

**Grantee: Prichard Housing Authority**

**Grant: B-09-LN-AL-0017**

**April 1, 2010 thru June 30, 2010 Performance Report**

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**Grant Number:**

B-09-LN-AL-0017

**Obligation Date:****Award Date:****Grantee Name:**

Prichard Housing Authority

**Contract End Date:**

02/11/2013

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$20,000,000.00

**Grant Status:**

Active

**QPR Contact:**

John Helm

**Estimated PI/RL Funds:**

\$17,962.55

**Total Budget:**

\$20,017,962.55

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Executive Summary:

from the program will be at or below 120 percent of AMI. A minimum of 25 percent of the funds will target households at or below 50% of AMI. To leverage the NSP2 grant, firm commitments have been received from public and private entities for \$8,207,750 for cash funding, in-kind services, donated land, donated construction materials and services, utilities and construction loans.

**NSP2 Eligible Uses**

	Program Budget
1- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon	\$5,500,000
2- Establish land banks for homes and residential properties that have been abandoned or foreclosed upon	\$3,000,000
3- Demolish blighted structures	&

### Executive Summary:

Over the past decade, the City of Prichard has experienced a period of disinvestment. Since the 2000 Census, the population has decreased by 10.5%, the median household income is 43% of the national average and unemployment increased from 5.7% in December of 2007, to 10%. The foreclosure crisis has served to compound the problem. The ripple effect from the foreclosure crisis is an increase in vacancies and abandoned properties. The estimated number of mortgages to start the foreclosure process or be seriously delinquent in the past two years in Prichard is 574 or 16%; according to the US Postal data, 11% or 1,556 residential properties are vacant. The average vacancy risk score for the census tracts in Prichard is 18.54; the average foreclosure risk score is 18.69.

The Housing Authority of the City of Prichard (HACP) is applying for a \$20,000,000 grant to arrest neighborhood decline and eliminate destabilizing factors. The HACP neighborhood stabilization strategy is also designed to increase the supply of affordable housing. HACP proposes to carry out the Neighborhood Stabilization Program 2 in census tracts: 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

To achieve neighborhood stabilization, HACP proposes to use NSP2 funds to:

- Purchase and rehabilitate 50 residential properties that have been abandoned or foreclosed upon
- Acquire and demolish 300 blighted residential structures
- Establish and operate a land bank for sites not initially used for new construction
- Redevelop/construct 50 new residential rental units on demolished or vacant properties
- Redevelop/construct 25 new residential homeownership units on demolished or vacant properties

HACP will target neighborhood stabilization strategies according to the neighborhood classification. In distressed neighborhoods, HACP will use the acquisition, demolition and redevelopment approach. In declining neighborhoods, HACP will use the acquisition and rehabilitation approach.



To acquire abandoned and foreclosed properties, HACP will work with lenders, servicers, investors and governmental entities. Emphasis will be placed on bulk deals, HUD/FHA homes and properties with tax or building code liens.

HACP will draw on its experience in other affordable housing programs to provide homeownership training programs through a lease-purchase approach. To augment the physical development activities, HACP will provide case management services to lease-purchase participants and use the HOPE VI Community and Supportive Services network to assist families overcome obstacles to homeownership. Green building and energy-efficiency strategies will be employed in the rehabilitation and new construction specifications. The Enterprise Green Communities criteria will be incorporated in bid specifications.

Income targeting and long-term affordability are important components of the HACP Neighborhood Stabilization Program 2. All households benefit

**Executive Summary:**

bsp;	\$1,800,000	
4- Redevelop demolished or vacant properties as housing		\$8,125,000
5- Program Administration		\$1,575,000
	TOTAL:	\$20,000,000

The Housing Authority of the City of Prichard and its for-profit development partner, The Mitchell Company, are in a unique position to carry out a Neighborhood Stabilization Program to combat the affects of abandoned and foreclosed properties and to increase the supply of affordable housing. Based on the recently completed \$20 million HOPE VI Revitalization Program, HACP has the knowledge, experience and team poised to implement the Neighborhood Stabilization Program 2.

On July 1, 2009, a public meet

**Executive Summary:**

ing was held to present the proposed NSP2 program design. The program summary was posted in the City of Prichard Municipal Office Complex and housing authority administrative offices, published in the Mobile Press Register on June 21 and June 28, 2009, and posted to HACP’s Website: [www.prichardhousing.com](http://www.prichardhousing.com).

