

Grantee: Prince Georges County, MD

Grant: B-08-UN-24-0002

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-UN-24-0002

Obligation Date:**Grantee Name:**

Prince Georges County, MD

Award Date:**Grant Amount:**

\$10,883,234.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Mortgage foreclosures have severely impacted Prince George's County. As a result, the County has one of the highest numbers of foreclosure activities in the State of Maryland.

In determining the areas of greatest need for the Neighborhood Stabilization Program (NSP), HUD guidelines required a review of the following statistical data:

- • Real Estate Owned (REO),
- >• Received Auction Notices,
- >• Received Default Notices,
- >• Average HUD Foreclosure Risk Scores,
- >• Average Percentage of Low, Moderate, and Middle Income (LMMI) households,
- >• Average HMDA Hi Cost Loan Rate,
- >• Percentage of Subprime Mortgages

Based on HUD's greatest needs indicators, priority will be given to the Target Area Zip Codes in Prince George's County with the following:

- • Areas that have 20 or more REOs
- >• Average HUD Risk Score of 5 and above
- >• Average HMDA Hi Cost Loan Rate of at least 25 %
- >• High Percentage of Subprime Mortgages
- >• Potential to create Workforce Housing, due to the proximity to major employers.

The following 33 zip codes were identified as areas of greatest needs.

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,
20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,
20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Distribution and and Uses of Funds:

The Target Areas will consist of those zip codes that meet the criteria of Section 2301(c)(2) of HERA and areas that have the potential to create Workforce Housing due to its proximity to a major employer.

The Department of Housing and Community Development (DHCD) and the Redevelopment Authority of Prince George's will maximize the impact of the NSP funds by using a comprehensive approach including:

1. Down payment and closing costs assistance for eligible families to purchase vacant foreclosed properties, with a priority for purchases in Target Areas, and a priority for vacant foreclosed properties purchased as Workforce Housing.
- >
- >2. Acquiring, rehabilitating and selling blighted homes or acquiring and selling blighted homes to non profit organizations for rehabilitation and sale, with a priority in Target Areas. This activity is similar to the approach being employed by Pasco County, Florida in its Pasco Opportunities Program (POP).
3. Providing mandated housing counseling to beneficiaries of the NSP funds (DPCCA & acquired homes purchasers).
4. Acting to reduce or minimize the occurrence of additional foreclosures by using existing County resources, i.e., the Housing Development Division (HDD) Homeownership Center and CDBG funds, to expand access to foreclosure prevention housing counseling in Target Areas; and aggressively working with local banks to promote existing state and federal programs designed to refinance sub-prime mortgages.
5. Planning and Administration will not exceed 10 percent of the NSP grant.

Through this comprehensive approach, the County anticipates being able to impact a minimum of 675 households through down payment and closing cost assistance, new purchases of acquired and rehabilitated homes and foreclosure prevention efforts utilizing non NSP funding.

NSP GRANT BUDGET				
Activity	%	Allocation	25% Allocation	Total
>Planning & Administration	10%	\$1,088,323		\$1,088,323
DPCCA (Finance Mechanism)	46%	\$5,058,447	\$1,972,605	\$7,031,052
Acquisition for Rehabilitation	16%	\$1,735,655	\$644,560	\$2,380,215
Housing Counseling	3%	\$280,000	\$103,644	\$383,644
25% at or below 50% AMI	25%	\$2,720,809		
Total		\$10,883,234	\$2,720,809	\$10,883,234

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Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS

Definition and Terms

Abandoned - A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, and the property has been vacant for at least 90 days.

>Affordable Housing - (See Attachment A - Affordable Rent Policy)

Blighted structure - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The Property Standards Group of the Prince George's Department of Environmental Resources enforces the county housing codes by using the "International Property Maintenance Code 2000(The Code)". Section 108 of the Code defines blighted structures as "open, unfit, unsafe, unlawful or abandoned structures.

>CDBG funds - CDBG funds means, in addition to the definition at 24 CFR 570.3, funds used for the County's NSP.

>Current market appraised value - The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, sub recipient, developer, or individual homebuyer.

>Foreclosed - A property that has been foreclosed upon at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

>Land bank - A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area. It will purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties. If the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service. For the purposes of the County's NSP, land banks will not be used.

