

### **Alameda County, California**

Alameda County in a consortium agreement with City of Dublin, City of Emeryville, City of Hayward, City of Fremont, City of Livermore, City of Pleasanton, City of Newark, City of San Leandro, and City of Union has been awarded \$11,000,000 in NSP2 funds. These funds will be used in targeted areas across 45 census tracts to reverse the effects of foreclosures and declining property values. The consortium will purchase and rehabilitate 28 foreclosed homes to become low income rental housing and will acquire and redevelop 72 demolished or vacant properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$10,000,000 in other funds, will help restore the housing market and lead to neighborhood stabilization in the targeted areas.

### **City of Boston, Massachusetts**

The City of Boston has been awarded \$13,610,343 in NSP2 funds to be used in targeted areas across 42 census tracts with high foreclosure rates and a high concentration of real estate owned properties. The targeted areas have suffered from a decline in property values resulting from overvaluation of property and foreclosures resulting from high cost loans. The awarded funds will be used to build on a neighborhood stabilization strategy in place since early 2007. The city proposed to acquire 496 real estate owned properties over three years and provide homebuyer assistance, counseling, and education programs. After acquiring these real estate owned properties, the city will make them available to diverse populations including middle-income, moderate and low-income, and the homeless while maintaining a requirement of using the funds for households whose income is at or below 120percent of area median income, with 25percent of funds to be used for households at or below 50percent median income. The goals of these activities are to stabilize existing homeowners in the area, address the market-depressing influence of derelict REO properties, and simulate demand for housing in high-foreclosure areas by offering financial and technical support to homebuyers. The use of these funds, and the leveraging of \$14,300,000 in other funds, will lead to greater market strength and enhanced neighborhood stabilization in an accelerated timeframe.

### **Camden Redevelopment Agency, New Jersey**

The Camden Redevelopment Agency in a consortium agreement with Camden Lutheran Housing, Volunteers of America, Saint Joseph's Carpenter Society, and the Cramer Hill Community Development Corporations has been awarded \$11,926,887 in NSP2 funds. These funds will be used in targeted areas across 7 census tracts to build off of prior committed investments to create stabilization and increase property values. The Consortium proposed to provide financial resources, in the form of settlement grants, for the purchase and

rehabilitation of 146 abandoned or foreclosed properties, demolish 66 blighted structures, and establish land banks to support the redevelopment of vacant land. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds will help stabilize the targeted neighborhoods and create long term affordability in the housing market.

### **Center for Community Self-Help, National**

The Center for Community Self-Help has been awarded \$11,763,553 in NSP2 funds. These funds will be used in targeted areas across 778 census tracts in the Central Valley and Bay Area of California, Chicago, Los Angeles, New Haven, and Atlanta. The Center for Community Self-Help is taking a unique approach for its use of NSP2 grant to fund loan loss reserves, a financing mechanism, which will provide additional security for repaying various types of financing, which include lease-purchase mortgages, direct home mortgages, developer credit lines, and mortgages for investor-owned properties for a proposed 560 foreclosed residential properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. Providing these permanent financing options in the targeted areas is essential to the continued success of NSP activities already underway to help revitalize the housing market and ensure neighborhood stabilization in these metropolitan areas.

### **City of Chicago, Illinois**

The City of Chicago has been awarded \$98,008,384 in NSP2 funds. The City will use these funds in targeted neighborhoods in the City, which include 36 census tracts to arrest neighborhood decline caused by foreclosed and abandoned homes. The City intends to rehabilitate and reuse 1,331 housing units, demolish 182 blighted, residential structures, and construct 27 homes on demolished sites. The City plans to use NSP2 funds and an additional \$1,045,944 in other funds to create high-quality, energy efficient, affordable housing for individuals and families whose household incomes are at or below 120percent of the area median income. The City's goal in its targeted neighborhoods is to reverse the decline in home sales, lock in affordability for buyers and renters, and support local economic development and job growth.

The approach for this project is three-tiered with specific strategies targeted to local conditions classified into three neighborhood types: neighborhoods prone to growth and quick recovery, neighborhoods that can be stabilized around targeted investment areas, and neighborhoods that need to be consolidated to reduce negative impacts of blighted structures. This approach is responsive to specific neighborhood needs and designed to be cost effective while maximizing the impact on local markets.

### **Chicanos Por La Causa, Inc., National**

Chicanos Por la Causa in a consortium agreement with Affordable Homes of South Texas, Community Development Corporation of Brownsville, El Paso HOAP, Tierra del Sol Housing Development Corporation, YES Housing, Inc., CHISPA, Inc., New Economics for Women, Colorado Rural Housing Development Corporation, Del Norte/Northeast Denver Housing Center, Mi Casa, Inc., Norris Square Civic Association, and The Resurrection Project has been awarded \$137,107,133 in NSP2 funds. These funds will be used in targeted areas across 332 census tracts in 8 States and the District of Columbia to address foreclosure and abandonment in the housing market and to create affordable housing for Latino communities. The Consortium proposed to use the awarded funds to demolish 165 blighted properties, land bank 203 foreclosed homes, and produce 1,998 affordable housing units through the purchase and rehabilitation of foreclosed or abandoned homes, financing mechanisms, and redevelopment of vacant or abandoned properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$12,012,000 in other funds, will lead to neighborhood stabilization by improving the housing market through the creation of affordable housing in the targeted communities.

### **City and County of Denver Office of Economic Development, Colorado**

The Denver Office of Economic Development has been awarded \$18,994,444 in NSP2 funds. These funds will be used in targeted areas across 20 census tracts to address foreclosures and vacancies causing destabilization. Denver plans to return 325 abandoned or foreclosed properties back to productive use to create affordable housing for households whose income does not exceed 120percent of area median income, with 25percent of funds directed towards households at or below 50percent of area median income. 245 abandoned or foreclosed homes will be acquired and rehabilitated, 15 properties will be land banked, 50 vacant properties will be demolished, and 35 vacant or demolished properties will be redeveloped as housing. Additionally, 195 households will receive financing mechanisms in the form of loan assistance to ensure that low and moderate income households will be able to purchase affordable homes near public transit lines. The goal of these activities is to increase sales of residential properties and raise median values in targeted neighborhoods while supporting local business development, creating jobs, and ensuring better public transit. The Consortium will also use \$4,450,000 in other funds to ensure neighborhood stabilization.

### **City of Columbus, Ohio**

The City of Columbus in a consortium agreement with Franklin County, Affordable Housing Trust of Columbus and Franklin County, Campus Partners, Columbus Housing Partnership, Community Development Collaborative of Greater Columbus, and Habitat for Humanity of Greater Columbus has been awarded \$23,200,733 in NSP2 funds. These funds will be used in targeted areas across 55 census tracts with high residential foreclosures and vacancies. The Consortium proposed to acquire and rehabilitate 396 foreclosed or abandoned properties, demolish 100 properties, land bank 50 properties, and redevelop 275 vacant or foreclosed properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$11,161,000 in other funds, will stabilize the targeted neighborhoods and create long term affordability in the housing market. The Consortium will also emphasize job creation, business development, and green-building trainings in the targeted communities.

