

**Grantee: Springfield, MA**

**Grant: B-08-MN-25-0003**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**  
B-08-MN-25-0003

**Obligation Date:**

**Grantee Name:**  
Springfield, MA

**Award Date:**  
03/09/2009

**Grant Amount:**  
\$2,566,272.00

**Contract End Date:**  
03/16/2013

**Grant Status:**  
Active

**Review by HUD:**  
Reviewed and Approved

**QPR Contact:**  
Cathy Buono

## Disasters:

**Declaration Number**  
NSP

## Plan Description:

The City of Springfield has analyzed the HUD provided data and local foreclosure statistics, combined with City data regarding condemned and vacant properties to review and target city neighborhoods most in need of assistance through the Neighborhood Stabilization Program(NSP).

## Recovery Needs:

The City of Springfield will target NSP funding to the four contiguous neighborhoods: Old Hill, Six Corners, South End, and a portion of lower Forest Park. The targeted neighborhoods are currently experiencing the greatest percentage of home foreclosures in the City. NSP funds will be used for acquisition and reehab, direct homebuyer assistance, homebuyer education, demolition, and land banking of acquired properties.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,094,189.00
Total CDBG Program Funds Budgeted	N/A	\$2,175,408.00
Program Funds Drawdown	\$13,049.26	\$13,049.26
Obligated CDBG DR Funds	\$1,765,962.00	\$1,765,962.00
Expended CDBG DR Funds	\$0.00	\$13,049.26
Match Contributed	\$0.00	\$0.00
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%	13.861%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$384,940.80	\$0.00
Limit on Admin/Planning	\$256,627.20	\$13,049.26
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of Springfield has chosen five preferred developers through an RFP process. The City and the developers have identified 10 properties within the NSP area. Neighborhood Stabilization Funds have provided Springfield with an opportunity to rehabilitate or redevelop a number of properties that came into City ownership through tax title. We have been fortunate to be able to work with highly-qualified nonprofit organizations that are committed to housing development and neighborhood stabilization in our target neighborhoods. One of these entities, HAP, has also been successful in obtaining ownership of bank-owned foreclosed properties. In our most heavily-impacted neighborhood, we would like to target one or two streets for investment in as many abandoned homes as possible. Instead of choosing streets first, however, our partners and the City have found the need to follow the properties for which there is a clear means to obtain title. Some abandoned homes in our target neighborhoods have complex title issues that we believe would have caused significant delay in starting projects if we had chosen to pursue those properties. The geographic interest of the developers has meant that most of the rehabilitated/redeveloped properties are in the Old Hill and Six Corners neighborhoods, which are two of our four NSP target neighborhoods. Given the relatively small number of units we will be able to produce with NSP funds, this is probably a benefit. It does, however, leave two severely impacted neighborhoods with little or no NSP-funded activity. We have found that the cost of rehabilitation is higher than we anticipated when we created our NSP plan. One strategy we have implemented to address this is moving more of our funds into rehabilitation. Nonetheless, it still feels that we are able to rehabilitate a small number of properties compared to the overall need. In connection with our non-profit partners, we have identified eight homes that we are rehabilitating, and two parcels where we are demolishing dilapidated homes and redeveloping single-family homes. All of these 10 properties will be marketed for sale to households with income at or below 120% of area median income. Four of the committed properties are two-family homes, and the second unit in each of these homes will be restricted to a renter household with income at or below 50% of area median income. The acquisition and rehabilitation costs for these properties is \$1,596,981. Of this amount, \$262,336.00 is restricted to 50% AMI. The total number of units to be produced from these committed funds (homeownership and rental) is 14. We expect that remaining program funds will be divided between demolition and projects meeting the 50% AMI requirement. In addition, the City is dedicating \$25,000 to fund homebuyer education for the purchasers of the NSP homes.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Aquisition and Rehabilitation or Redevelopment of Foreclosed	\$0.00	\$1,334,645.00	\$0.00
2, Acquisition and Rehabilitation or Redevelopment of Foreclosed	\$0.00	\$500,000.00	\$0.00
3, Direct Homebuyer Assistance to Aquire Foreclosed Properties	\$0.00	\$0.00	\$0.00
4, Homebuyer Education	\$0.00	\$25,000.00	\$0.00
5, Demolition of Blighted Residential Structures	\$0.00	\$450,000.00	\$0.00
6, Land Banking of Acquired Properties	\$0.00	\$0.00	\$0.00
7, Planning and Administration	\$13,049.26	\$256,627.00	\$13,049.26
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 001  
**Activity Title:** Planning and Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