>Revenue for the purposes of Section 2301(d)(4) - Revenue has the same meaning as program income, as defined at 24 CFR 570.500(a) with the modifications in these Administrative Regulations.

>Sub recipient - Sub recipient shall have the same meaning as at the first sentence of 24 CFR 570.500(c). This includes any nonprofit organization (including a unit of general local government) that a state awards funds to.

>Affordability Descriptions

>The County will ensure continued affordability by recording a Deed of Trust and Note in land records for all NSP assisted homes. Neighborhood stabilization will be guaranteed by requiring for a period of at least 10 years that the home be the recipients' primary residence, be properly maintained, and remain affordable to individuals or families whose incomes do not exceed 120 percent of the area median income (AMI). For homes assisted under HERA §2301(f)(3)(A)(ii), the home will remain affordable to individuals or families whose incomes do not exceed 50 percent of the AMI.

Rehabilitation Standards Descriptions

The County will enforce its CDBG Substantial Rehabilitation Standards for Single-Family Homes properties rehabilitated with NSP funds. The standards may be adjusted as necessary to provide energy efficiency activities and to accommodate accessibility repairs. A copy of the County's Rehabilitation Standards is available upon request.

Low Income Targeting:

The annual incomes (as defined in 24 CFR 5.609, referred to as "Part 5 annual income") of all homebuyers must not exceed 120 percent of the Area Median Income (AMI). The County will also ensure that not less than 25 percent of the funds will be earmarked for purchases at or below 50% of the AMI. A table showing the maximum limits for all income levels is listed below.

>MAXIMUM INCOME LIMITS (FY 10)

>Household Size

Income Category	1- person	2- person	3- person	4- person	5- person	6-person	7-person	8-person
>Very Very Low Income 30%	\$21,550	\$24,650	\$27,700	\$30,800	\$33,250	\$35,750	\$38,200	\$40,650
>Very Low Income 50%	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800
>60% Limit	\$43,140	\$49,320	\$55,440	\$61,620	\$66,540	\$71,460	\$76,380	\$81,360
>Low Income 62%	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250	\$79,350	\$84,500
>80% Limit	\$57,700	\$66,000	\$74,200	\$82,500	\$89,100	\$95,700	\$102,300	\$108,900
>120% Limit	\$86,600	\$99,000	\$111,300	\$123,700	\$133,600	\$143,500	\$153,400	\$163,300

>Source: U.S. Department of Housing and Urban Development

Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION

Demolition, conversion of LMMI dwelling units, or relocation activities are not included in the County's plan.

Public Comment:

G. PUBLIC COMMENT

The public comment period for the Neighborhood Stabilization Program (NSP) Substantial Amendment was conducted from October 30, through November 13, 2008. Free copies of the NSP amendment were made available to citizens and groups of interest upon request. A copy of the amendment was available at the main County libraries, the County's website at www.co.pg.md.us/Government/AgencyIndex/HCD and the Department of Housing and Community Development and the Redevelopment Authority of Prince George's County. A public notice was advertised in three local newspapers.

The Department of Housing and Community Development and the Redevelopment Authority of Prince George's County presented the NSP Substantial Amendment to the County Council on November 5th, 13th and 17th. The County Council sponsored a public hearing on November 18th and adopted County Resolution (CR-97-2008) supporting the NSP Substantial Amendment.

The following summary is provided to illustrate the types of comments made.

Initial comments were those of concern regarding the proposed use of NSP funds presented to the County Council. The first draft of the plan called for acquisition and rehabilitation of Real Estate Owned properties (REO) and housing counseling. Council members, the real estate community, and Community Housing Development Organizations (CHDOs) and non-profit organizations voiced concern regarding the limited use of funds resulting in a request for the DHCD to revise the plan to provide a more comprehensive way of appropriating the NSP dollars. Once the revised NSP was presented to the County Council, the general comments were favorable regarding the amended proposal calling it a proactive initiative. The Council along with the Realty and CHDO representatives were generally pleased with the second draft of the plan for down payment and closing cost assistance, acquisition and rehabilitation, and housing counseling.

Some members of the realty community, however, suggested lowering the interest rate proposed for down payment and closing cost assistance in targeted areas from 7% to 3.5%. Two CHDO's requested that increased funding be appropriated for acquisition and rehabilitation.