### **Cuyahoga County Land Reutilization Corporation, Ohio**

The Cuyahoga County Land Reutilization Corporation in a consortium agreement with The City of Cleveland, Cuyahoga County, and the Cuyahoga Metropolitan Housing Authority has been awarded \$40,841,390 in NSP2 funds. The funds will be used in targeted areas across 47 census tracts with high foreclosure and risk scores and also a foreseen opportunity for market restoration. The Target areas are classified based on three types of intervention strategies: re-establishing markets in stable areas that require little demolition, re-branding markets where elimination of blight and vacant properties are needed, and developing affordable housing in distressed markets to develop long term mixed income housing. The consortium has proposed using funds to acquire, rehabilitate, and resell 216 units of foreclosed or abandoned properties and to provide homebuyer loans (such as a soft second mortgage) for these homes and 150 additional homes, demolish 900 units, deconstruct 95 units so that their components can be reused, and acquire 150 units to be secured and maintained for future purposes. Additionally, 134 rental units will receive developmental assistance specifically for households of 50percent or less of area median income. All activities will benefit households whose income is at or below 120percent of area median income. The Consortium will use these funds and activities to builds from programs that are already being implemented in the City, thereby creating the highest likelihood of neighborhood stabilization and market revitalization in the targeted areas.

## **City of Dayton, Ohio**

The City of Dayton, Ohio in a consortium agreement with the City of Kettering, the City of Fairborn, the County of Montgomery, and Dayton Metropolitan Housing Authority has been awarded \$29,363,660 in NSP2 funds. The funds will be used in targeted areas across 32 census tracts and will expand on and enhance current efforts. The targeted areas are marked by nearly a decade of economic decline, fleeing population, waves of unemployment, and diminished services to residents resulting from a decline in collectable income taxes. The housing market has high vacancy rates and low absorption rates, creating an excess supply in houses, many of which are vacant, abandoned, or blighted. The Consortium requested a waiver to use 20percent of funds for the proposed demolition of 1,621 blighted structures to reduce the excess supply and remove negative effects of these structures. The Consortium also proposed to redevelop 4 vacant or demolished properties, purchase and rehabilitate 402 foreclosed and abandoned homes, and provide financing incentives for the purchase and redevelopment of 419 foreclosed homes. These activities will benefit households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. With the elimination of blighting influences and the creation of affordable housing for low and median income residents, these activities will lead to comprehensive neighborhood revitalization.

## **DC Department of Housing and Community Development**

The DC Department of Housing and Community Development has been awarded \$9,550,562 in NSP2 funds. These funds will be used in three targeted neighborhoods across 19 census tracts. These areas are historically underserved communities struggling to overcome the long-term effects of disinvestment, vacancy, and abandonment. The communities have been disproportionately affected by foreclosures and vacancies within the city because of broad neighborhood division along socio-economic and racial lines. The NSP2 funds will help minimize the gap between stable and unstable communities and provide stability in these low-income neighborhoods. The department will target single family home development through the proposed acquisition and disposition of 96 vacant and foreclosed homes, rehabilitation of 63 foreclosed units, and down payment assistance for 150 homebuyers. For multifamily development, the Department proposed having a revolving loan fund for the acquisition of 100 units and rehabilitation financing for 375 units. These activities will all benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent area median income. These funds will create neighborhood stabilization through the development of mixed-use, mixed-income communities with amenities for residents.

### **Delaware State Housing Authority**

Delaware State Housing Authority has been awarded \$10,007,109 in NSP2 funds. These funds will be used to address housing market failures in targeted areas across 27 census tracts suffering from high foreclosure rates, subprime mortgages, unemployment, and decreasing market values of homes. The State proposed to purchase and rehabilitate 139 foreclosed homes and make them available to households whose income does not exceed 120percent of the area median income, with 25percent of the funds to be used for households at or below 50percent of median income. The state also proposed to provide new market tax credit equity to return another 46 foreclosed units to use. Delaware's goals in executing this program are to increase demand for homes through the availability of financing mechanisms, improve homeownership rates, provide a stock of permanently affordable homes, stabilize the housing market to avoid further decline, and encourage further investment in the area. Delaware will also leverage \$5,200,000 in other funds to help stabilize the targeted areas.

### **El Paso Collaborative for Community and Economic Development, Texas**

El Paso Collaborative for Community and Economic Development in a consortium agreement with Lower Valle Housing Corporation, Habitat for Humanity-El Paso, and Project Vida and with for-profit partners Dawco Builders, Karma-JKS Properties, Wright and Dalbin Architects, and Senercon has been awarded \$10,191,000 in NSP2 funds. These funds will be used in targeted areas across 22 census tracts with high foreclosure and vacancy rates. The Consortium will establish financing mechanisms, in the form of down payment assistance, loan loss reserves, grants, and lines of credit, for the purchase and rehabilitation of 100 foreclosed properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds will help stabilize the housing market in the targeted areas and lead to long-term affordable housing.

### **City of Evanston, Illinois**

The City of Evanston has been awarded \$18,150,000 in NSP2 funds. These funds will be used in targeted areas across 2 census tracts that have been identified as areas of need because of high foreclosure and vacancy risk scores. The City proposed to purchase and rehabilitate 100 foreclosed units for rental and resale and purchase and redevelop blighted properties to create 98 units. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The use of these NSP2 funds will help create housing market revitalization and employment in the targeted geography.

### **Habitat for Humanity International, Inc., National**

Habitat for Humanity International has been awarded \$137,620,088 in NSP2 funds. Habitat will use these funds in seven targeted areas across five states and 77 census tracts. These target areas are marked by high numbers of foreclosed and vacant properties, high unemployment, and income related housing affordability issues. Habitat proposed to use awarded funds to provide financing assistance in the form of soft second mortgage loans for 15 low income households to purchase and rehabilitate foreclosed properties, purchase and rehabilitate 560 foreclosed or abandoned units, and acquire and redevelop 513 vacant or demolished properties. These units will be made available to households at or below 80percent of the area median income, with 25percent of the funds used towards households at or below 50percent of area median income. These activities, combined with the leveraging of \$56,018,809 in other funds and neighborhood activities such as family counseling, home repair, weatherization, landscaping and similar support for existing residents, are all designed to ensure long term revitalization and impact within the targeted areas.

### **Hamilton County, Ohio**

Hamilton County Community Development in a consortium agreement with the City of Cincinnati Department of Community Development, Cincinnati Metropolitan Housing Authority, and Local Initiatives Support Corporation has been awarded \$24,068,968 in NSP2 funds. These funds will be used in targeted areas across 21 census tracts in the City of Cincinnati and Hamilton County where stagnant population growth, high unemployment, and a weak housing market have lead to high foreclosure and vacancy risk scores. The Consortium proposed to acquire and rehabilitate 36 rental units, provide funds for the acquisition, demolition, redevelopment, or financing of 241 rental units and 73 homeownership units, and demolish 874 blighted structures. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The use of these funds, and the leveraging of \$737,000 in additional funds, will lead to the stabilization of the targeted areas.