7

**Project Title:**

Planning and Administration

**Projected Start Date:**

02/01/2009

**Projected End Date:**

01/31/2013

**National Objective:**

N/A

**Responsible Organization:**

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$256,627.00
Total CDBG Program Funds Budgeted	N/A	\$256,627.00
Program Funds Drawdown	\$13,049.26	\$13,049.26
Obligated CDBG DR Funds	\$256,627.00	\$256,627.00
Expended CDBG DR Funds	\$0.00	\$13,049.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Funding for the planning and execution of the NSP program, including general management and oversight, fiscal management, and compliance.

**Location Description:**

The NSP grant will be administered out of the Office of Housing, City of Springfield, 1600 Columbus Ave, Springfield, MA 01103.

**Activity Progress Narrative:**

Funding for the planning and execution of the NSP program, funds expended through December 31, 2009 \$30,703.74 - drawn through December 31, 2009 \$13,049.26.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

Address	City	State	Zip
1600 Columbus Ave	Springfield	MA	01103

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>002</b>
<b>Activity Title:</b>	<b>HAP-aquisition and rehab</b>

<b>Activitiy Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 1	<b>Project Title:</b> Aquisition and Rehabilitation or Redevelopment of
<b>Projected Start Date:</b> 10/01/2009	<b>Projected End Date:</b> 04/30/2010
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$85,932.00
Total CDBG Program Funds Budgeted	N/A	\$42,966.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$42,966.00	\$42,966.00
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:**

Aquisition and rehab of 70 Ashley Street, a foreclosed REO 2-family property in the City's NSP target area, for ownership to qualified households. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

70 Ashley Street Springfield, MA - Six Corners - Foreclosed property

**Activity Progress Narrative:**

Developer - HAP, Inc - the property is a multi-family foreclosed property in Tax Title. The construction schedule is as follows: currently underway began in October 2009 - 25% completion was November 2009, 50% completion was January 2010; 75% completion is expected by March 2010 with construction completion in April of 2010. Certificate of Occupancy is expected in April 2010 with sustained occupancy by July 2010. This two-family fully renovated and energy efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include:

HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
70 Ashley Street	Springfield	NA	01105

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$42,966.00
Total Other Funding Sources	\$42,966.00

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**Grantee Activity Number:** 003  
**Activity Title:** CJO-acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 08/30/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 CJO

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$54,100.00	\$54,100.00
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:

Acquisition and rehab of a foreclosed REO 2-family property in the City' NSP target area, for ownership to a qualified households. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000. and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

#### Location Description:

43 Stebbins Street, Springfield, MA Old Hill Neighborhood - Foreclosed property in tax title

#### Activity Progress Narrative:

Developer - CJO - the property is a multi-family foreclosed property in tax title. The construction schedule is as follows: construction start in March 2010, 25% completion is expected by April 2010, 50% completion is expected by May 2010, 75% completion by June 2010 with construction completion in August of 2010. Certificate of occupancy is expected by August of 2010 with sustained occupancy by November of 2010. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000 and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	0	1	1	0/0	1/1	2/1



### Activity Locations

Address	City	State	Zip
43 Stebbins Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 004  
**Activity Title:** HAP-acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 07/31/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$569,728.00
Total CDBG Program Funds Budgeted	N/A	\$284,864.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$284,864.00	\$284,864.00
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:**

Acquisition and rehab of 11 Olive Street a foreclosed single family propert in the City's NSP target area, for ownership to qualified households. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$85,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Location Description:**

11 Olive Street, Springfield, MA - Old Hill Neighborhood - Foreclosed property in Tax Title

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a singel foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in March 2010 &ndash 25% completion is expected in April 2010, 50% completion is expected in May 2010, 75% completion is expected in June 2010 with construction completion in July 2010. Certificate of Occupancy is expected in July of 2010 with sustained occupancy in October of 2010. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$85,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1

# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
11 Olive Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$284,864.00
Total Other Funding Sources	\$284,864.00

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**Grantee Activity Number:** 005  
**Activity Title:** HAP Acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 11/01/2009

**Projected End Date:**  
 03/31/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$183,949.00
Total CDBG Program Funds Budgeted	N/A	\$91,974.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$91,974.50	\$91,974.50
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:**

Currently under construction 2-family with one rental unit at or below 50% AMI and one homeownership. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

