

Grantee: Springfield, MA

Grant: B-08-MN-25-0003

October 1, 2010 thru December 31, 2010 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 Kelly Buono

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

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).

Distribution and and Uses of Funds:

The City of Springfield will target NSP funding to the four contiguous neighborhoods: Old Hill, Six Corners, South End, and a portion of lowere 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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,875,917.00
Total CDBG Program Funds Budgeted	N/A	\$2,566,272.00
Program Funds Drawdown	\$153,048.80	\$644,527.10
Obligated CDBG DR Funds	\$0.00	\$2,400,855.00

Expended CDBG DR Funds	\$0.00	\$13,049.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$75,932.00	\$75,932.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$384,940.80	\$0.00
Limit on Admin/Planning	\$256,627.20	\$135,281.47
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$641,568.00	\$661,828.00

Overall Progress Narrative:

The City of Springfield has completed rehabilitation or redevelopment of five houses, three of which has been sold and are now occupied. Two are currently being marketed. Three of the completed homes are two-family units, so the City has completed a total of eight units of housing. Four of the units are for households at or below 50% area median income. The City has completed all demolition projects funded in this grant. The demolitions included a long-vacant nursing home and four blighted houses. The City has six more redevelopment/rehabilitation projects to complete under this grant. Construction has begun on one of these projects, and the remaining five will begin this spring.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation or Redevelopment of Foreclosed	\$140,400.00	\$1,799,748.00	\$473,004.63
2, Acquisition and Rehabilitation or Redevelopment of Foreclosed	\$0.00	\$366,438.00	\$0.00
3, Direct Homebuyer Assistance to Acquire Foreclosed Properties	\$0.00	\$0.00	\$0.00
4, Homebuyer Education	\$0.00	\$0.00	\$0.00
5, Demolition of Blighted Residential Structures	\$0.00	\$143,459.00	\$36,241.00
6, Land Banking of Acquired Properties	\$0.00	\$0.00	\$0.00

7, Planning and Administration	\$12,648.80	\$256,627.00	\$135,281.47
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 001
Activity Title: Planning and Administration

Activity Category:

Administration

Project Number:

7

Projected Start Date:

02/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

01/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2010	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	\$12,648.80	\$135,281.47
Obligated CDBG DR Funds	\$0.00	\$256,627.00
Expended CDBG DR Funds	\$0.00	\$13,049.26
City of Springfield	\$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, 2010 - \$135,281.47 and funds drawn are - \$135,281.47.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 002
Activity Title: HAP-aquisition and rehab

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 1

Project Title:
 Aquisition and Rehabilitation or Redevelopment of

Projected Start Date:
 10/01/2009

Projected End Date:
 04/30/2010

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$151,864.00
Total CDBG Program Funds Budgeted	N/A	\$75,932.00
Program Funds Drawdown	\$0.00	\$75,932.00
Obligated CDBG DR Funds	\$0.00	\$37,966.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$75,932.00	\$75,932.00
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:

70 Ashley Street
 Rehabilitation of this two-family home is complete, and the house has been sold to a family with a household income at or below 50% AMI

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	-4	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-8	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	-2	-2	2/2	0/0	2/2	100.00
# Owner Households	2	0	2	2/2	0/0	2/2	100.00

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	\$75,932.00
Total Other Funding Sources	\$75,932.00

Grantee Activity Number: 004
Activity Title: HAP- rehabilitation

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

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$589,264.00
Total CDBG Program Funds Budgeted	N/A	\$294,632.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$294,632.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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:

11 Olive Street
 The City has conveyed this tax-foreclosed property to the developer. Construction is underway on this rehabilitation project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-2	-3	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

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	\$294,632.00
Total Other Funding Sources	\$294,632.00

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

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$345,074.00
Total CDBG Program Funds Budgeted	N/A	\$172,537.00
Program Funds Drawdown	\$0.00	\$165,554.10
Obligated CDBG DR Funds	\$0.00	\$82,778.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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 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.

Location Description:

34 Ashley Street - Six Corners Neighborhood - Foreclosed property

Activity Progress Narrative:

34 Ashley Street
 Rehabilitation of this two-family home is complete, and the house has been sold to a family with a household income at or below 120% AMI. The rental unit is income-restricted for 50% AMI, and is occupied.