## **Healthy Neighborhoods, Inc., Maryland**

Healthy Neighborhoods, Inc., in a consortium agreement with the City of Baltimore Department of Housing and Urban Development, Saint Ambrose Housing Aid Center, Druid Heights Community Development Corporation, and Chesapeake Habitat for Humanity and in a for-profit partnership with Telesis Baltimore Corporation has been awarded \$26,092,880 in NSP2 funds. The Consortium will use these funds to address stagnant and declining housing markets across targeted areas in 12 census tracts. The targeted areas are neighborhoods with average homeownership rates, scattered physical problems, and vacancies that are not highly concentrated. Addressing these targeted areas will stem decline and build value in the real estate market. The consortium will acquire, rehabilitate, and resell or rent 359 vacant or foreclosed properties and will provide financing mechanisms in the form of gap financing, second mortgages, and/or closing costs for 981 units. These activities will attract new ownership in the neighborhoods, strengthen the real estate market, and support active residential involvement. 25percent of the funds will be used to create 71 households for those under 50percent of area median income and the remainder of the properties will support households at or below 120percent of area median income. Neighborhood stabilization will be further maximized by the leveraged commitment of \$7,429,472 in other funds.

A portion of the funds budgeted for acquisition-rehab activities will be used to support a “homestead” model to stabilize neighborhoods by attracting young urban pioneers. This approach will allow new homeowners to buy in neighborhoods with high foreclosure rates that are causing reductions in housing values of existing homeowners. With an influx of new homeowners, these areas will have a higher likelihood of neighborhood stabilization. The Consortium will help buyers identify available residential properties and arrange for financing to assist them through the completion of rehabilitation.

### **Housing Authority of the City of Camden, New Jersey**

The Housing Authority of the City of Camden in a consortium agreement with The Heart of Camden, Inc. and with for-profit partners Michaels Development and Pennrose Properties has been awarded \$14,140,923 in NSP2 funds to use in targeted neighborhoods across three census tracts. The Consortium proposed to use awarded funds to address problems associated with foreclosed and abandoned homes and to work towards stabilizing the targeted areas. The Consortium proposed to purchase and rehabilitate 100 homes that have been abandoned or foreclosed, demolish 23 blighted structures that are in a one block radius with no potential for absorption, and redevelop 70 demolished or vacant properties. The rehabilitated houses will be sold to meet affordable housing needs within the target area for households whose do not exceed 120percent of area median income, with at least 25percent of the funds benefiting households at or below 50percent of area median income. These funds, along with the leveraging of \$1,306,563 in other funds, will further stabilize the revitalization efforts currently underway in the targeted neighborhoods, including new schools streetscapes and rehabilitated housing, and will simulate subsequent investment to further improve the economic, social, and environmental sustainability of these areas.

### **Housing Authority of the City of Prichard, Alabama**

The Housing Authority of the City of Prichard, Alabama has been awarded \$20,000,000 in NSP2 funds. These funds will be used in targeted areas across 13 census tracts that have been affected by high foreclosure and vacancy risk scores, population decrease, and high unemployment. The Housing Authority will purchase and rehabilitate 50 abandoned or foreclosed residential properties, demolish 300 blighted structures, redevelop 75 demolished or vacant sites for rental and homeownership units, and establish a land bank for the 225 demolished sites not initially used for new construction. The Housing Authority will target these activities in two types of neighborhoods: distressed and declining. Distressed neighborhoods will need demolition and redevelopment while declining neighborhoods will be stabilized by rehabilitation. All activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. Green building and energy-efficient strategies will be employed in all forms of construction. An additional \$5,050,000 in other funds will help the Housing Authority ensure stabilization in these targeted neighborhoods.

### **Housing Authority of the City of Reno, Nevada**

The Housing Authority of the City of Reno in a consortium agreement with City of Reno Consumer Credit Counseling Services and Nevada Rural Housing Authority and with for-profit partners Reno Reality Inc. and Charles Schwab Bank has been awarded \$20,995,000 in NSP2

funds. These funds will be used in targeted areas across 6 census tracts that have been heavily impacted by foreclosures, declining prices, and distressed properties. The Consortium will purchase and rehabilitate 200 vacant or foreclosed properties and provide counseling services to homebuyers. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$1,000,000 in other funds, will remove the negative effects caused by vacant and foreclosed properties and stabilize market values and real estate prices within the targeted areas.

### **Housing Authority of the City of Tampa, Florida**

The Housing Authority of the City of Tampa, Florida in a consortium agreement with The City of Tampa and with the Banc of America Community Development Corporation as a for-profit partner has been awarded \$38,000,000 in NSP2 funds. These funds will be used in targeted areas across eleven census tracts affected by a history of decline from increased populations of low income households, worsening conditions of housing stock, and continual stunting of redevelopment efforts. The funding will be used to provide soft second and rental loan programs for the acquisition and rehabilitation of over 120 vacant or foreclosed homes and to rehabilitate over 449 units of vacant or foreclosed property for a mixed income housing development that was previously stalled. The Consortium estimates that more than 500 units of new and rehabilitated housing will be occupied within the 3 year time frame of the NSP2 program. These units will be made available to households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. These activities will ensure that the entire target geography is an immediate beneficiary of the NSP2 funds and will allow the market to stabilize and improve broadly and fulfill a need for both owner occupied and rental housing. The Consortium will also leverage \$3,451,000 in other funds to ensure that stabilization occurs.

### **Housing Trust of Santa Clara County, Inc., California**

The Housing Trust of Santa Clara County, Inc. in a consortium agreement with the City of San Jose and Neighborhood Housing Services Silicon Valley has been awarded \$25,000,000 in NSP2 funds. These funds will be used in targeted areas across 35 census tracts that have been the hardest hit by foreclosures within the City of San Jose. The consortium will use the funds to provide financing mechanisms, in the form of down-payment assistance and closing cost assistance, for the individual purchase and redevelopment of 100 foreclosed homes and will acquire and rehabilitate 105 foreclosed or abandoned properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$2,250,000 in additional funds, will reduce the number of foreclosed or

abandoned homes and residential properties in the targeted areas and lead to stabilization of the housing market.

### **City of Indio, California**

The City of Indio, California in a consortium agreement with the Rancho Housing Alliance and the Indio Redevelopment Agency has been awarded \$8,130,000 in NSP2 funds. The city will use these funds in targeted areas across 3 census tracts that have experienced serious housing market decline due to foreclosed and abandoned properties. This 3 member consortium will acquire, rehabilitate, and resell 100 abandoned or foreclosed homes, demolish 5 vacant homes and redevelop these 5 sites, and provide financing in the form of down payment assistance to ensure affordability of these 105 homes. Additionally, 100 homebuyers will receive counseling and 100 homes will receive lead based paint and termite inspections. This NSP2 program focuses on stabilizing neighborhoods with the highest combined foreclosure/vacancy rates, older neighborhoods needing greater assistance to thwart decline, and creating higher levels of homeownership for households at or below 80percent of area median income, with 25percent of funds benefiting households whose income does not exceed 50percent of area median income. The long term goal of this stabilization program is to increase sales of residential properties and increase median market values in targeted neighborhoods.