34 Ashley Street - Six Corners Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a multi-family foreclosed property. The construction schedule is as follows: construction is currently underway and began in November of 2009 &ndash 25% completion was completed in December 2009, 50% completion was in January 2010, 75% completion is expected in February 2010 with construction completion in March 2010. Certificate of Occupancy is expected in March of 2010 with sustained occupancy in July of 2010. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	0	1	1	0/0	1/1	2/1

## Activity Locations

Address	City	State	Zip
34 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$91,974.50
Total Other Funding Sources	\$91,974.50

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**Grantee Activity Number:** 006  
**Activity Title:** HAP Acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 04/30/2010

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$183,949.00
Total CDBG Program Funds Budgeted	N/A	\$91,974.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$91,974.50	\$91,974.50
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:**

Currently underway 2-family 1-rental unit at or below 50% AMI and 1 homeownership above 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Location Description:**

34 Ashley Street - Six Corners Neighborhood - Foreclosed Property

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a multi-family foreclosed property. The construction schedule is as follows: construction is currently under way and began in November of 2009 &ndash 25% completion was completed in December 2009, 50% completion was in January 2010, 75% completion is expected in February 2010 with construction completion in March 2010. Certificate of Occupancy is expected in March of 2010 with sustained occupancy in July of 2010. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	1	0	1	1/1	0/0	2/1

## Activity Locations

Address	City	State	Zip
34 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$91,974.50
Total Other Funding Sources	\$91,974.50

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**Grantee Activity Number:** 007  
**Activity Title:** HAP Acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**

10/01/2009

**Projected End Date:**

04/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$85,932.00
Total CDBG Program Funds Budgeted	N/A	\$42,966.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$42,966.00	\$42,966.00
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:

Currently under construction 2-family with 1 rental unit at or below 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$114,900; the property is made up of two two bedroom units. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

#### Location Description:

70 Ashley Street - Six Corners Neighborhood - Foreclosed Property

#### Activity Progress Narrative:

Developer - HAP, Inc - the property is a multi-family foreclosed property in Tax Title. The construction schedule is as follows: currently underway began in October 2009 - 25% completion was November 2009, 50% completion was January 2010; 75% completion is expected by March 2010 with construction completion in April of 2010. Certificate of Occupancy is expected in April 2010 with sustained occupancy by July 2010. This two-family fully renovated and energy efficient home in Six Corners is expected to be priced at \$130,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

#### Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total



<b># of Properties</b>	0	0	1	0/0	0/0	2/1
<b># of housing units</b>	0	0	2	0/0	0/0	4/2
<b># of Households benefitting</b>	1	0	1	1/1	0/0	2/1

### Activity Locations

Address	City	State	Zip
70 Ashley Street	Springfield	NA	01105

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$42,966.00
<b>Total Other Funding Sources</b>	<b>\$42,966.00</b>

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**Grantee Activity Number: 008**  
**Activity Title: HAP Acquisition and rehab**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 07/31/2010

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$504,396.00
Total CDBG Program Funds Budgeted	N/A	\$252,198.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$252,198.00	\$252,198.00
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:**

Acquisition and rehabilitation of a single family home to be sold to a buyer at or below 120% AMI. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$105,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Location Description:**

176 Quincy Street - Old Hill Neighborhood - Foreclosed property in Tax Title

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a single family foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in March 2010 &ndash 25% completion is expected in April 2010, 50% completion is expected in May 2010, 75% completion is expected in June 2010 with construction completion in July 2010. Certificate of Occupancy is expected in July of 2010 with sustained occupancy in July of 2010. This single-family 3-bedroom fully-renovated and energy-efficient home in Old Hill is expected to be priced at \$105,000 and will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1

# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
176 Quincy Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$252,198.00
Total Other Funding Sources	\$252,198.00

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**Grantee Activity Number:** 009  
**Activity Title:** SNHS Acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 04/01/2010

**Projected End Date:**  
 11/30/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SNHS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$160,000.00
Total CDBG Program Funds Budgeted	N/A	\$80,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$80,000.00	\$80,000.00
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:**

Acquisition and rehab of a single family home to be sold to a buyer at or below 120% >AMI. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum.