**Target Geography:**

et georaphycompasses the City of Prichard, Alabama. Over the past decade, the City of Prichard has experienced a period of disinvestment:

- since the 2000 census, the population has decreased by 10.5%
- in the past 18 months, unemployment has increased from 5.7% to over 10%
- the 2007 median household income (\$21,678) is 43% of the national average
- in 2007, 35.5% of the households had incomes below the poverty level

The foreclosure crisis has served to compound the trend of disinvestment and abandonment in the City of Prichard.

To determine the nature and extent of need, HACP used the following quality data sources:

- City of Prichard Comprehensive Plan prepare by MACTEC Engineering and Consulting, Inc.
- Market Study by W.S. Loper & Associates
- US Postal Data
- 2000 Census Tract Data
- RealtyTrac
- State of the City Data
- Activerain Data
- Policy Map
- HUD User Data Sets

Factors that are contributing to the decline of the target geography include:

- 1- The deteriorating condition of the housing stock:

US Postal Service data reports that 13,549 residential units are located in the target census tracts. In the Census Bureau data, Census 2000 Summary File 3, it reports that 51% of the renter-occupied housing units in the target census tracts have one or more selected indicators of deficiencies and over 30% of the owner-occupied housing units have one or more selected indicators of deficiencies. Therefore, 39% or 5,284 residential units in the target census tracts appear to have one or more selected indicators of deficiencies. This percentage of residential units with deficiencies indicates the need to eliminate destabilizing influences by rehabilitation or demolition in the target census tracts.

In addition to the residential units with deficiencies, the City of Prichard reports that over 200 residential properties have been condemned in the target neighborhoods. Another indicator is the median value of the existing housing stock. In 2007, the median value of the existing housing stock in Prichard was \$73,821 or 36% of the national median value of the existing housing stock.



Therefore, local housing market data indicates a need to demolish condemned and blighted residential units and the need to rehabilitate substandard residential properties. HACP proposes to target neighborhood stabilization strategies according to neighborhood classification. In distressed neighborhoods, HACP will use the acquisition, demolition and redevelopment approach. In declining neighborhoods, HACP will use the acquisition and rehabilitation approach.

2- The increase in the vacancy rate:

The local housing market has been negatively affected by an increase in the number of vacancies. According to U.S. Postal Service data, 1556 or 11.5% of the residential units in the target census tracts are vacant.

3-

**Target Geography:**

The City of Prichard is a working-class community of approximately 25,000 residents of predominantly African-American descent. Prichard is located in the southwest corner of Coastal Alabama in Mobile County, adjacent to the City of Mobile, the second largest city in Alabama. Prichard was incorporated as a city in 1925 and developed as a company town by large ship building companies who built workforce housing for their employees. The shipping industry prospered through the sixties resulting in Prichard reaching its highest population of 47,000. Following the Civil Rights movement, the rigid system of segregation in Prichard collapsed causing a dramatic white flight to occur. Over the last decade, the population in Prichard has continued to decline as industry and employment opportunities have faded.

Prichard currently suffers with high unemployment, dramatic poverty rates, alarming crime statistics and a large number of vacant, abandoned and foreclosed properties. A critical number of low/moderate income housing units have become distressed, structurally unsound and un-repairable as a result of Hurricane Katrina. Additionally, in the last year, the foreclosure crisis has made an immediate and critical impact in neighborhoods, resulting in an increased number of presumed stable properties that are now vacant, boarded up, abandoned and unattended. The City of Prichard, as a result, is facing an unprecedented rate of decline and disinvestment in its communities and neighborhoods.

The Housing Authority of the City of Prichard (HACP) has over recent years become the largest administrator and developer of affordable housing in the City of Prichard. HACP has dramatically increased the number of safe, decent and affordable rental and homeownership opportunities in the City of Prichard and has received national recognition for their work in developing affordable homeownership opportunities. Additionally, the Housing Authority of the City of Prichard has established itself as a good steward of public funds by maintain transparency and accountability in their programs and use of federal funds.

The HACP role in neighborhood revitalization was firmly established during the planning and implementation of the HOPE VI revitalization grant at Bessemer Avenue Apartments, a 360 unit obsolete and distressed public housing project. In addition to the development of affordable housing, the affected residents were provided with educational and economic opportunities that increased self-sufficiency, independence from public assistance and increased quality of life. The effort has resulted in a stable, well-functioning community. Based on the successful HOPE VI model, NSP2 funds will be used to stabilize distressed and declining neighborhoods in Prichard.

