

**Grantee: Springfield, MA**

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

**July 1, 2010 thru September 30, 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,875,917.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,566,272.00
<b>Program Funds Drawdown</b>	\$167,394.94	\$491,478.30
<b>Obligated CDBG DR Funds</b>	\$613,048.00	\$2,400,855.00

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
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	\$122,632.67
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 obligated 100% of its NSP funds by the September 2010 deadline. More than 25% of funds are obligated to projects serving households with income at or below 50% of area median income. During the last quarter, some funds were shifted from planned demolition to a new project. One of the City's development partners, HAP Housing, was able to secure a key property on a block targeted for substantial revitalization, so we determined that this was the best use of NSP funds. The City will be able to accomplish the planned demolitions with other funds. Springfield's NSP funds are supporting development/redevelopment of 17 units: 13 homeownership units and 4 rental units. Each of the rental units is the second unit in a two-family home. The NSP funds will also fund the demolition of a blighted and abandoned nursing home. Five homes have been completed; of these, two have been sold, one is subject to a purchase and sale agreement, and two are being marketed. Overall, the City's NSP work is focused in two areas: one street and a nearby major connector in the Six Corners neighborhood; and a cluster of properties in the Old Hill neighborhood. The City has also received \$1 million in NSP funds through the state of Massachusetts, and these funds are primarily concentrated in the City's South End.

### 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	\$91,118.53	\$1,799,748.00	\$332,604.63
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	\$11,241.00	\$143,459.00	\$36,241.00
6, Land Banking of Acquired Properties	\$0.00	\$0.00	\$0.00
7, Planning and Administration	\$65,035.41	\$256,627.00	\$122,632.67
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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Springfield

Overall	Jul 1 thru Sep 30, 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	\$65,035.41	\$122,632.67
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 used for the planning and execution of the NSP program, funds expended through September 30, 2010 is \$122,632.67 with total funds drawn between July 1, 2010 to September 30, 2010 was \$65,035.41.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

Address	City	State	Zip
1600 Columbus Avenue	Springfield	NA	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	

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**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	Jul 1 thru Sep 30, 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	(\$5,000.00)	\$37,966.00
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:**

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**

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	1	5/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	10/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/2	2/0	4/2	75.00
# Owner Households	0	0	0	0/2	0/0	0/2	0

### 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

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**Grantee Activity Number:** 004  
**Activity Title:** HAP- 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:**  
 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	Jul 1 thru Sep 30, 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	\$9,768.00	\$294,632.00
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:**

11 Olive Street  
 The City has conveyed this tax-foreclosed property to the developer. Construction is scheduled to begin October 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/1
# of Singlefamily Units	0	0/1

### 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	3/1	4/1	75.00
# Owner Households	0	0	0	0/0	0/1	0/1	0

### 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

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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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HAP

Overall	Jul 1 thru Sep 30, 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	(\$9,196.50)	\$82,778.00
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 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. This project included creation of a first floor wheelchair accessible unit with a ramp for access.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	10/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	3/2	4/2	75.00
# Owner Households	0	0	0	0/0	0/2	0/2	0

### 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

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

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

**Activity Status:**  
 Cancelled

**Project Number:**  
 2

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

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

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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 HAP

Overall	Jul 1 thru Sep 30, 2010	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	(\$2,215.50)	\$89,759.00
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 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:**

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. This project included creation of a first floor wheelchair accessible unit with a ramp for access.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

# of Housing Units	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
	2		10/1	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/1	0/0	4/1	75.00
# Renter Households	0	0	0	3/1	0/0	4/1	75.00

**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	\$0.00
Total Other Funding Sources	\$0.00

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

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

**Activity Status:**  
 Cancelled

**Project Number:**  
 2

**Project Title:**  
 Acquisition 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 - LMMI

**Responsible Organization:**  
 HAP

Overall	Jul 1 thru Sep 30, 2010	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	(\$5,000.00)	\$37,966.00
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:**

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**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

# of Housing Units	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
	2		10/1	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/1	0/0	4/1	75.00
# Renter Households	0	0	0	3/1	0/0	4/1	75.00

### 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	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 008  
**Activity Title:** HAP - Redevelopment

**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	Jul 1 thru Sep 30, 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	\$4,702.00	\$256,900.00
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:**