NSP Amendment

On July 6, the County adopted and approved an amendment to the FY 2009 Annual Action Plan to include revisions to the NSP Plan. The purpose for the revisions was to adjust the NSP administration budget to 10 percent to allow for supplemental staffing of the NSP Initiative. During the public comment period several lenders and realtors provided verbal comments in support of the budget increase and the need to adequately staff the program to ensure timely processing of down payment and closing cost assistance loan applications by the Department of Housing and Community Development.

>DHCD received the following written comments and responded as reflected:

Comment: First, has the clock started to run on the program? This is very important because this has a direct effect on choosing the correct time frame for the budget.

Response: Yes, per U.S Department of Housing and Urban Development (HUD) requirements for the Neighborhood Stabilization Program (NSP), the performance period began on March 24, 2009.

>Comment: The program has experienced several delays. Unofficially has started without the funding. The PGCAR and other organizations have been conducting classes for buyers to receive the required counseling. How many buyers are ready now to participate in the program? Can the current proposed staffing handle the number of qualified buyers?

Response: The NSP has not officially begun. The Prince George's County Department of Housing and Community Development (DHCD) are not responsible for pre-inception activities related to NSP that are conducted by others.

>Comment: Have the approved lenders been contacted about how many buyers are in the pipeline? Has a distinction been made between those that have been approved by the lenders and those that have also satisfied the counseling requirement?

Response: The NSP has not officially begun. As such, there is no pipeline of buyers to be communicated to the approved lenders. Once the program begins, each applicant must be approved by the lenders and satisfy the HUD mandated counseling requirement to participate.

>Comment: How many NSP contracts are pending? Can the current staffing handle the pending contracts and the contracts coming in the near future?

Response: Being that the program has not begun, there are no NSP contracts pending. The staffing proposal as presented to the County Council is made at the HUD maximum allowable administrative component percentage of 10%. DHCD expects this level of staffing to be sufficient and may revise the staffing compliment should the level of demand for the program increase beyond the staffing structure's capacity.

>Comment: How many cases are the loan processors projected to handle on a monthly basis? What is the maximum load for the other key personnel that must be directly involved with each case? Are any of the other key personnel over their maximum projected work load?

Response: On a monthly basis the loan processors are projected to handle approximately 50 settlements. The staff that is to be hired for the processing of NSP cases will only be charged with working on NSP cases.

>Comment: The peak season for the real estate market has just begun. Staffing needs to be seasonal. This is an accepted practice for the mortgage industry. If possible, the staffing should be reflective of the real estate cycle. This is a business practice that will improve on efficiency of the program and realize thousands of dollars in savings for the county.

Response: The NSP Staffing plan reflects staff's review of model down payment and closing cost assistance programs and key competencies required. To build and retain staff capacity, the NSP Staff team will be hired on a full time annual basis, rather than on a seasonal basis.

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>Comment: I was told that the staffing was extended to four years to basically cover a segment of buyers that will find difficulty qualifying. How many people are we talking about? Could an alternate system of underwriting these loans be established? Depending on the number of people affected, outsourcing this work may prove to be more cost effective.

Response: The NSP grant period is 48 months. The staffing plan reflects the 48 month grant period and the need to have appropriate staff in place to perform all necessary project functions. Necessary project functions will include loan processing and settlement functions throughout year 3 to serve, the number of households remaining in our HUD mandated 25% set-aside for households at or below 50% of the AMI (150). This population generally is more difficult to qualify and place in an affordable home. We are anticipating that we will have to obligate funds to this group, and be prepared to implement a more hands on approach to meet our HUD performance standard. Outsourcing this function is not a viable option.

In year 4, the only staffing in place will be a ½ time compliance monitor and a full time loan portfolio specialist.

