

**Grantee: National Housing Trust Community Development  
Fund**  
**Grant: B-09-CN-DC-0016**

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

**Grant Number:**

B-09-CN-DC-0016

**Grantee Name:**

National Housing Trust Community Development Fund

**Grant Amount:**

\$10,632,066.00

**Grant Status:**

Active

**QPR Contact:**

Josh Earn

**Disasters:****Declaration Number**

NSP

**Plan Description:****Recovery Needs:****Obligation Date:****Award Date:**

02/11/2010

**Contract End Date:**

02/11/2013

**Review by HUD:**

Original - In Progress

**Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$20,781.76

\$1,063,207.00

\$20,781.76

\$0.00

\$0.00

\$0.00

**To Date**

\$10,632,066.00

\$10,632,066.00

\$20,781.76

\$1,063,207.00

\$20,781.76

\$0.00

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.00%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,063,206.60	\$20,781.76
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,063,206.60	\$1,063,207.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,658,016.50	\$2,658,015.00

## Overall Progress Narrative:

The NHTCDF NSP2 consortium continues to work towards the acquisition and subsequent rehabilitation of two anchor residential properties in Marshall Heights (Census Tract 99.06). The majority of NHTCDF's NSP funding will be dedicated towards this eligible activity. Pending environmental approval, Telesis Corporation, a for-profit developer partner to the consortium will acquire and redevelop Bass Circle Apartments, a 122-unit building and NHT/Enterprise Preservation Corporation (NHT/E), a non-profit developer, will acquire and redevelop Copeland Manor, a 61-unit building.

>  
>Because just under 90% of the grant is being spent on these two large multifamily projects, the consortium expects that progress, as reflected by funds expenditure, will occur at a rapid pace once environmental clearance has been received and acquisition and rehabilitation activity can begin.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Revolving Loan Fund	\$0.00	\$100,000.00	\$0.00
2, Acquisition & Rehabilitation	\$0.00	\$9,468,859.00	\$0.00
6, Administration	\$20,781.76	\$1,063,207.00	\$20,781.76
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 1

**Activity Title:** Revolving Loan Fund

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

02/11/2010

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Revolving Loan Fund

**Projected End Date:**

02/11/2013

**Responsible Organization:**

Institute for Community Economics

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Institute for Community Economics	\$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:**

The revolving loan fund will acquire single family and small multi-family properties in census tract 99.06 in Washington, DC.

**Location Description:**

The foreclosed properties to be acquired will be in census tract 99.06 in Washintong, DC.

**Activity Progress Narrative:**

ICE has yet to find any properties within census tract 99.06 to provide financing to.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2
# of Persons benefitting	0	0	0	0/6	0/0	0/6

**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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<b>Grantee Activity Number:</b>	<b>2aa</b>
<b>Activity Title:</b>	<b>Bass Circle Acq/LH25</b>

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition & Rehabilitation

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Telesis Corporation

### Overall

### Apr 1 thru Jun 30, 2010

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$210,780.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$210,780.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Telesis Corporation	\$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:

The Bass Circle project consists of 122 total units to be acquired and redeveloped to provide safe and decent affordable housing.

### Location Description:

The project is located at 4505 B Street, SE, Washington DC in census tract 99.06. The property is comprised of 5 buildings.

### Activity Progress Narrative:

Telesis is working to meet environmental requirements under 24 CFR Part 50 while simultaneously working to prepare for acquisition and rehabilitation in ways that neither limit reasonable choices nor could produce an adverse environmental impact.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/31
# of Households benefitting	0	0	0	0/31	0/0	0/31

## Activity Locations

Address	City	State	Zip
Benning Road SE	Washington	NA	20019
Bass Circle SE	Washington	NA	20019
Bass Place SE	Washington	NA	20019

## 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:** 2ab

**Activity Title:** Bass Circle Acq LMMI

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition & Rehabilitation

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Telesis Corporation

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$539,220.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$539,220.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Telesis Corporation	\$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:**

The Bass Circle project consists of 122 total units to be acquired and redeveloped to provide safe and decent affordable housing.

**Location Description:**

The property is located at 4505 B Street, SE in Washington DC at the corner of Benning Road and B Street SE. The property is comprised of 5 buildings.

