

**Grantee: Baltimore, MD**

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

**October 1, 2009 thru December 31, 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:**  
Rejected - Await for Modification

**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	\$27,070.74	\$27,070.74
Obligated CDBG DR Funds	\$27,070.74	\$27,070.74
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$5,074.84	\$8,967.35
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	\$8,967.35
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:

In December, the Board of Estimates of Baltimore City approved loan agreements between the Department of Housing and Community Development (DHCD) and each of the four nonprofits (Empire Homes, Habitat for Humanity, People Encouraging People, and St. Ambrose) which are participating in the Neighborhood Stabilization Program (NSP). DHCD submitted the loan agreements to the Board in October, and the approval process took six weeks due to editing of the documents by the City Comptroller's office. This process delayed the schedule of nonprofits' putting houses under contract.

The four organizations have identified various eligible properties and are preparing the project-specific application that DHCD has established for the program. DHCD is reviewing each proposal to ensure that each project meets the HUD threshold requirements, is financially feasible, and can meet the deadline for obligation of the NSP funds. The organizations delayed their making offers on eligible properties during the period when the Board of Estimates was reviewing the loan agreements.

In order to assist the nonprofits in identifying eligible properties, DHCD signed a Memorandum of Understanding with the National Community Stabilization Trust (NCST). The nonprofits have found the NCST lists to be a valuable source of eligible properties.

Also, DHCD issued a Notice of Funding Availability (NOFA) for the \$662,239 in unallocated NSP funds. DHCD received three applications in response to the NOFA and will review the proposals and award the funding during the January-March 2010 quarter. Please refer to the AR-4 narrative.

In addition, DHCD negotiated an agreement with the Baltimore Commission for Historical and Architectural Preservation and the Maryland State Historic Preservation Office for determination of whether any activity proposed under NSP will affect any historic properties. DHCD believes that this agreement will streamline the review process of proposed renovation of NSP properties.

In December, DHCD issued a NOFA for construction inspectors and held a public meeting for interested parties. DHCD received five proposals from local firms. DHCD will rate the proposals in January and sign agreements with three of the firms, who will review proposed scopes of work and pricing, attend construction progress meetings, and approve construction draw requests on behalf of DHCD.

## 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	\$0.00	\$27,070.74	\$200,000.00	\$27,070.74
NSP 1 - 2, Acquisition and Rehabilitation	\$0.00	\$0.00	\$3,912,239.00	\$0.00

## Activities

**Grantee Activity Number:** Admin 1  
**Activity Title:** 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	Oct 1 thru Dec 31, 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	\$27,070.74	\$27,070.74
Obligated CDBG DR Funds	\$27,070.74	\$27,070.74
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$5,074.84	\$8,967.35
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:**

The Neighborhood Stabilization Program Manager prepared the required loan agreements for approval by the Board of Estimates of Baltimore City; negotiated the loan documents for each sponsor; approved the agreement with the National Community Stabilization Trust; developed the application forms for the unallocated funds; met with developers interested in applying for the unallocated funds; reviewed project-specific applications for threshold and affordability standards; and issued a notice for construction inspectors.

**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  
 No Other Funding Sources Found  
 Total Other Funding Sources

Amount

**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	Oct 1 thru Dec 31, 2009	To Date
<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>	\$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:**

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:**

As of December 31, Empire Homes had two 3-unit residential properties under contract and had submitted the required NSP application materials to the Baltimore City Department of Housing and Community Development. DHCD is reviewing the construction proposals and other documentation. The total development cost of the two properties is \$924,000. People Encouraging People has visited various residential properties in its area on the west side of the City but did not have any properties under contract as of December 31. The consultant whom Empire Homes and People Encouraging People had hired to assist in the development of their NSP proposals is no longer working for the rental consortium, and the delay by these two organizations in preparing applications is a direct result of her unavailability.

**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	

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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	Oct 1 thru Dec 31, 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 of the Chesapeake (Habitat) is working closely with real estate agents, the National Community Stabilization Trust, and bank representatives to identify foreclosed properties for purchase with NSP funds. Some of the most recent targeted properties are located in the Brooklyn neighborhood. While these units are not in horrible shape, each still requires a significant amount of rehab. With NSP subsidy, Habitat will be able to complete the development at a price that still allows for sale to home buyers making less than 50% AMI. Habitat's focus on green and sustainable construction, as well as 0% mortgages, should help these low-income buyers maintain their houses affordably for years to come. Habitat is also targeting units in the Monument-McElderry-Fayette (MMF) area of east Baltimore and has identified several full gut rehab units for sale, including 2106 E Jefferson Street. Habitat is awaiting the finalization of the foreclosure proceedings on 2106 Jefferson so that Habitat can purchase and rehab the unit, but in the meantime the community and the City of Baltimore Department of Housing and Community Development are helping to identify other abandoned and foreclosed properties for purchase and rehab. MMF is a very large area so Habitat is trying to concentrate its purchases in areas where Habitat's work has already begun so that the organization can maximize positive community impact. Habitat does not anticipate any difficulty identifying additional properties for purchase with NSP funds. Habitat indicated in December that it wishes to use NSP funds solely for acquisition but agreed that it will use NSP funds for rehabilitation as well in order to meet the City's August 27 obligation deadline if its pace of acquisition does not increase in the first quarter of 2010.

**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

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**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:** NSP 1 - 2  
**Project Title:** Acquisition and Rehabilitation  
**Projected Start Date:** 09/01/2009  
**Projected End Date:** 09/01/2011  
**National Objective:** NSP Only - LMMI  
**Responsible Organization:** St. Amrose Housing Aid Center

Overall	Oct 1 thru Dec 31, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,650,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,650,000.00
<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:**  
 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 (St. Ambrose) has identified properties through a variety of sources, including FHA and the National Community Stabilization Trust. As of December 31, 2009 St. Ambrose had 7 single-family properties under contract and was preparing scopes of work and other required documentation for each. St. Ambrose will use NSP funds for its acquisition of the properties and for down payment and closing cost assistance to the buyers. St. Ambrose will use its lines of credit to cover the rehabilitation costs. The 7 properties will use a total of about \$300,000 in NSP funds. St. Ambrose indicated in December that if its pace of acquisition does not increase in the first quarter of 2010, it will use NSP funds for rehabilitation as well as for acquisition in order to meet the City's August 27 obligation deadline.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	0/11
<b># of housing units</b>	0	0	0	0/0	0/0	0/11
<b># of Households benefitting</b>	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	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 NSP 1 - 2  
**Projected Start Date:**  
 10/01/2009  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Planned  
**Project Title:**  
 Acquisition and Rehabilitation  
**Projected End Date:**  
 10/01/2011  
**Responsible Organization:**  
 Unassigned Developer

Overall	Oct 1 thru Dec 31, 2009	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
<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 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:**

During the October-December, 2009 quarter, DHCD issued a Notice of Funding Availability for the \$662,239. Three developers submitted applications in response to the NOFA. Two of the proposals requested \$660,000, and the other proposal requested \$550,000. One application was for acquisition funding for a 72-unit HUD-foreclosed property in West Baltimore. Another application was for acquisition and rehabilitation funding for an 8-building home ownership project in East Baltimore. The third application was for acquisition and rehabilitation funding for a 75-unit rental project in North Baltimore. DHCD will rate the proposals and award the funding during the January-March 2010 quarter.

## 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	

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