An analysis of the vacancy and foreclosure data indicates that all census tracts in the City of Prichard can be classified as distressed and/or declining, therefore, the Housing Authority of the City of Prichard is proposing to carry out the NSP2 activities in the following census tracts: 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

The composite foreclosure and vacancy maximum risk score of 19.31 demonstrates the destabilizing affect abandoned and foreclosed properties have on the target neighborhoods.

The tar

**Target Geography:**

**Lending and credit problems:**

The subprime mortgage market has dramatically increased mortgage delinquencies and foreclosures across the country. The percentage of subprime mortgages in Prichard is staggering. According to the data in Policy Map, the target census tracts have a mean percentage of 53.98 subprime mortgages.

Another factor contributing to the decline in neighborhood conditions in the target census tracts is the inability of potential buyers to access credit. A recent survey of banking and lending institutions in the City of Prichard and Mobile County indicated that lack of credit, insufficient income and lack of funds for down payments were the main reasons that potential borrowers failed to qualify for home loans. According to City-Data, in 2007, only 150 of the 290 or 52% of the applicants that applied for mortgages in Prichard were approved.

To address this need in other affordable housing programs, HACP has established a pre-counseling program, Homebuyers Club, to assist potential buyers become mortgage ready. To further address the credit issue, HACP has established a lease-purchase program.

4- The increase in unemployment:

The increasing rate of unemployment in the target census tracts has been a contributing factor to the decline in



neighborhood conditions. The unemployment rate in Prichard is one of the highest in the state; State of Alabama: 6.5%, City of Prichard, 10%.

The unemployment rate has been consistently increasing at an alarming rate in the City of Prichard over the past year.

Alabama business and economic data statistics indicate that the most common occupations for males in the City of Prichard are construction and transportation. The decline in the construction industry and the local shipping industry have resulted in huge job losses and have contributed to the high rate of unemployment in the City of Prichard. The most common occupations for females are service occupations which have decreased dramatically over the last twelve months and are generally reflected by minimum wage. According to 2000 US Census data, the average salary for jobs in Prichard is \$21,792 and the median income of households is \$19,544. Census data indicates that 35.5% of the City of Prichard's population is living below the poverty line.

The recent foreclosure crisis has served to further compound the housing problem in the City of Prichard. According to the HUD User Data Sets information, the estimated number of mortgages beginning the foreclosure process or mortgages in serious delinquency status in the past two years is 574 or 16% of all mortgages. While the problem of vacant and abandoned housing is not new in Prichard, the scale of the problem is impacting neighborhoods.

Many neighborhood residents contend that criminal and drug related crimes have increased and abandoned units are being used by gangs. This is threatening the safety of neighborhood residents and neighborhood stability. According to city-data.com, the crime index in Prichard was 591.8 in 2007, almost twice the national average of 320.9.

The factors that have contributed to the decline in the target neighborhoods have an interrelationship that

### **Target Geography:**

has caused disinvestment and destabilized neighborhoods. The increasing level of unemployment has led to defaults and foreclosures. As abandonment and foreclosures increase, vacancies increase. This cycle of disinvestment affects the community perception of the safety and desirability of the target neighborhoods.

### **Program Approach:**

The Housing Authority of the City of Prichard (HACP) has developed a neighborhood stabilization program and local action strategy based on the nature and extent of foreclosed, vacant and abandoned properties in Prichard, Alabama.

The design of the program is to target neighborhood stabilization strategies according to neighborhood classifications. In neighborhoods that are distressed (census tracts 40, 41, 42, 43, 45, 46, 47, and 48), HACP will acquire blighted foreclosed and abandoned properties, demolish the structures and redevelop the site with rental or homeownership units. In neighborhoods that are declining (census tracts 44, 49, 50, 61.03 and 61.05), HACP will acquire foreclosed and abandoned structures that can be rehabilitated and sold to qualifying families at or below 120% of median income.

In the distressed neighborhoods, HACP proposes to purchase and demolish 300 blighted foreclosed, vacant and abandoned residential structures. These sites and other donated properties in the distressed neighborhoods will be used to construct 50 rental units and 25 homeownership units.

To achieve the maximum impact in the distressed census tracts, two revitalization areas have been identified: Snug Harbor and Alabama Village.