### **Lake Worth Community Redevelopment Agency, Florida**

Lake Worth Community Redevelopment Agency in a consortium agreement with Housing Partnership, The Lord's Place, Children's Services Council of Palm Beach County, Adopt a Family of Palm Beach, United Way of Palm Beach County, Palm Beach Community College, The Urban Groups, Realtors Association of Palm Beach County, Indiantown Nonprofit Housing, Housing Leadership Council, Families First, Habitat for Humanity PBC, and the City of Lake Worth, and in a partnership with for-profit entities Intelli-Green, Stewart and Shelby Development, All Phase Services, Craftsman Plus, and Cannatelli Builders has been awarded \$23,237,500 in NSP2 funds. These funds will be used in four contiguous census tracts that contain 518 acres of land designated as a Brownfield area. Brownfield sites are generally abandoned, idled, or underused industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination. The consortium will provide financing in the form of second mortgage loans for 50 households, acquire and rehabilitate 100 abandoned or foreclosed properties, land bank 30 properties, demolish 10 blighted structures, and redevelop 10 vacant or foreclosed properties Twenty-five (25) homes will be held by a Community Land Trust, a non-profit that owns the underlying land of the homes and leases this land to low and moderate income homeowners at an affordable rate to reduce the total housing costs. All of these financing activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area

median income. The Consortium will leverage \$825,000 in other funds to ensure neighborhood stabilization.

### **City of Little Rock, Arkansas**

The City of Little Rock, Arkansas in a consortium agreement with Black Community Developers and Habitat for Humanity has been awarded \$8,602,359 in NSP2 funds. These funds will be used in targeted areas across three census tracts suffering from unaffordable mortgages, depressed housing prices, high unemployment, and deteriorating housing stock that creates an undesirable place to live. The Consortium proposed to establish financing for the redevelopment of 17 foreclosed upon homes in the form of soft second loans, loan loss reserves, and share equity loans. They also proposed returning 270 homes to the housing stock of upgraded housing by rehabilitating 215 foreclosed homes and building 55 new homes on demolished or vacant properties. The Consortium will create land banks as needed and demolish as many blighted homes as possible with an allocated 7.1percent of the awarded funds(approximately 16 percent of the housing in the area is blighted). These areas will be maintained for public use or redeveloped. All activities will benefit households at or below 120percent of area median income, with 44.6percent of the funds and 110 rehabilitated units directed at households at 50percent or less of area median income. By focusing these activities and resources, along with \$887,500 in other funds, in clusters of key areas, the Consortium will demonstrate what a livable neighborhood looks like, thereby generating confidence and raising neighborhood expectations.

### **City of Long Beach, California**

The City of Long Beach, California in a consortium agreement with Habitat for Humanity Greater Los Angeles has been awarded \$22,249,980 in NSP2 funds. These funds will be used in targeted areas across 44 census tracts affected by high foreclosure rates and subprime mortgages. The consortium will establish financing mechanisms, in the form soft second loans, loan loss reserves, and shared-equity loans, for 86 individuals to purchase and redevelop foreclosed upon homes and the consortium will purchase and rehabilitate 25 homes that have been abandoned or foreclosed upon in order to sell, rent, or redevelop these properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$1,725,000 in other funds, will help stabilize high foreclosure areas, arrest declining housing values, and reconnect targeted neighborhoods with the economy, housing market, and social networks of the community and metropolitan area as a whole.

### **Los Angeles Neighborhood Housing Services, Inc., California**

Los Angeles Neighborhood Housing Services in a consortium agreement with Asian American Drug Abuse Program, ANR Industries, Budget Finance Company, City of Carson, City of Compton, City of Inglewood, GRID Alternatives, Major Properties, Vermont Village Community Development Corporation, Search to Involve Pilipino Americans, Vermont Slauson Economic Development Corporation, and Watts Century Latino Organization has been awarded \$60,000,000 in NSP2 funds. These funds will be used in targeted areas across 37 census tracts that have been most severely impacted by foreclosures. The consortium will provide financing assistance in the form of down payment assistance for at least 400 homes, most of which are foreclosed properties, and will provide up to 700 units of affordable housing through the acquisition and rehabilitation of foreclosed or vacant properties. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$2,600,000 in other funds, will allow the Consortium to expand on existing local efforts and make a significant contribution to neighborhood stabilization within the targeted areas.

### **City of Los Angeles, California**

The City of Los Angeles has been awarded \$100,000,000 in NSP2 funds to use in targeted areas in the city across 164 census tracts. These areas are marked by a high concentration of foreclosures resulting in declining home values and increasing poverty and unemployment rates. The City will use NSP2 funds to further support and enhance NSP1 projects already underway. NSP2 funds will be used to acquire, rehabilitate and resell foreclosed and abandoned homes in the form of 265 single family homes and 947 units of multifamily rental properties. The City will also provide financing for mortgage assistance and rehabilitation loans for the purchase and rehabilitation of foreclosed homes in the target areas. All activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds benefiting households whose income does not exceed 50percent area median income. The City's goal is to reduce the number of vacant and abandoned properties, reduce the absorption period for sales of foreclosed properties, and stabilize home values.

### **Massachusetts Housing Investment Corporation**

The Massachusetts Housing Investment Corporation in a consortium agreement with Massachusetts Housing Partnership and Commonwealth of Massachusetts Department of Housing and Community Development has been awarded \$21,882,940 in NSP2 funds. These funds will be used in targeted areas across 142 census tracts in economically hard hit urban communities where foreclosure activity and vacancies are high and homeownership rates are below the state average. The Consortium proposed to use awarded funds in part to add to a Neighborhood Stabilization Loan Fund to provide revolving acquisition/construction loans to approved entities for the acquisition and rehabilitation of foreclosed and abandoned properties that will then be rented or sold. The proposed use of funds also includes restoring 210 properties and returning 620 units to productive use. Additionally, the Consortium proposed to create a homebuyer incentive program where 360 homebuyers will receive interest subsidies and/or loan loss reserves, 240 will receive down payment assistance, and 180 will receive rehabilitation assistance. This program will lead to the purchase and improvement of foreclosed properties by individual homebuyers and will impact a proposed 600 units. All of these activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds benefiting households at or below 50percent of area median income. The Consortium will leverage \$35,000,000 in other funds to help ensure neighborhood stabilization.