176 Quincy Street  
 The City has conveyed this tax-foreclosed property to the developer. Construction is scheduled to begin November 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	5/1
# of Singlefamily Units	0	0/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/0	2/1	4/1	75.00
# Owner Households	0	0	0	0/0	0/1	0/1	0

### 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

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**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	Jul 1 thru Sep 30, 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
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 November 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/1

# of Singlefamily Units

0

0/1

### 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	3/1	4/1	75.00
# Owner Households	0	0	0	0/0	0/1	0/1	0

### 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:** 013  
**Activity Title:** City of Springfield demolition

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Cancelled

**Project Number:**  
 5

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

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

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

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Springfield

Overall	Jul 1 thru Sep 30, 2010	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	(\$25,000.00)	\$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:**

Demolition of foreclosed property

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Foreclosed property

**Activity Progress Narrative:**

activity cancelled

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/1

**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**

<b>Other Funding Sources</b>	<b>Amount</b>
Neighborhood Stabilization Program	\$0.00
<b>Total Other Funding Sources</b>	<b>\$0.00</b>

---

**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:**  
 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 - LH - 25% Set-Aside

**Responsible Organization:**  
 HAP

Overall	Jul 1 thru Sep 30, 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	\$91,118.53	\$91,118.53
Obligated CDBG DR Funds	\$26,404.50	\$99,700.00
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 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 is subject to a purchase and sale agreement. Total funds drawn this quarter - \$52,848.75

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties

1

5/1

**This Report Period**

**Cumulative Actual Total / Expected**

**Total**

**Total**

# of Housing Units

1

8/2

# of Singlefamily Units

0

0/2

**Beneficiaries Performance Measures**

**This Report Period**

**Cumulative Actual Total / Expected**

**Low**

**Mod**

**Total**

**Low**

**Mod**

**Total Low/Mod%**

# of Total Households

0

0

0

0/2

2/0

4/2

50.00

# Owner Households

0

0

0

0/2

0/0

0/2

0

**Activity Locations**

**Address**

**City**

**State**

**Zip**

13 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:** 015  
**Activity Title:** HAP Acquisition and rehab

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

**Activity Status:**  
 Cancelled

**Project Number:**  
 2

**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	Jul 1 thru Sep 30, 2010	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	\$0.50	\$73,296.00
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 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:**

19 Ashley Street  
 Rehabilitation of this two-family home is complete, and the house is subject to a purchase and sale agreement. Total funds drawn this quarter - \$38,269.78

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	10/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/1	0/0	4/1	75.00
# Renter Households	0	0	0	3/1	0/0	4/1	75.00

### 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	\$0.00
Total Other Funding Sources	\$0.00

---

**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	Jul 1 thru Sep 30, 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	\$2,354.00	\$115,000.00
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 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 November 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
140 Pendleton Street	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	Jul 1 thru Sep 30, 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	\$11,241.00	\$36,241.00
Obligated CDBG DR Funds	(\$206,541.00)	\$143,459.00
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 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  
 Environmental clean-up of this property is underway, as preparation for demolition. Demolition is expected to take place November 2010. Activity #13 was cancelled and the funds drawn against that activity were moved to this activity - an adjustment for \$36,241.00 was done during this quarter. Total funds drawn during this quarter - \$11,241.00.

**Accomplishments Performance Measures**

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

	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	0	0	0	0/310	0/211	0/616	0

### 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:**  
 Acquisition 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	Jul 1 thru Sep 30, 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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$156,000.00	\$156,000.00
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:**

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, community 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 Propertles	1	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

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

### 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	Jul 1 thru Sep 30, 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	\$244,456.00	\$244,456.00
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 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. Construction is scheduled to begin January 2011.

**Accomplishments Performance Measures**

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/1
# of Singlefamily Units	0	0/1

### 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	0	0	0/0	0/1	0/1	0

### 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	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$513,800.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$256,900.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$256,900.00	\$256,900.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 property 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 is scheduled to begin October 2010.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	1	2/2
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/2
# of Singlefamily Units	0	0/2

### 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	0	0	0	0/2	0/0	0/2	0

### Activity Locations

Address	City	State	Zip
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	Jul 1 thru Sep 30, 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	\$165,416.00	\$165,416.00
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:**

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% AML.

**Location Description:**

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

**Activity Progress Narrative:**

192-194 Quincy Street  
 The developer is finalizing the purchase of this abandoned property. Construction is scheduled to take place spring 2011.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

# of Singlefamily Units

0

0/2

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
192-194 Quincy	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

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