**Location Description:**

133 Colton Street - Old Hill Neighborhood - Foreclosed property in tax title

**Activity Progress Narrative:**

Developer &dash SNHS &dash the property is a single family foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in April 2010 &dash 25% completion is expected in May 2010, 50% completion is expected in July 2010, 75% completion is expected in August 2010 with construction completion in November 2010. Certificate of Occupancy is expected in November of 2010 with sustained occupancy in February of 2011. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	1/1	2/1

## Activity Locations

Address	City	State	Zip
133 Colton Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$80,000.00
Total Other Funding Sources	\$80,000.00

---

**Grantee Activity Number: 010**  
**Activity Title: SNHS Acquisition and rehab**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 04/01/2010

**Projected End Date:**  
 11/30/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SNHS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$90,000.00	\$90,000.00
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:**

Acquisition and rehabilitation of a single family to be sold to a buyer at or below 120% AMI. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum.

**Location Description:**

75 Tyler Street - Old Hill Neighborhood - Foreclosed property in Tax Title

**Activity Progress Narrative:**

Developer & SNHS the property is a single family foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in April 2010 & 25% completion is expected in May 2010, 50% completion is expected in July 2010, 75% completion is expected in October 2010 with construction completion in November 2010. Certificate of Occupancy is expected in November of 2010 with sustained occupancy in February of 2011. This single-family fully-renovated home in Old Hill is expected to be priced at \$85,000, and will be marketed to households with incomes at or below 120% of area median income. The home will be marketed by a real estate agent. In addition, Springfield Neighborhood Housing Services will conduct its own marketing via outreach through the local newspaper, community-based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Developers Forum

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
75 Tyler Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$90,000.00
Total Other Funding Sources	\$90,000.00

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**Grantee Activity Number:** 011  
**Activity Title:** HAP Acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Planned

**Project Number:**  
 1

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 04/01/2010

**Projected End Date:**  
 07/31/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$505,202.00
Total CDBG Program Funds Budgeted	N/A	\$252,601.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$252,601.00	\$252,601.00
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:**

Acquisition and rehabilitation of a single family to be sold to a buyer at or below 120% AMI. This new construction 3-bedroom single-family home is expected to be priced at \$105,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Foreclosed Property

**Activity Progress Narrative:**

Developer &dash HAP, Inc. &dash the property is a single family foreclosed property. The construction schedule is as follows: construction is expected to start in April 2010 &dash 25% completion is expected in May 2010, 50% completion is expected in June 2010, 75% completion is expected in July 2010 with construction completion in August 2010. Certificate of Occupancy is expected in July of 2010 with sustained occupancy in October of 2010. This new construction 3-bedroom single-family home is expected to be priced at \$105,000. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1



# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
126 Orleans Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$252,601.00
Total Other Funding Sources	\$252,601.00

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**Grantee Activity Number:** 012  
**Activity Title:** CJO Acquisition and Rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 08/30/2010

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 CJO

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$54,100.00	\$54,100.00
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:**

Acquisition and rehabilitation of a 2 family property with 1 homeownership and 1 rental unit for a renter at or below 50% AMI. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000, and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income

**Location Description:**

43 Stebbins Street - Old Hill Neighborhood - Foreclosed property in tax title

**Activity Progress Narrative:**

Developer - CJO - the property is a multi-family foreclosed property in tax title. The construction schedule is as follows: construction start in March 2010, 25% completion is expected by April 2010, 50% completion is expected by May 2010, 75% completion by June 2010 with construction completion in August of 2010. Certificate of occupancy is expected by August of 2010 with sustained occupancy by November of 2010. This fully renovated and energy-efficient two-family home in Old Hill is expected to be priced at \$110,000 and will be marketed to households with incomes at or below 120% of area median income. The Criminal Justice Organization will market the property through a network of housing counseling agencies, including the City of Springfield's homebuyer program, and will run ads in non-traditional media. If needed, the property will be listed with a realtor. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	1	0	1	1/1	0/0	2/1

## Activity Locations

Address	City	State	Zip
43 Stebbins Street	Springfield	NA	01109

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 013  
**Activity Title:** City of Springfield demolition

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 5

**Project Title:**  
 Demolition of Blighted Residential Structures

**Projected Start Date:**  
 01/01/2010

**Projected End Date:**  
 02/28/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$25,000.00	\$25,000.00
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:**

Demolition of foreclosed property

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Demolition of the single family home has been completed by the City of Springfield Office of Housing.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1

**Activity Locations**

Address	City	State	Zip
126 Orleans Street	Springfield	NA	01109

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
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Neighborhood Stabilization Program	\$25,000.00
Total Other Funding Sources	\$25,000.00