### **Metropolitan Development and Housing Agency, Tennessee**

The Metropolitan Development and Housing Agency, Nashville in consortium agreement with The Housing Fund, Urban Housing Solutions, and Woodbine Community Organization has been awarded \$30,470,000 in NSP2 funds. These funds will be used in targeted areas across 17 census tracts with identified housing, credit, and employment needs. The Consortium plans to use its range of relevant experience to create economically and socially viable neighborhoods. Financing mechanisms in the form of shared equity loans will be available to assist low to middle income buyers for 100 foreclosed properties. The Consortium will acquire and rehabilitate 205 abandoned or foreclosed properties and redevelop 140 demolished or vacant properties. This housing will be made available for households whose income is at or below 120percent of area median income, with 25percent of the funds directed at households at or below 50percent area median income. The Consortium's goal is to stabilize the housing market by removing the negative effects of abandoned and foreclosed properties while creating mixed income neighborhoods with access to non-residential amenities and places of employment.

## **Michigan State Housing Development Authority**

The Michigan State Housing Development Authority in a consortium agreement with 12 city governments : City of Battle Creek, City of Benton Harbor, City of Detroit, City of Flint, City of Grand Rapids, City of Hamtramck, City of Highland Park, City of Kalamazoo, City of Lansing, City of Pontiac, City of Saginaw, City of Wyandotte, and eight land banks: Calhoun County Land Bank, Berrien County Land Bank, Michigan Land Bank Fast Track Authority, Genesee County Land Bank, Wayne County Land Bank Corporation, Kalamazoo County Land Bank, Ingham County Land Bank, and Saginaw County Land Bank has been awarded \$223,875,399 in NSP2 funds to use in targeted areas, which include 93 census tracts. In these targeted areas, home values have dropped by as much as 52 percent. The Michigan Consortium proposed to use NSP2 funds to acquire 6,250 (39percent) of foreclosed, abandoned, vacant, and blighted properties in these targeted areas. A proposed Fifteen hundred (1500) of these homes will be rehabilitated, 2,500 demolished, and 4,650 land banked for future use. The rehabilitated homes will be available to households whose income does not exceed 120percent of area median income, with 740 homes for households at or below 50percent area median income (28percent of total funds). The consortium's goal is focusing on the removal of blight and re-sizing neighborhoods to meet market demand. A key component of this approach is the innovative use of land banks to purchase and hold properties, thereby removing their negative effect without adding units to the surplus already on the market. The land banks will help create smaller neighborhoods with green spaces and improved neighborhood amenities while reserving buildable lots to be conveyed to developers as revitalization plans get implemented and the housing market demand grows.

## **City of Milwaukee, Wisconsin**

The City of Milwaukee has been awarded \$25,000,000 in NSP2 funds to use in targeted areas across the City in 91 census tracts. The City will use NSP2 funds to work in collaboration with actions already being carried out by the City and its partners to provide homebuyer assistance, rental rehabilitation assistance, leveraged loan funds, and redevelopment assistance for 590 foreclosed homes, acquisition and rehabilitation of 46 foreclosed homes, demolition of 125 vacant properties, redevelopment of 180 vacant or demolished properties, and land banking of 100 units. The city will make these redeveloped and rehabilitated homes available to households whose income is at or below 120percent of the average median income for that area, with 25percent of the funds benefiting households at or below 50percent of area median income.

The City of Milwaukee's NSP2 program is highlighted by broad public engagement of the Milwaukee Foreclosure Partnership Initiative (MFPI) to support the City's overall goal of neighborhood stabilization. MFPI is a public-private partnership made up of over 100 representatives of lenders, foundations, real estate professionals, government representatives, community stakeholders, and even local television stations. MFPI programs include a foreclosure mediation program, increased intervention counseling, expanded homebuyer education efforts, a targeted neighborhood marketing campaign around foreclosed properties, and a code enforcement "strike force" which will aggressively ensure code compliance. The neighborhoods targeted for NSP2 funded activities will be implemented alongside several separately-funded initiatives developed by the MFPI to strengthen the City's ability to achieve its neighborhood stabilization goals.

### **City of Minneapolis, Minnesota**

The City of Minneapolis, Community Planning and Economic Development Department in a consortium agreement with City of Brooklyn Park Community Development Department and Hennepin County Housing Community Works and Transit Department had been awarded \$19,455,156 in NSP2 funds. The Consortium will target neighborhoods across 73 census tracts that have been the hardest hit by foreclosures and declining property values. The Consortium proposed to use awarded funds to provide down payment and closing cost assistance to 385 homebuyers to purchase foreclosed properties, purchase and rehabilitate 365 foreclosed or abandoned units, land bank 308 foreclosed properties, and redevelop 17 demolished or vacant units. These activities will be used to benefit households at or below 120percent of the area median income, with 25percent of the funds to be used for households at or below 50percent of the median income. The Consortium is part of a pilot community collaboration with the National Community Stabilization Trust which will allow the purchase of over 700 pre-market properties at a substantially reduced price. The goal of the consortium is to achieve neighborhood stabilization through arrested decline in home sales, increased sales of residential properties, increased median market values, and the removal of vacant and abandoned properties. The Consortium will also leverage \$37,450,000 in other funds to help achieve neighborhood stabilization.

### **City of Modesto, California**

The City of Modesto, California has been awarded \$25,000,000 in NSP2 funds. These funds will be used in targeted areas across 36 census tracts where over-valuation and over-building have caused high numbers of residential foreclosures and abandonment. The City will use the awarded funds to acquire and rehabilitate 175 foreclosed or vacant properties. Forty (40) of these homes will be specifically allocated to provide housing for special needs households who are in need of permanent housing. All activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent area median income. Overall, the program will serve and estimated 200 families and individuals over 3 years while stabilizing the targeted areas to arrest further decline throughout the community.

### **National Housing Trust Community Development Fund, District of Columbia**

The National Housing Trust Community Development Fund in a consortium agreement with the Institute for Community Economics and National Housing Trust-Enterprise Preservation Corporation and with Telesis Corporation as a for-profit partner has been awarded \$10,632,066 in NSP2 funds to target one census tract in Washington, DC. This targeted census tract is in a historic area of Washington that has been negatively affected by foreclosures, vacancies,

abandonment, and the withdrawal of public and private capital and credit. The Consortium has been working on stabilizing the targeted area for more than 2 years and the addition of NSP2 funding will allow further implementation of a stabilization investment and green redevelopment plan. The Consortium proposed to acquire and rehabilitate 225 foreclosed or abandoned properties and provide finance assistance in the form of a revolving loan fund and soft second financing for foreclosed or abandoned properties for an additional 40 homeownership or rental housing units. All the NSP2 funded housing will serve households below 80percent of the area median income with more than 25percent of the funds going to households with less than 50percent of area median income. The stabilization of this target area will attract and leverage additional private investment and create more than 400 well paying jobs. The Consortium will leverage \$8,800,000 in other funds to help achieve stabilization.

### **Neighborhood Housing Services of Orange County, California**

Neighborhood Housing Services of Orange County in a consortium agreement with Orange County Community Housing Corporation, Mary Ericson Community Housing, Habitat for Humanity of Orange County, Affordable Housing Clearinghouse, Irvine Community Land Trust, and Community Housing Resources has been awarded \$7,500,000 in NSP2 funds. These funds will be used in targeted areas across 129 census tracts affected by high foreclosure and vacancy risk scores. The consortium will acquire and rehabilitate 68 foreclosed or abandoned properties for resale and rental and provide financing mechanisms, in the form of homebuyer assistance, for 45 households to purchase and rehabilitate foreclosed homes. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$2,500,000 in other funds, will rapidly arrest the decline of the housing market and provide continued affordability in the targeted geography.