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	-4	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-8	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-2	0/0	2/2	2/2	100.00
# Owner Households	0	2	2	0/0	2/2	2/2	100.00

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	\$172,537.00
Total Other Funding Sources	\$172,537.00

Grantee Activity Number: 008
Activity Title: HAP - Redevelopment

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

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$513,800.00
Total CDBG Program Funds Budgeted	N/A	\$256,900.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$256,900.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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:

176 Quincy Street
 The City has conveyed this tax-foreclosed property to the developer. Construction is scheduled to begin on this rehabilitation in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	-1	-1	-3	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

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	\$256,900.00
Total Other Funding Sources	\$256,900.00

Grantee Activity Number: 010
Activity Title: SNHS - Rehabilitation

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:
 09/01/2010

Projected End Date:
 06/01/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SNHS

Overall	Oct 1 thru Dec 31, 2010	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	\$0.00	\$90,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
SNHS	\$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:

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:

75 Tyler Street
 The City has conveyed this tax-foreclosed property to the developer. Construction is scheduled to begin spring 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	1/1

of Singlefamily Units

1

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-2	-3	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

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

Grantee Activity Number: 014
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

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$345,992.00
Total CDBG Program Funds Budgeted	N/A	\$172,996.00
Program Funds Drawdown	\$0.00	\$91,118.53
Obligated CDBG DR Funds	\$0.00	\$99,700.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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 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 50% 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 Steet - Six Corners Neighborhood - Foreclosed property

Activity Progress Narrative:

19 Ashley Street
 Rehabilitation of this two-family home is complete, and the house has been sold to a family with a household income at or below 50% AMI. The rental unit is income-restricted for 50% AMI, and is occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-6	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	2	-2	-2	2/2	0/0	2/2	100.00
# Owner Households	2	0	2	2/2	0/0	2/2	100.00

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	\$172,996.00
Total Other Funding Sources	\$172,996.00

Grantee Activity Number: 016
Activity Title: SNHS-Demolition and Redevelopment

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:
 09/01/2010

Projected End Date:
 06/01/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SNHS

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total CDBG Program Funds Budgeted	N/A	\$115,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$115,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
SNHS	\$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 and redevelopment 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:

140 Pendleton Ave.
 The City has conveyed this tax-foreclosed property to the developer. Construction is scheduled to begin spring 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-3	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	-1	-1	-2	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
140 Pendleton Avenue	Springfield	NA	01109

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$115,000.00
Total Other Funding Sources	\$115,000.00

Grantee Activity Number: 017
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:
 08/01/2010

Projected End Date:
 09/01/2010

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Springfield

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$286,918.00
Total CDBG Program Funds Budgeted	N/A	\$143,459.00
Program Funds Drawdown	\$0.00	\$36,241.00
Obligated CDBG DR Funds	\$0.00	\$143,459.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$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 blighted city owned commercial property. This project is part of the revitalization of the Central Street corridor in Six Corners. Within a several block area, the City is partnering with a private developer to construct 6 new single family homes(with HOME funds) greening a large City owned parcel, and initiating rehabilitation of a multi-family property through receivership and investment of CDBG funds. Over the last several years, HAP Housing and Habitat for Humanities have been building single-family homes along Central Street. The presence of this decrepit nursing home has been an obstacle to further redevelopment of this section of the street.

Location Description:

388 Central Street - Six Corners Neighborhood - foreclosed property

Activity Progress Narrative:

388 Central Street
 Demolition of this blighted property has been completed. Funds drawn to date \$36,241.00 The balance of funds will be drawn in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-3	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/0
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons benefitting	310	211	616	310/310	211/211	616/616	84.58

Activity Locations

Address	City	State	Zip
388 Central Street	Springfield	NA	01105

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$143,459.00
Total Other Funding Sources	\$143,459.00

Grantee Activity Number: 024
Activity Title: SNHS - Redevelopment

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:
 09/01/2009

Projected End Date:
 03/01/2010

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 SNHS

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$312,000.00
Total CDBG Program Funds Budgeted	N/A	\$156,000.00
Program Funds Drawdown	\$140,400.00	\$140,400.00
Obligated CDBG DR Funds	\$0.00	\$156,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
SNHS	\$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:

Developer - SNHS - Redevelopment of 183-203 Pendleton Avenue, The properties are foreclosed tax title properties in the City's NSP target area, for ownership to a qualified homebuyer, The construction schedule is as follows: construction is expected to start in September 2009, with 25% completion in November 2009, 50% completion by December 2009, 75% completion by January 2010 and construction completed by February 2010 and the certificate of occupancy by March 2010. The home will be marketed by a real estate agent. In addition, SNHS will conduct its own marketing via outreach through the local newspaper, communtiy based organizations, neighborhood councils, local churches, and the Western Massachusetts Non-Profit Housing Development Forum. This properties will be sold to a homebuyer at or below 50% AMI.