Snug Harbor is located in census tract 43 on the fringe of the central business district. The City of Prichard Municipal Complex is located on the border of the Snug Harbor neighborhood. 23.5% of the residential units have been vacant for more than 90 days and 24.2% of the mortgages started foreclosure or were seriously delinquent in the past two years. The Prichard Housing Corporation II has acquired through donation or acquisition twenty-five (25) properties that it has pledged to donate.

Alabama Village is located in census tracts 47 & 48. Alabama Village has been classified as the most distressed neighborhood in the City of Prichard. 22% of the residential units have been vacant for more than 90 days and over 20% of the mortgages started foreclosure or were seriously delinquent in the past two years. During the past year, the City of Prichard has condemned and demolished 63 residential units. However, there is a need to demolish an additional 130 residential properties and initiate a redevelopment/replacement housing program.

In the declining neighborhoods, HACP proposes to purchase 50 foreclosed and abandoned residential structures that will be rehabilitated and sold.

The proposed neighborhood stabilization program will expand the neighborhood impact of the \$20,000,000 HOPE VI Revitalization Program completed in census tracts 43 and 61.03 in September of 2008. The HOPE VI Revitalization Program included the demolition of 360 blighted, obsolete public housing units, the construction of 160 rental units and the construction of 115 homeownership units. The program close-out evaluation performed by Spring Hill College concluded that the HOPE VI Revitalization Program stabilized and encouraged re-investment in the surrounding neighborhoods.

One of the lessons learned in the HOPE VI program is that to revitalize and stabilize neighborhoods, the effected families need the availability of community and supportive services. HACP proposes toment and the suppo



**Program Approach:**

ve services network developed in the HOPE VI program to provide training, education and counseling servico families participating in the rental and lease-purchase components of the NSP2 program. Mobile Works, the area workforce development agency, will play a key role in job training, placement and job retention to assist families achieve economic self-sufficiency.

Increasing the supply of affordable housing in Prichard within the next thirty-six (36) months is a key to achieving long-term economic benefits. In the declining neighborhoods, the acquisition and rehabilitation approach will stabilize the housing market within eighteen months by purchasing 50 of the currently available 199 foreclosures (25%) in census tracts 44, 49, 50, 61.3 & 61.05 and decreasing the vacancy rates in the declining neighborhoods by over 10%.

In the distressed neighborhoods, the demolition of 300 residential will stabilize the target geography by removing 20% of the blighted residential properties and increasing the affordable housing stock in the distressed neighborhoods by 125 units. The impact on the housing market in the distressed neighborhoods will have a measurable affect within twenty-four (24) months.

(1) Uses of Funds

This table shows the amount of funds budgeted for each eligible activity in the proposed Neighborhood Stabilization Program:

Proposed NSP2-Eligible Uses

Budget

Responsible Entity

(B)Purchase and rehabilitate 50 homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties

\$5,500,000

HACP (purchase); The Mitchell Company (rehabilitation)

(C) Establish land banks for homes and residential properties that have been foreclosed upon: 225 properties

\$3,000,000

HACP

(D) Demolish 300 blighted structures

\$1,800,000

HACP

(E)Redevelop demolished or vacant properties as housing: new construction of 50 rental units; 25 homeownership units

\$8,125,000

HACP (acquisition); The Mitchell Company (new construction)

Program Administration

\$1,575,000

HACP

TOTAL: \$20,000,000

The Housing Authority of the City of Prichard proposes to purchase fifty (50) residential properties in declining neighborhoods in census tracts 44, 49, 50, 61.03 and 61.05. It is projected that the average acquisition cost per house is \$50,000 or a total amount of \$2,500,000. HACP will conduct a physical needs assessment and develop specifications to rehabilitate the homes. The specifications will be based on the City of Prichard building codes, accessibility requirements and include the Enterprise Green Communities criteria. Housing undergoing rehabilitation will be improved to mitigate the impact of hurricanes. It is projected that the average rehabilitation cost per house is \$60,000 or a total amount of \$3,000,000.

After renovation is completed, the houses will be sold to qualifying families at or below 120% of AMI. HACP will utilize the eperienced staff in the Affordable Homes Program to conduct homeownership training, education and counseling. All homebuyersilbe required to attend twent-

**Program Approach:**

our (24) hours of training. Before closing, the homebuyers must receive a certification of completion. The Affordale Homes Program staff will ensure that the homebuyer obtains a mortgage from a lender who agrees to comply with bank regulators&rsquo guidance for non-traditional mortgages and guard against the issuance of subprime mortgages.