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 >Comment: I was told that the processing could take up to 21 days. This creates an additional cost and risk to the buyer. What is driving the 21 day time frame? What is actually being done at the Department of Housing? Could some of the work be shifted to the first trust lender?
 Response: No additional costs or risks should be incurred by the buyer if contract settlement dates are set in anticipation of NSP published processing time. Our goal is to complete our processing within a maximum of 21 days. In light of federal statutory compliance requirements, eligibility review and financial processing, with an adequately staffed program, staff is comfortable setting a 21 day processing timeline. We have worked with our lender and realtor partners and have advised them that when the program commences, contract settlement dates should be set with our 21 day processing timeline in mind.
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$96,796,928.00
Total CDBG Program Funds Budgeted	N/A	\$10,883,234.00
Program Funds Drawdown	\$950,681.56	\$9,410,970.27
Program Funds Obligated	\$0.00	\$10,883,234.00
Program Funds Expended	\$9,628,400.38	\$10,131,880.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$225,000.00	\$1,965,890.00
Program Income Drawdown	\$242,899.98	\$242,899.98

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	\$1,632,485.10	\$0.00
Limit on Admin/Planning	\$1,088,323.40	\$549,546.72
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	\$2,720,808.50	\$2,720,809.00

Overall Progress Narrative:

Overall Progress Narrative:

The Prince George's NSP homeownership activity continues to process and settle loans for eligible buyers. To date 543 loans have been closed, 73 of these loans have been for low income buyers. The NSP homeownership funds have leveraged approximately \$85,000,000 dollars in FHA insured private mortgages.

The Redevelopment Authority continues to undertake acquisition and rehabilitation activities. To date 23 homes have been purchased. Thirteen of these homes have been completely rehabilitated. Nine of these homes have

been sold, generating \$1,965,890 in program income. To date \$1,299,266.61 in program income has been spent to acquire and rehab eligible properties. Program income will be recycled to purchase additional eligible properties.

- > One new purchase contract was executed through the National Community Stabilization Trust "First Look Program";
- > Settled on the purchase of two houses;
- > Settled on the sale of one house;
- > Worked on the rehabilitation of nine houses;
- > Completed appraisal work on two houses under contract;
- > Generated program income of \$1,515,890.00; and
- > Expended Program income of \$1,299,266.61

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
519999, Planning & Administration	\$109,586.80	\$1,088,323.00	\$549,546.72
522106, NSP Homeownership Counseling	\$27,295.97	\$383,644.00	\$321,345.53
524197, Acquisition & Rehabilitation	\$0.00	\$2,380,215.00	\$2,065,559.28
529875, DPCCA	\$813,798.79	\$7,031,052.00	\$6,474,518.74
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	1
Activity Title:	Down Payment & Closing Cost Assistance

Activity Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
529875

Project Title:
DPCCA

Projected Start Date:
03/24/2009

Projected End Date:
03/24/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Prince George's Co. Department of Housing & Community

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$83,192,721.00
Total CDBG Program Funds Budgeted	N/A	\$5,058,447.00
Program Funds Drawdown	\$44,528.00	\$4,817,193.85
Program Funds Obligated	\$0.00	\$5,058,447.00
Program Funds Expended	\$4,958,611.95	\$4,958,611.95
Prince George's Co. Department of Housing & Community	\$4,958,611.95	\$4,958,611.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This component of the NSP provides down payment and closing cost assistance (DPCCA) loans for purchases in Target Areas or for REOs purchased for Workforce Housing.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743, 20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784, 20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

During the reporting period, the NSP assisted Down Payment on Your Dream Program continued to process and settle on REO purchases in eligible zip codes.
NOTE: Per Jesse, Program Funds Expended is cumulative total to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	37	448/450
# of Singlefamily Units	0	0/450

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	37	37	0/0	448/450	448/450	100.00
# Owner Households	0	37	37	0/0	448/450	448/450	100.00

Activity Locations

Address	City	State	Zip
6600 Street Ignatius Drive #7203	Fort Washington	NA	20744
3259 Prince Rainier Place	District Heights	NA	20743
15616 Everglade Lane Unit #406	Bowie	NA	20715
17141 Lee oad	Fort Washington	NA	20744
6020 Darel Street	Suitland	NA	20746
13047 Marquette Lane	Bowie	NA	20715
214 Blackberry Drive	Fort Washington	NA	20744
5716 Lanier Avenue	Suitland	NA	20746
4924 Powder Mill Road	Beltsville	NA	20705
6612 Greenvale Parkway	Riverdale	NA	20737
12815 RedGrave Drive	Upper Marlboro	NA	20774
4723 Colonel Ashton PL	Upper Marlboro	NA	20772
5711 Alan Drive	Clinton	NA	20735
9402 Dania Court	Fort Washington	NA	20744
7636 N. Arbory Way	Laurel	NA	20707
7909 Canberra Place	Clinton	NA	20735
8464 Imperial Drive #3-B	Laurel	NA	20708
1714 Dauphin Drive	Fort Washington	NA	20744
13007 Rhame Drive	Fort Washington	NA	20744
6700 Doorman Street	Hyattsville	NA	20784