### **Neighborhood Housing Services of South Florida, Inc.**

The Neighborhood Housing Services of South Florida in a consortium agreement with The City of North Miami, Carrfour Supportive Housing, Little Haiti Housing Association, Opa-locka Community Development Corporation, St. John Community Development Corporation, and the Urban League of Greater Miami have been awarded \$89,375,000 in NSP2 funds. These funds will be used in targeted areas across 73 census tracts that are in decline due to the negative effects of a high number and percentage of homes that have been foreclosed upon or abandoned. The Consortium will use these funds to rehabilitate 540 units for rental housing and 290 units for homeownership through the purchase and rehabilitation of foreclosed and abandoned properties. It will redevelop 425 housing units from vacant or demolished properties. All funds will be used to benefit households with income levels at or below

120percent of the area median income, with at least 25percent of the funds for households at or below 50percent of median income. The Consortiums goals are to provide physical improvements to properties, eliminate vacant and abandoned properties, reduce the housing cost burden of eligible households for long term affordability, and to create a suitable living environment with economic opportunity. The Consortium will also leverage \$9,898,000 in other funds to help ensure neighborhood stabilization.

In addition to the outcomes listed above, the Consortium will use other funding to provide necessary social services to community members in the targeted areas. These services will include commercial and economic development, business assistance, non-NSP housing development, improvement of owner occupied homes, housing counseling for residents purchasing non-NSP funded homes, foreclosure prevention, tenant case management, employment services, life skills training, drug and alcohol recovery support and after-school care.

#### **Neighborhood Lending Partners of West Florida, Inc.**

Neighborhood Lending Partners of West Florida, Inc. in a consortium agreement with Pinellas County, Pasco County, and Housing Finance Authority of Pinellas County has been awarded \$50,000,000 in NSP2 funds. These funds will be used in targeted areas across 103 census tracts where economic downturn and volatile financial and housing markets have resulted in high foreclosure rates and declining communities. These funds will be used to provide financing mechanisms for 1,778 units, in the form of soft second mortgages for homebuyer and rehabilitation assistance for low income housing or the redevelopment of foreclosed or abandoned homes, demolish 76 blighted structures, and redevelop 76 vacant or demolished lots. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$22,800,000 in other funds, will rapidly limit destabilizing factors in the targeted neighborhoods and create improvements in the local economy and housing market.

#### **New Orleans Redevelopment Authority, Louisiana**

The City of New Orleans in a consortium agreement with New Orleans Redevelopment Authority, Broadmoor Improvement Association, Central City Collective, Make It Right, NENA, Project Home Again, Pontchartrain Park CDC, Rebuilding Together New Orleans, St. Bernard Project, UNITY of Greater New Orleans with Common Ground Institute, and Volunteers of America has been awarded \$29,782,103 in NSP2 funds. These funds will be used to address targeted areas across 21 census tracts with severe blight and vacancy problems. There are nearly 10,000 unoccupied properties in the targeted area and the Consortium will build upon

slow recovery efforts and continual reinvestment occurring after Hurricane Katrina. The Consortium has proposed to use awarded funds to demolish 1,370 blighted structures to remove their negative effect and to purchase and rehabilitate 110 abandoned or foreclosed properties to create affordable rental units for households at or below 50percent of area median income. The Consortium also proposed to build 795 new units on vacant or demolished properties, land bank 90 foreclosed properties, rehabilitate 305 vacant or demolished properties, and provide homebuyer counseling. All activities will benefit households who are at or below 120percent of area median income. The Consortium will also leverage \$90,024,923 in other funds to help ensure neighborhood stabilization in the targeted areas.

### **City of New York Department of Housing Preservation and Development**

The City of New York Department of Housing Preservation and Development has been awarded \$20,059,466 in NSP2 funds. These funds will be used in targeted areas across 95 census tracts with high foreclosure risk scores. The City proposed to provide financing mechanisms, in the form of homebuyer assistance, for the acquisition and rehabilitation of 320 foreclosed units and will redevelop 320 vacant sites. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$21,295,718 in other funds, will create stabilization in the targeted neighborhoods and provide homebuyers will secure affordable homes.

### **City of Newark, New Jersey**

The City of Newark in a consortium agreement with The City of Essex, The City of East Orange, The City of Irvington, The City of Montclair, The Township of Orange, Brand New Day, Don Pedro Development Corporation, Episcopal Community Development Corporation, Housing and Neighborhood Development Services, HOME Corp, Ironbound Community Corporation, Make It Right Foundation, Unified Vailsburg Service Organization, and The Community Loan Fund of New Jersey and in a for-profit partnership with Fairmount Heights Development Corporation, Michaels Development Corporation, and RPM Development Corporation has been awarded \$20,759,155 in NSP2 funds. The funds will be used to target specific neighborhoods across 24 census tracts that have been severely affected by the rise and collapse of the sub-prime lending market, high housing cost burdens, and low socio-economic status of residents. The Consortium has selected target areas that have sufficient existing or planned investments to support ongoing neighborhood development and the presence of active community development organizations to ensure that the NSP2 activities will be a part of a larger collaboration to achieve stabilization. The Consortium proposed to acquire 203 specific foreclosed or abandoned properties that will be rehabilitated or redeveloped to create 654 units of affordable housing. In addition, 6 blighted structures are proposed for demolition and up to

10percent of the funds will be used for loan loss reserve. These activities will help stabilize the neighborhood across income levels by providing affordable housing to households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. The Consortium will also leverage \$19,044,000 in other funds to help ensure neighborhood stabilization of the targeted areas.

### **City of North Little Rock, Arkansas**

The City of North Little Rock, Arkansas in a consortium agreement with The City of Little Rock, The Housing Authority of Little Rock, The Housing Authority of North Little Rock, Aregenta Community Development Corporation, Habitat for Humanity, and Black Community Builders has been awarded \$6,444,347 in NSP2 funds. These funds will be used in targeted neighborhoods in one census tract where high vacancy rates and abandoned and blighted residential properties are causing destabilization. The Consortium proposed to provide financing mechanisms in the form of grants and second loans, with flexible repayment conditions, for 55 homebuyers. It also proposed the creation of 135 units of affordable housing through the redevelopment of vacant and demolished sites and the rehabilitation of foreclosed and abandoned homes. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median once. With these awarded funds, and the leveraging of \$1,668,250 in other funds, the Consortium will influence long-term economic benefits in the targeted area including the attraction of private developers and the creating of jobs in construction.

The Consortium plans to enhance its NSP2 program by ensuring that all redeveloped or rehabilitated homes will be certified according to the requirements of LEED-H (Leadership and Energy in Environmental Design for Homes). This certification ensures that homes will use less energy, water, and natural resources, create less waste, and be more durable and comfortable for homeowners.