Twenty-five (25) of the homes will be targeted for families at or below 80% of AMI. Participants in the Section 8 homeownership program will be encouraged to take advantage of the program. Section 8 homebuyers will use the funds in their escrow account for down payment and closing costs.

To acquire the abandoned and foreclosed properties, HACP will work with lenders, servicers, investors and governmental entities. Emphasis will be placed on bulk deals, HUD/FHA homes and properties with tax or building code liens. State of Alabama records reflect approximately 632 tax delinquent properties in the target census tracts.

The Housing Authority of the City of Prichard is participating in a HUD Real Estate Owned program in which housing authorities have the opportunity to purchase REO properties currently occupied by Hurricane Katrina families. HACP will be able to purchase these REO properties at deep discounts, rehabilitate the houses and sell to eligible families. It is



anticipated that this program is compatible with the NSP2 approach proposed in this application.

In the process of acquiring properties, HACP will strive to obtain a 10% discount on the purchase of all properties and will ensure, at a minimum, a one percent individual purchase discount.

In the distressed neighborhoods in census tracts 40, 41, 42, 43, 45, 46, 47, and 48, HACP will acquire three hundred (300) foreclosed and abandoned properties. This group of properties includes sixty-five (65) parcels to be donated by the City of Prichard and the Prichard Housing Corporation II. The budget amount for this activity is \$3,000,000.

HACP will demolish the improvements on the three hundred (300) sites and select seventy-five (75) sites to build rental or homeownership units. The cost of demolition is estimated to be \$1,800,000. The projected cost of demolition is based on the average cost of demolition per unit that the City of Prichard is paying.

The balance of the sites (225) will be placed in the HACP land bank for future development. After units are absorbed and neighborhoods are stabilized, HACP will continue to develop affordable housing on these lots with the use of program income, Low-Income Housing Tax Credits and other HUD funds that may come available. On an interim basis, the lots will be used for community gardens and pocket parks/playgrounds.

HACP proposes to build fifty (50) rental units in the target neighborhoods. To the maximum degree possible, the units will be clustered on a block or adjacent blocks to have the greatest impact to stabilize the neighborhood. Based on the cost to construct rental units in the HOPE VI program, the budget amount is \$5,000,000. The Mitchell Company and HACP, have commitments for construction financing. It is anticipated that the development team will submit one or more Low-Income Housing Tax Credits

**Program Approach:**

dit applications during the first cycle in 2011 to the Alabama Housing Finance Authority.

The units will be leased to households with income at or less than 50% of AMI. This program component will satisfy the requirement that at least 25% of the grant amount is used for households at or less than 50% of AMI.

On the balance of the properties, HACP will construct twenty-five (25) single-family homeownership units in Snug Harbor, census tract 43. This component of the neighborhood stabilization strategy will be modeled after the recent HOPE VI homeownership program. HOPE VI architectural plans and specifications will be modified for this scattered site approach. The total development cost will be \$3,125,000 or \$125,000 per house.

To support the HACP neighborhood stabilization strategy, the Prichard Housing Corporation II has firmly committed \$250,000. Also, the City of Prichard and the Prichard Housing Corporation II have firmly committed the donation of sixty-five (65) parcels at an average value of \$10,000 per site or a total of \$650,000. Mobile Gas has committed to install natural gas mains and service piping, and provide energy conservation allowances totaling \$127,500. Allied Mortgage Corporation and Whitney Community Development Corporation have committed to provide \$6,125,000 in construction loans. The For-Profit Development Partner, The Mitchell Company, has firmly committed \$950,000 in donated construction materials and construction services.

The HACP neighborhood stabilization plan is to demolish 300 residential properties and redevelop seventy-five (75) sites in distressed neighborhoods and preserve fifty (50) houses in declining neighborhoods. The program mix is weighted toward demolition and redevelopment based on the condition of the housing stock in Prichard. The strategy recognizes that the population in Prichard has declined for three decades and there are more vacant and substandard units than the market can absorb. Therefore, the most effective strategy is demolition and land banking properties. However, the plan also addresses the need for affordable housing that meets local housing standards. Currently, the Housing Authority of the City of Prichard has 2,549 households on various waiting lists:

Section 8:	2,083
Public housing:	116
HOPE VI rentals	40
Project based Sec. 8:	60
LIHTC:	100
Homeownership:	150

Therefore, there is a tremendous need for affordable housing in Prichard, but the available units are substandard and/or not affordable to the households in need.