Other Funding Sources Budgeted - Detail

	Amount
Match Sources	
FHA insured first mortgages	\$78,134,274.00
Subtotal Match Sources	\$78,134,274.00
Other Funding Sources	
NSP	\$0.00
Total Other Funding Sources	\$78,134,274.00

Grantee Activity Number: 2

Activity Title: DPCCA-25% Set Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

529875

Project Title:

DPCCA

Projected Start Date:

03/24/2009

Projected End Date:

03/24/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Prince George's Co. Department of Housing & Community

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$9,752,025.00
Total CDBG Program Funds Budgeted	N/A	\$1,972,605.00
Program Funds Drawdown	\$769,270.79	\$1,657,324.89
Program Funds Obligated	\$0.00	\$1,972,605.00
Program Funds Expended	\$1,863,924.89	\$1,863,924.89
Prince George's Co. Department of Housing & Community	\$1,863,924.89	\$1,863,924.89
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This component of the NSP provides down payment and closing cost assistance loans to purchasers with incomes at or below 50% of the area median. Loans are estimated to average at \$60,000 per person to assist with mortgage principle reduction, downpayment and closing costs.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743, 20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784, 20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

During the reporting period, the NSP assisted Down Payment on Your Dream Program continued to process and settled on REO purchases in eligible zip codes.

NOTE: Per discussion with Jesse, Program Funds Expended is cumulative total to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-6	69/32
# of Singlefamily Units	69	69/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	-6	0	-6	69/32	0/0	69/32	100.00
# Owner Households	-6	0	-6	69/32	0/0	69/32	100.00

Activity Locations

Address	City	State	Zip
6814 Barton Road	Hyattsville	NA	20784

Other Funding Sources Budgeted - Detail

Match Sources	Amount
FHA insured first mortgages	\$7,779,420.00
Subtotal Match Sources	\$7,779,420.00
Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$7,779,420.00

Grantee Activity Number: 3

Activity Title: Aquisition and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

524197

Projected Start Date:

03/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/24/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority of Prince George's Co.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,735,655.00
Total CDBG Program Funds Budgeted	N/A	\$1,735,655.00
Program Funds Drawdown	\$0.00	\$1,420,999.28
Program Funds Obligated	\$0.00	\$1,735,655.00
Program Funds Expended	\$1,160,419.00	\$1,663,899.23
Redevelopment Authority of Prince George's Co.	\$1,160,419.00	\$1,663,899.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$225,000.00	\$1,515,890.00
Program Income Drawdown	\$242,899.98	\$242,899.98

Activity Description:

This component of the NSP will focus on acquisition, rehabilitation and selling of blighted REO's to qualified buyers. Funds will be used for acquisition costs which include, the purchase price, settlement costs, developer fees and other direct costs; and rehabilitation of subject properties.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

During the reporting period the Redevelopment Authority of Prince George's County (RA) inspected 20 homes for possible purchase. The Redevelopment Authority completed appraisals on two homes under contract. One home was sold during reporting period,

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	19/22
# of Singlefamily Units	19	19/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	7	7	0/0	19/22	19/22	100.00
# Owner Households	0	19	19	0/0	19/22	19/22	100.00

Activity Locations

Address	City	State	Zip
4215 Flam St.	Bladensburg	NA	20710
5606 San Juan Dr.	Clinton	NA	20735
7502 Topton St.	New Carrollton	NA	20784
6603 94th Avenue	Lanham	NA	20706

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 4

Activity Title: Acquisition and Rehabilitation of Foreclosed Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

524197

Projected Start Date:

03/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation

Projected End Date:

03/24/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority of Prince George's Co.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$644,560.00
Total CDBG Program Funds Budgeted	N/A	\$644,560.00
Program Funds Drawdown	\$0.00	\$644,560.00
Program Funds Obligated	\$0.00	\$644,560.00
Program Funds Expended	\$644,560.00	\$644,560.00
Redevelopment Authority of Prince George's Co.	\$644,560.00	\$644,560.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$450,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The RA will use NSP funds to acquire and rehabilitate REO's earmarked for eligible purchasers with incomes at or below 50% of the area median.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

During the reporting period no homes were purchased by the Redevelopment Authority of Prince George's County (RA) with the mandatory 25% set aside funds for households with incomes at or below 50% of the area median.