### **State of Ohio**

The Ohio Department of Development in a consortium agreement with WSOS Community Action Commission, Neighborhood Development Services, Ohio Regional Development Corporation, Mid-Ohio Regional Planning Commissions, Community Action Partnerships of the Greater Dayton Area, Community Action Commission of Fayette County, and Gallia-Meigs Community Action Agency has been awarded \$25,422,148 in NSP2 funds. These funds will be used in targeted areas across 176 census tracts in seven regions of the state where a specific consortium member is supporting the implementation of other community development activities. In addition to housing need caused by high foreclosure and abandonment, high cost

mortgages and predatory lending, and aging and obsolete housing stock, the targeted areas are characterized by high unemployment, loss of population, and low education attainment levels. The consortium proposed to use funds to provide financing mechanisms in the form of second loans, with flexible repayment requirements, loan loss reserves, and share equity loans for the purchase and redevelopment of 100 foreclosed or abandoned homes, purchase and rehabilitation of 210 foreclosed or vacant units, demolition of 360 blighted structures, and redevelopment of 190 demolished or vacant properties. These activities will benefit households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. A market analysis of each area will allow the Consortium to regulate activities in each region based on the market type, availability of appropriate sites, availability of other funding, and opportunities to coordinate NSP2 activities with other efforts, thereby creating stabilization across all seven targeted regions.

The Consortium members have also worked to identify local economic development activities and assets in or nearby the targeted areas that may help to create jobs and boost housing markets through local economic development coalitions, land assembly for development, quality industrial parks, intermodal rail and highway access and diversifying economies such as green jobs.

### **Oregon Housing Community Services**

Oregon Department of Housing and Community Services in a consortium agreement with Clackamas County, the City of Bend, the City of Medford, the City of Salem, and Washington County has been awarded \$6,829,635 in NSP2 funds. These funds will be used in targeted areas across 410 census tracts to expand on existing stabilization efforts and programs. The Consortium proposed to return 340 abandoned or foreclosed homes to occupancy by providing financing mechanisms for individual acquisition and rehabilitation of homes as well as Consortium managed acquisition and rehabilitation. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The use of these awarded funds will stabilize the targeted areas by reducing vacancy rates, stabilizing occupancy rates and targeting low income households to help improve the overall economic and social stability through the availability of safe, affordable housing.

### **Palm Beach County, Florida**

Palm Beach County, Florida has been awarded \$50,000,000 in NSP2 funds. The funds will be concentrated across 31 census tracts in an area known as the Urban Redevelopment Area in Central Palm Beach that has been a focus of infill and redevelopment efforts since 2005. The

economic crisis and housing market decline has had a devastating impact on this area in terms of high foreclosure and vacancy rates, high unemployment, and an increase of real estate owned properties. Additionally, the area housing market is overbuilt and overvalued, leaving a high demand for affordable housing. The County will redevelop and rehabilitate 247 units of foreclosed or vacant properties and provide financing mechanisms in the form of mortgage assistance to benefit a total of 408 households at or below 120percent of area median income with 167 of those households at or below 50percent of area median income. The quick removal of foreclosed homes and increased availability of affordable housing will stabilize the market within three years by arresting decline in housing prices, providing long term affordability rates, and creating new employment opportunities. The County will also leverage \$28,000,000 in other funds to help ensure neighborhood stabilization.

### **City of Philadelphia, Pennsylvania**

The City of Philadelphia Office of Housing and Community Development has been awarded \$49,942,532 in NSP2 funds. These funds will be used in targeted areas across 55 census tracts in Philadelphia where subprime lending, loss of employment, and worsening economic conditions have caused numerous residential foreclosures. The City proposed to use awarded funds to purchase and rehabilitate 100 vacant or foreclosed homes, redevelop 100 vacant or demolished properties, demolish 50 blighted structures, and provide financing mechanisms in the form of 200 second loans, with flexible repayment conditions and financing assistance for the redevelopment of 100 foreclosed multi-family properties. These activities will help stabilize the neighborhood across income levels by providing affordable housing to households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent of area median income. The goal of these activities is to reduce the number of abandoned and vacant residential properties, increase housing values, decrease crime rates, attract new investment from the private sector, and increase market rate housing sales. The City will also leverage \$5,000,000 in other fund to help achieve neighborhood stabilization.

The City of Philadelphia has ensured that its NSP2 target geography is in areas with accessible public transportation. The city is committed to integrating redevelopment with transit accessibility which creates a unique connection between infrastructure emerging from foreclosures and sustainability emerging from a transit oriented approach to development.

### **City of Phoenix, Arizona**

The City of Phoenix in a consortium agreement with Arizona Acorn Housing, ASU Stardust Center for Affordable Homes and the Family, Community Housing Resources of Arizona, Community Services of Arizona, Desert Mission Neighborhoods Renewal, Foundation for Senior Living, Greater Phoenix Urban League, Housing Our Communities, Inc., Labor's Community

Service Agency, The Leadership Center, Local Initiatives Support Coalition, Arizona Multibank Community Development Corporation, National Council of La Raza, Neighborhood Economic Development Corporation, National Farm Workers Service Center, and Neighborhoods Housing Services of Phoenix, and in a partnership with for-profit members CSG Advisors, Inc., Elliot D. Pollack & Company, Fennemore Craig, P.C., Mandalay Homes, Inc., NSPAZ, LLC., and ROI Properties has been awarded \$60,000,000 in NSP2 funds. These funds will be used in targeted areas across 155 census tracts with high foreclosure and vacancy risk scores to expand on existing community development efforts in the targeted areas. The Consortium will provide down payment assistance for the purchase of 197 foreclosed or vacant units, acquire and rehabilitate 333 foreclosed or abandoned units, redevelop 160 vacant or demolished units, preserve 122 units created with federal funding, and demolish 10 blighted structures. All of these activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The Consortium will leverage \$11,558,250 in other funds to ensure neighborhood stabilization.

### **Pima County, Arizona**

Pima County's Community Development and Neighborhood Conservation Department, in a consortium agreement with the City of Tucson, Southern Arizona Land Trust, Community Investment Corporation, Family Housing Resources, Primavera Foundation, Old Pueblo Community Services, and Habitat for Humanity/Tucson, has been awarded \$22,165,000 in NSP2 funds. The Consortium will use these funds in targeted areas in the County, which include 29 census tracts experiencing high foreclosure rates, an aging housing stock, absentee landlords, and a population suffering from high unemployment and credit challenges. This eight-member consortium plans to acquire and rehabilitate 95 abandoned or foreclosed units, redevelop 90 vacant properties, create 35 land banks to ensure future development possibilities, demolish 100 units, and provide financial assistance in the form of down payment assistance and funding for energy efficiency improvements to 60 units. These activities will create economic diversity throughout the targeted neighborhoods by using all awarded funds to benefit households whose incomes are at or below 120 percent of the area median income, with 25percent of the funds benefiting households at or below 50percent of area median income. The consortium's goal is to create a stable housing market in five years that will lead to further social and economic stabilization. In addition to the NSP2 funds, the consortium use \$14,252,798 in other funds to help reach neighborhood stabilization.