**Consortium Members:**

Not Applicable

**How to Get Additional Information:**

Contact the NSP2 Program Manager at 303/324-9294 or e-mail to penahelm@aol.com

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$20,017,962.55
<b>Total Budget</b>	\$0.00	\$20,017,962.55
<b>Total Obligated</b>	\$156,733.40	\$156,733.40
<b>Total Funds Drawdown</b>	\$156,733.40	\$156,733.40
<b>Program Funds Drawdown</b>	\$156,733.40	\$156,733.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$2,000,000.00	\$156,733.40
<b>Limit on State Admin</b>	\$0.00	\$156,733.40

**Progress Toward Activity Type Targets**

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$2,000,000.00	\$1,575,000.00

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$5,000,000.00	\$5,000,000.00

**Overall Progress Narrative:**

Pursuant to the NSP2 Webinar on 24 CFR Part 50 Environmental Review for Nonprofit Grantees, HACP instructed its environmental consultant to prepare a Part 50 Tier 1 Environmental Review in accordance with the recently issued Environmental Review Guide. As reported last quarter, HACP's environmental consultant had previously submitted the Part 58 Environmental Review to the Atlanta Regional Environmental Officer. On June 9, 2010, HACP's environmental consultant, after approval of the TA provider, submitted the Tier 1 Part 50 Environmental Review to



the Regional Environmental Officer. On June 9, 2010, the Regional Environmental Officer submitted review comments and requested additional information. On June 28, 2010, HACP's environmental consultant submitted the revised 4128's and supporting documentation. The confusion regarding the environmental review requirements for nonprofit grantees has caused delays in HACP's implementation schedule. However, on May 11, 2010, the Atlanta Regional Environmental Officer did approve Appendix 2 for administrative activities that are categorically excluded not subject to Part 50.

During this reporting period, HACP initiated negotiations and drafting of the Developer Agreement with the developer identified in the NSP2 application, The Mitchell Company. Since there is not a sample developer agreement available on the NSP Resource Exchange, HACP has drafted a NSP2 Developer Agreement based, in part, on the HOPE VI Developer Agreement model. Currently, the draft document is in the review phase. It is anticipated that the NSP2 Developer Agreement will be executed in July.

In anticipation of the approval of the ER and execution of the Developer Agreement, HACP has identified properties to be acquired in the first target neighborhood, Snug Harbor, census tract 43. Informational notices have been sent to owners and a Conditional Option Agreement has been drafted. The properties to be acquired in the Sung Harbor target neighborhood will supplement the eighteen (18) properties to be donated by HACP.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1410, Program Administration	\$156,733.40	\$1,575,000.00	\$156,733.40
1440, Land Bank	\$0.00	\$3,000,000.00	\$0.00
1460, Acquisition and Rehab	\$0.00	\$5,500,000.00	\$0.00
1485, Demolition	\$0.00	\$1,800,000.00	\$0.00
1499, Redevelopment	\$0.00	\$8,125,000.00	\$0.00



## Activities

**Project # / Title:** 1410 / Program Administration

**Grantee Activity Number:** 1410.10  
**Activity Title:** Program Administration

**Activity Category:**

Administration

**Project Number:**

1410

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of the City of Prichard

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2010**

N/A

**To Date**

\$1,750,000.00

**Total Budget**

\$0.00

\$1,750,000.00

**Total Obligated**

\$156,733.40

\$156,733.40

**Total Funds Drawdown**

\$156,733.40

\$156,733.40

**Program Funds Drawdown**

\$156,733.40

\$156,733.40

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Housing Authority of the City of Prichard

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Program administration activities include pre-planning work, implementation planning, coordination and oversight, complying with applicable requirements, financial management, reporting including DRGR, evaluation and close-out activities.

**Location Description:**

Administer program activities in Census Tracts 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

**Activity Progress Narrative:**

During this reporting period, HACP issued Request For Proposals and Request For Qualifications for professional services including environmental services, appraisal services and architectural and engineering services.

NSP2 policies and procedures continue to be drafted.



Three DRGR draw downs were submitted for administrative funds, Grant Activity Number 1410.10.

The Executive Director, NSP2 Program Coordinator and NSP2 Program Managers attended the Basically CDBG training session for NSP2 grantees in Orlando. Also, we continue to participate in the Webinars and gather information from the NSP Resource Exchange.

### 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

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