit applications.

Performance Measures

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

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	