### **City of Reading, Pennsylvania**

The City of Reading in a consortium agreement with the City of Reading Housing Authority and Our City Reading Inc. has been awarded \$5,000,000 in NSP2 funds. These funds will be used in

targeted areas across 5 census tracts affected by high foreclosure and vacancy risk scores. The Consortium proposed to purchase and rehabilitate 151 abandoned or foreclosed homes and provide homebuyer counseling. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$226,500 in other funds, will encourage private investments in the area and provide affordable housing to help stabilize the targeted neighborhoods.

### **Rock Island Economic Growth Corporation, Illinois**

Rock Island Economic Growth Corporation in a consortium agreement with the City of Moline, The City of Rock Island, The City of Sterling, and the Illinois Housing Development Authority has been awarded \$18,530,708 in NSP2 funds. These funds will be used in targeted areas across 13 census tracts with high foreclosure and abandonment risk scores and that are comprised of older and troubled housing stock located in neighborhoods that have experienced disinvestment overtime. The Consortium proposed to use the NSP2 funds to purchase, rehabilitate, and resell 57 abandoned or foreclosed properties, redevelop 21 single family units and 142 multifamily units from vacant property, demolish 49 blighted structures, and provide financing mechanisms in the form of direct homeownership assistance and soft second loans for 78 units. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The use of these awarded funds, and an additional \$4,388,740 in leveraged funds, will result in increased median market values of real estate in the targeted areas, advancement of new investments in housing, the creation of over 900 construction jobs, and increased energy efficiency in the addressed units.

### **City of Santa Ana, California**

The City of Santa Ana, California has been awarded \$10,000,000 in NSP2 funds. These funds will be used across targeted areas in 18 census tracts with high rates of abandonment and foreclosure that if left unaltered, will have a debilitating impact on real estate values, crime rates, and neighborhood stability. The housing market in these areas is marked by overvaluation, subprime and adjustable loans, and high unemployment. The City will use these funds to provide down payment assistance for 10 units and to acquire and rehabilitate foreclosed properties in the form of 60 units of single family homes and 30 units of rental housing. These rehabilitated homes will be made available to households whose income is at or below 120percent of the area median income, with 25percent of the funds going to households at or below 50percent median income. Through these activities, the City will be able to stabilize the targeted areas by eliminating the rehabilitating impacts of foreclosure and abandonments.

### **City of Sarasota, Florida**

The City of Sarasota, Florida in a consortium agreement with the County of Sarasota, Florida has been awarded \$23,000,000 in NSP2 funds. These funds will be used in targeted areas across eight census tracts that are historically disadvantaged and have high foreclosure rates, high vacancy risk scores, and declining property values that are causing growing destabilization in the area. The Consortium will work in conjunction with other efforts being carried about by the city and county to maximize stabilization potential. The funds will be used to acquire and rehabilitate 100 abandoned or foreclosed homes, demolish 10 blighted structures to remove their negative effect, and create 85 housing units on demolished or vacant land. These activities will help stabilize the neighborhood across income levels by providing affordable housing to households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. The City will also leverage \$37,869,700 in other funds to help ensure neighborhood stabilization.

### **City of Springfield, Ohio**

The City of Springfield, Ohio has been awarded \$6,101,315 in NSP2 funds. These funds will be used in targeted areas across six census tracts where loss of employment and population have been key factors causing foreclosure and abandonment. Even though the City has high foreclosure and vacancy risk scores in every census tract, the City chose to concentrate their efforts in areas where the funds can compliment work that is already in place to further promote economic development and urban center revitalization. The City proposed to demolish 150 blighted properties resulting primarily from vacancy caused by population loss, redevelop 35 demolished or vacant properties with new construction, acquire and rehabilitate 33 foreclosed or abandoned units for homeownership and rental, and provide housing counseling and education to ensure occupancy by qualified households. These activities will provide affordable housing to households earning at or below 120percent of area median income, with 25percent of the funds going to those earning less than 50percent area median income. The Consortium will also leverage \$337,869,700 in other funds to help ensure neighborhood stabilization.

### **City of Saint Paul, Minnesota**

The City of Saint Paul has been awarded \$18,031,623 in NSP2 funds. These funds will be used in targeted areas across 18 census tracts to build upon existing activities under NSP1 funding and to address high foreclosure and abandonment rates in the targeted neighborhoods. The City proposed to use the awarded funds to acquire and rehabilitate 300 abandoned or foreclosed homes, establish a financial incentives program for 300 homebuyers to purchase these rehabilitated homes (or purchase a different foreclosed or abandoned home), and demolish

100 blighted structures and land bank the cleared lots. These activities will benefit households whose income is at or below 120percent of area median income, with 25percent of the funds for households at or below 50percent of area median income. The long-term outcomes of these activities include increased sales of residential properties and increased median market values of real estate in the targeted neighborhoods.

### **The Community Builders, Inc., National**

Community Builders, Inc. has been awarded \$78,617,631 in NSP2 funds. These funds will be used in targeted areas across 15 states and 9 census tracts to address a crisis in multifamily housing where the location and proportion of rental housing relative to the single-family inventory is critical to the viability of the real estate market. Community Builders proposed to acquire and rehabilitate or redevelop multifamily properties that are foreclosed, blighted, or vacant. Their strategy will build on existing stabilization efforts and continue after the NSP2 program. Within an allotted 3 year time frame, Community Builders proposed the creation of a minimum of 1,300 units of affordable housing, with at least 50 percent for households whose income is at or below 50percent of area median income and the remain for households at or below 120percent of area median income.

Community Builders is taking a unique approach by using their NSP2 funds for the development of affordable multifamily housing to rent as apartments, townhomes, and residential complexes with families of mixed incomes. For instance in East Chicago, IN, Community Builder's will work with the local housing authority and a non-profit, Hispanic Housing Development Corporation, to develop 75 rental townhouses for families under 60percent of area median income , with half targeted to family's under 50percent area median income and around 15percent for public housing families.

### **City of Toledo, Ohio**

The City of Toledo in a consortium agreement with Friendship New Vision, Inc., Home Builders Association of Greater Toledo, Maumee Valley Habitat for Humanity, Neighborhood Housing Services of Toledo, Northwest Ohio Development Agency, Professional Remodelers Organization, Toledo Local Initiative Support Corporation, and United North Corporation has been awarded \$10,150,840 in NSP2 funds. These funds will be used in targeted areas across 64 census tracts to stabilize neighborhoods affected by abandoned or foreclosed properties and to build on NSP1 activities. The consortium proposed to provide financing mechanisms, in the form of down-payment assistance, home buyer financing, and take-out financing, for the purchase and redevelopment of 125 foreclosed properties, purchase and rehabilitate 309 foreclosed or abandoned properties, and demolish 272 blighted structures. These activities will benefit households whose income is at or below 120percent of area median income, with

25percent of the funds for households at or below 50percent of area median income. These funds, and the leveraging of \$3,228,500 in other funds, will help stabilize the targeted areas and ensure the success of programs already underway.