**Activity Progress Narrative:**

SEE 2AA

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/91	0/0	0/91
# of Permanent Jobs Created	0	0	0	0/91	0/0	0/91

**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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<b>Grantee Activity Number:</b>	<b>2ba</b>
<b>Activity Title:</b>	<b>Bass Circle Rehab/LH25</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Activity Status:

Under Way

### Project Number:

2

### Project Title:

Acquisition & Rehabilitation

### Projected Start Date:

02/11/2010

### Projected End Date:

02/11/2013

### National Objective:

NSP Only - LH - 25% Set-Aside

### Responsible Organization:

Telesis Corporation

## Overall

## Apr 1 thru Jun 30, 2010

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$1,558,129.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,558,129.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Telesis Corporation	\$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:

The Bass Circle project consists of 122 total units to be acquired and redeveloped to provide safe and decent affordable housing.

## Location Description:

The property is located at 4505 B Street, SE in Washington DC at the corner of Benning Road and B Street SE. The property is comprised of 5 buildings.

## Activity Progress Narrative:

See Activity 2aa

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/31

## 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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**Grantee Activity Number:** 2bb

**Activity Title:** Bass Circle Rehab/LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition & Rehabilitation

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Telesis Corporation

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,991,871.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,991,871.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Telesis Corporation	\$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:**

The Bass Circle project consists of 122 total units to be acquired and redeveloped to provide safe and decent affordable housing.

**Location Description:**

The property is located at 4505 B Street, SE in Washington DC at the corner of Benning Road and B Street SE. The property is comprised of 5 buildings.

**Activity Progress Narrative:**

See Activity 2aa

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/91

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** 2bc**Activity Title:** Copeland Rehab/LH25**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition &amp; Rehabilitation

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

NHT/Enterprise Preservation Corporation

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$889,106.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$889,106.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
NHT/Enterprise Preservation Corporation	\$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:**

The 61-unit project will be acquired and redeveloped to provide safe and decent affordable housing.

**Location Description:**

The property is located at 4710, 4730-4740, 4750-4760 C Street SE in Washington, DC. It is comprised of 4 buildings.

**Activity Progress Narrative:**

NHT/Enterprise Preservation Corporation is working to meet environmental requirements under 24 CFR Part 50 while simultaneously working to prepare for acquisition and rehabilitation in ways that neither limit reasonable choices nor could produce an adverse environmental impact.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	0/4
<b># of housing units</b>	0	0	0	0/0	0/0	0/18

## Activity Locations

Address	City	State	Zip
C Street SE	Washington	NA	20019

## 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:** 2bd

**Activity Title:** Copeland Rehab/LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Acquisition & Rehabilitation

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

NHT/Enterprise Preservation Corporation

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,279,753.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,279,753.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
NHT/Enterprise Preservation Corporation	\$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:**

The 61-unit project will be acquired and redeveloped to provide safe and decent affordable housing.

**Location Description:**

The property is located at 4710, 4730-4740, 4750-4760 C Street SE in Washington, DC. It is comprised of 4 buildings.

**Activity Progress Narrative:**

See Activity 2bc

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/43

**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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<b>Grantee Activity Number:</b>	<b>6</b>
<b>Activity Title:</b>	<b>NHTCDF-Admin</b>

**Activity Category:**

Administration

**Project Number:**

6

**Projected Start Date:**

02/11/2010

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Responsible Organization:**

National Housing Trust Community Development Fund

### Overall

### Apr 1 thru Jun 30, 2010

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$1,063,207.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,063,207.00
<b>Program Funds Drawdown</b>	\$20,781.76	\$20,781.76
<b>Obligated CDBG DR Funds</b>	\$1,063,207.00	\$1,063,207.00
<b>Expended CDBG DR Funds</b>	\$20,781.76	\$20,781.76
National Housing Trust Community Development Fund	\$20,781.76	\$20,781.76
<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:

NHTCDF is the lead member of the consortium and will administer the grant for the acquisition and rehabilitation of projects in census tract 99.06.

### Location Description:

The administration of the NSP2 grant will be conducted by NHTCDF headquartered in Washington, DC. The projects to be acquired and redeveloped will be in census tract 99.06 in Washington, DC.

### Activity Progress Narrative:

NHTCDF recently hired a program manager to focus on NSP2 related issues. NHTCDF has been working to overcome roadblocks in the development process in order to increase the drawdown and expenditure of NSP2 funds. Currently the focus has been on obtaining environmental clearance from HUD to be allowed to spend federal funds on the properties and on ensuring the planned acquisition structures comply with NSP2 regulations. NHTCDF has also been developing policies and procedures to ensure compliance with all relevant regulations.

### Performance Measures

**No 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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