<b>Grantee Activity Number:</b>	<b>014</b>
<b>Activity Title:</b>	<b>HAP Acquisition and rehab</b>

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> 1	<b>Project Title:</b> Acquisition and Rehabilitation or Redevelopment of
<b>Projected Start Date:</b> 03/01/2010	<b>Projected End Date:</b> 07/31/2010
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$146,591.00
Total CDBG Program Funds Budgeted	N/A	\$73,295.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$73,295.50	\$73,295.50
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:**

Acquisition and rehab of a two family with one rental unit and one homeownership for a buyer at or below 120% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median

**Location Description:**

19 Ashley Steef - Six Corners Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a multi-family foreclosed property. The construction schedule is as follows: construction is expected to start in March 2010 &ndash 25% completion is expected in April 2010, 50% completion is expected in May 2010, 75% completion is expected in June 2010 with construction completion in July 2010. Certificate of Occupancy is expected in July of 2010 with sustained occupancy in October of 2010. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open

houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	0	1	1	0/0	1/1	2/1

### Activity Locations

Address	City	State	Zip
19 Ashley Street	Springfield	NA	01105

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$73,295.50
Total Other Funding Sources	\$73,295.50

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**Grantee Activity Number: 015**  
**Activity Title: HAP Acquisition and rehab**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Acquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 03/01/2010

**Projected End Date:**  
 07/31/2010

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 HAP

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$146,591.00
Total CDBG Program Funds Budgeted	N/A	\$73,295.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$73,295.50	\$73,295.50
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:**

Acquisition and rehabilitation of a two family with 1 rental unit and 1 homeownership unit with a renter at or below 50% AMI. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median

**Location Description:**

19 Ashley Street - Six Corners Neighborhood - Foreclosed property

**Activity Progress Narrative:**

Developer &ndash HAP, Inc. &ndash the property is a multi-family foreclosed property. The construction schedule is as follows: construction is expected to start in March 2010 &ndash 25% completion is expected in April 2010, 50% completion is expected in May 2010, 75% completion is expected in June 2010 with construction completion in July 2010. Certificate of Occupancy is expected in July of 2010 with sustained occupancy in October of 2010. This two-family fully-renovated and energy-efficient home in Six Corners is expected to be priced at \$130,000; the property will include one 3-bedroom unit and one 2-bedroom unit. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAP's recent experience with sales of single- and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAP's existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. The second unit in this property will be restricted to a renter with household income at or below 50% area median income.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	2	0/0	0/0	4/2
# of Households benefitting	1	0	1	1/1	0/0	2/1

## Activity Locations

Address	City	State	Zip
19 Ashley Street	Springfield	NA	01105

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$73,295.50
Total Other Funding Sources	\$73,295.50

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**Grantee Activity Number:** 016  
**Activity Title:** SNHS-acquisition and rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Aquisition and Rehabilitation or Redevelopment of

**Projected Start Date:**  
 04/01/2010

**Projected End Date:**  
 09/30/2010

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SNHS

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$225,292.00
Total CDBG Program Funds Budgeted	N/A	\$112,646.00
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:

Aquisition and rehabilitation of a single family home. SNHS was awarded this City-owned property in 2008, with the proposal to rehabilitate the existing structure. Recent re-evaluation indicates that the property is more appropriate for demolition than rehabilitation. SNHS will submit a plan to the City for construction of a single-family home affordable to households at or below 50% area median income. The proposal will be accompanied by a marketing plan

#### Location Description:

140 Pendleton - Old Hill Neighborhood - Foreclosed property in Tax Title

#### Activity Progress Narrative:

Developer &ndash; SNHS &ndash; the property is a single family foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in April 2010 &ndash; 25% completion is expected in June 2010, 50% completion is expected in July 2010, 75% completion is expected in August 2010 with construction completion in September 2010. Certificate of Occupancy is expected in September of 2010 with sustained occupancy in December of 2010. SNHS was awarded this City-owned property in 2008, with the proposal to rehabilitate the existing structure. Recent re-evaluation indicates that the property is more appropriate for demolition than rehabilitation. SNHS will submit a plan to the City for construction of a single-family home affordable to households at or below 50% area median income. The proposal will be accompanied by a marketing plan

#### Performance Measures

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

### Activity Locations

Address	City	State	Zip
140 Pedleton Street	Springfield	NA	01109

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$112,646.00
Total Other Funding Sources	\$112,646.00

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