Location Description:

183-203 Pendleton Ave - Old Hill Neighborhood - Foreclosed property in tax title

Activity Progress Narrative:

183-203 Pendelton Avenue
 Construction of two single family homes is complete, and these homes are being marketed. The two homes will be sold to households with incomes at or below 50% AMI.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	2/2	0/0	2/2	100.00
# Owner Households	2	0	2	2/2	0/0	2/2	100.00

Activity Locations

Address	City	State	Zip
183-203 Pendleton Ave	Springfield	NA	01109

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$156,000.00
Total Other Funding Sources	\$156,000.00

Grantee Activity Number: 025
Activity Title: HAP - Demolition and redevelopment

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:
 09/01/2010

Projected End Date:
 04/01/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$488,912.00
Total CDBG Program Funds Budgeted	N/A	\$244,456.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$244,456.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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 and redevelopment of a single family for a buyer at or below 120% AMI. This single family home in Six Corners is expected to be priced at \$110,000. Construction is expected to begin in September 2010, with 25% completion in October 2010, 50% completion in November 2010, 75% completion in December 2010 with completed construction estimated to be in January 2011 with final certificate of occupancy in January and occupancy in April of 2011. 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:

236 Tyler Street - Old Hill Neighborhood - Foreclosed property in tax title

Activity Progress Narrative:

236 Tyler Street
 The City has conveyed this tax-foreclosed property to the developer. Environmental testing on the structure/property, with demolition and redevelopment to take place this spring.
 The project developer, HAP, has proposed that MHIC invest NSP2 funds into this property. MHIC has not yet made a determination on whether it will do so. If it does, it will reduce the City's NSP1 commitment to this property, which would enable the City to fund an additional project with NSP1 funds.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	-1	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
236 Tyler Street	Springfield	NA	01109

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$244,456.00
Total Other Funding Sources	\$244,456.00

Grantee Activity Number: 026
Activity Title: Habitat - Redevelopment

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:
 10/01/2010

Projected End Date:
 12/31/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 City of Springfield

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$513,800.00
Total CDBG Program Funds Budgeted	N/A	\$256,900.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$256,900.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$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:

Developer - Habitat for Humanities - the property is a two family foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in October 2010, with completion in December 2011. The certificate of occupancy is expected in January of 2012 with occupancy in February of 2012. This propety will be marketed and sold to a homebuyer at or below 50% AMI. GSHH selects future homebuyers prior to the construction process, and works with them during the building phase. The selection process starts with a series of Applicant Information Meetings (AIMs), where prospective applicants learn about the Habitat process and decide if they would like to apply to be a Habitat homeowner. Habitat announces AIMs through a press release circulated broadly to print, radio and television outlets. In addition, Habitat disseminates information about AIMs and the Habitat homeownership opportunities through its extensive network of church partners, as well as through other nonprofit agencies. Dates for AIMs are prominently featured on the Habitat Web site, www.HabitatSpringfield.org, and are sent out to more than 2,000 people via electronic news blasts. Habitat selects households based on their income eligibility, their housing need, their creditworthiness (Habitat itself provides the mortgage) and their willingness to contribute required sweat equity.

Location Description:

Lot on 131 Quincy Street - Old Hill Neighborhood - Foreclosed Property in Tax Title

Activity Progress Narrative:

Lot 131 Quincy Street
 Habitat for Humanity has identified purchasers of the two homes that will be constructed as a duplex in a sweat-equity program. The homeowners are at or below 50% AMI. Construction has begun.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	2/2
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	2/2
# of Singlefamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	2	0	2	2/2	0/0	2/2	100.00

Activity Locations

Address	City	State	Zip
Lot 131 Quincy Street	Springfield	NA	01109

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$256,900.00
Total Other Funding Sources	\$256,900.00

Grantee Activity Number: 028
Activity Title: HAP - Redevelopment

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:
 10/01/2010

Projected End Date:
 03/31/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 HAP

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$661,666.00
Total CDBG Program Funds Budgeted	N/A	\$330,833.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$165,416.00
Expended CDBG DR Funds	\$0.00	\$0.00
HAP	\$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:

Redevelopment of a two-family foreclosed property in the Old Hill section. Construction is expected to begin in October 2010 with 24% completion in December 2010, 50% completion in January 2011, 75% completion in February 2011 with construction completion estimated to be in March 2011. The developer, HAP is expecting the certificate of occupancy in March 2011 with sustained occupancy in July 2011. This two family redeveloped property will be marketed to a buyer and a renter at or below 120% AMI.

Location Description:

192-194 Quincy Street - Old Hill Neighborhood - Foreclosed Property

Activity Progress Narrative:

192-194 Quincy Street
 This long-vacant and blighted two-family home was subject to a purchase and sale agreement and was targeted for redevelopment. As the project moved toward closing on the sale, a title search revealed substantial federal tax liens. The City is exploring whether receivership would be an effective tool for redeveloping the property without the need to pay off the federal tax lien (that is, the City is researching whether a receivership lien will take priority over the federal tax lien). If receivership is not an effective way to deal with the tax lien, the City will use NSP funds to demolish the blighted structure.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	1/2	1/2	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	State	Zip
192-194 Quincy Street	Springfield	NA	01109

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$330,833.00
Total Other Funding Sources	\$330,833.00