NOTE: Program Funds Expended is cumulative total to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/8	0/0	4/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 5

Activity Title: Home Ownership Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

522106

Projected Start Date:

03/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Homeownership Counseling

Projected End Date:

03/24/2013

Completed Activity Actual End Date:

Responsible Organization:

Prince George's Co. Department of Housing & Community

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$280,000.00
Total CDBG Program Funds Budgeted	N/A	\$280,000.00
Program Funds Drawdown	\$20,097.85	\$226,286.30
Program Funds Obligated	\$0.00	\$280,000.00
Program Funds Expended	\$250,068.31	\$250,068.31
Prince George's Co. Department of Housing & Community	\$250,068.31	\$250,068.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This component of the NSP Program will provide NSP mandated housing counseling to income eligible homebuyers that will be beneficiaries of the Acquisition and Rehabilitation Activity and Down Payment and Closing Costs Activity.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

This component of the NSP Program provides counseling to potential first time home buyers that met the requisite income level for the NSP program. The first time home buyers receiving counseling under this activity are beneficiaries of the Acquisition and Rehabilitation Activity and Down Payment and Closing Cost Activity (Down Payment on Your Dream Program).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	145	543/474

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	132	132	0/0	543/474	543/474	100.00
# Owner Households	0	132	132	0/0	543/474	543/474	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	6
Activity Title:	Home Ownership Counseling-25% Set Aside (522154)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

522106

Projected Start Date:

03/24/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Homeownership Counseling

Projected End Date:

03/24/2013

Completed Activity Actual End Date:

Responsible Organization:

Prince George's Co. Department of Housing & Community

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$103,644.00
Total CDBG Program Funds Budgeted	N/A	\$103,644.00
Program Funds Drawdown	\$7,198.12	\$95,059.23
Program Funds Obligated	\$0.00	\$103,644.00
Program Funds Expended	\$101,269.51	\$101,269.51
Prince George's Co. Department of Housing & Community	\$101,269.51	\$101,269.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This component of the NSP Program will provide NSP mandated housing counseling to income eligible homebuyers that will be beneficiaries of the Acquisition and Rehabilitation Activity and homeownership Activity.

Location Description:

20607,20608,20705,20710,20715,20716,20720,20721,20613,20722,20743,20623,20735,20740,20747,20744,20769,20770,20781,20782,20783,20784,20785,20706,20707,20708,20712,20745,20737,20746,20748,20772,20774

Activity Progress Narrative:

This component of the NSP Program provides counseling to potential first time home buyers with household income at or below 50% of the area median. First time home buyers receiving counseling under this activity are beneficiaries of the Acquisition and Rehabilitation Activity and Down Payment and closing Costs Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	26	73/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-2	0	-2	73/40	0/0	73/40	100.00
# Owner Households	-2	0	-2	73/40	0/0	73/40	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 7

Activity Title: NSP Planning & Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

519999

Project Title:

Planning & Administration

Projected Start Date:

03/24/2009

Projected End Date:

03/24/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Prince George's Co. Department of Housing & Community

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,088,323.00
Total CDBG Program Funds Budgeted	N/A	\$1,088,323.00
Program Funds Drawdown	\$109,586.80	\$549,546.72
Program Funds Obligated	\$0.00	\$1,088,323.00
Program Funds Expended	\$649,546.72	\$649,546.72
Prince George's Co. Department of Housing & Community	\$649,546.72	\$649,546.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds will be used for staffing and administrative costs include legal fees, advertisements, printing, etc.

Location Description:

9400 Peppercorn Place Largo, MD 20774

Activity Progress Narrative:

Administration of the County's NSP program continues. The maximum allowable planning and administration budget of \$1,088,323.00 has been obligated. To date, adequate staffing of the County's NSP Program has been critical to the Program's Success. Staffing currently in place includes NSP Staff Attorney, Settlement Coordinators, Senior Loan Processor, Loan Processors, Compliance Monitor, and Loan Servicing Specialist.

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
NSP	\$0.00
Total Other Funding Sources	\$0.00
