

Grantee: Fairfax County, VA

Grant: B-08-UN-51-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-UN-51-0001

Obligation Date:**Grantee Name:**

Fairfax County, VA

Award Date:**Grant Amount:**

\$2,807,300.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Kehinde Powell

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Fairfax County is a large, urban jurisdiction comprised of 400 square miles. The foreclosure problem is countywide. However, because of its size, foreclosures in Fairfax County do not appear to be as concentrated as in smaller jurisdictions. Nevertheless, the sheer number of foreclosures in the county-there are currently more than 1,700 foreclosed bank-owned properties-continues to pose a serious threat to the stability of Fairfax County's neighborhoods. About one-third, or 508, of the approximate 1,700 bank-owned foreclosed properties in the county are located in the specific sub-neighborhoods and subdivisions identified below; the rest are more dispersed throughout the county. In the first two quarters of calendar year 2008, there were 7,399 foreclosures which include default notices, auction sale notices and bank repossessions in Fairfax County, compared with 539 total foreclosures in 2006 and 4,527 in 2007. Through the end of August 2008, there were 2,117 properties still in foreclosure meaning they are the net number of properties currently owned by the lender. On average through August, properties that have been re-sold were generally in active foreclosure status for about four months. A high percentage of these foreclosures are clustered. Net foreclosures appear to be clustered in specific areas of Fairfax County, including Springfield, Annandale, Herndon, Centreville, Alexandria, Chantilly and Lorton. Fairfax County considers these seven areas to be of the greatest need. HERA calls for allocating funds to States and units of general local government with the greatest need, based on: (a) the number and percentage of home foreclosures; (b) the number and percentage of homes financed by a subprime mortgage; and (c) the number and percentage of homes in default or delinquency. The number of foreclosed properties was divided by the total number of residential properties to yield the foreclosure percentages. The first two areas of greatest need, are Herndon (zip code 20170) and Springfield (zip code 22150). In these areas there are 1.51 to 3.2% foreclosures. For specific census tracts within Springfield and Herndon, 40-100% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. Second, 15 - 25% of the home purchase conventional loans were financed by subprime lenders. Last, 24.6 - 34% of the conventional loans refinanced in this area were done so by subprime lenders. The second greatest need areas (zip codes) include; the Fairfax County part of Alexandria (22309), Annandale (22003), Centreville (20120, 20121), Chantilly (20151), Lorton (22079) and Springfield (22151). In these areas there are 1.01 to 1.5% foreclosures. Some of the significant observations are highlighted as follows: For specific census tracts within the Fairfax County area of Alexandria, 40-100% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. For specific census tracts within Annandale, Centreville, Chantilly, Lorton and Springfield, 28.6-40% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. For specific census tracts in Alexandria, Annandale, and Chantilly, 25 - 100% of the home purchase conventional loans were financed by subprime lenders. For certain census tracts in Alexandria, 24.6 - 34% of the conventional loans refinanced in this area were done so by subprime lenders. The third greatest need areas (zip codes) include; Reston (20194, 20191), Fairfax (22030), Falls Church (22042, 22044, 22041), Alexandria (22312, 22310, 22303, 22306), Springfield (22152, 22153), Burke (22015). In these areas there are .51 to 1.0% foreclosures.

Distribution and and Uses of Funds:

On June 30, 2008, the Fairfax County Board of Supervisors approved a foreclosure program designed to address the current foreclosure problem and help stabilize impacted neighborhoods while increasing the opportunities for additional affordable workforce housing. The entire foreclosure strategy, which includes assistance to homeowners in distress, neighborhood preservation efforts, and the Silver Lining Initiative, are described below. The Silver Lining Initiative is the primary means by which staff proposes to implement the federal Neighborhood Stabilization Program funds; this program will be known as Silver Lining Plus. Fairfax County's Current Foreclosure Initiative: Homeowners in Distress: Foreclosure specialists from HCD and other county agencies and nonprofits are coordinating efforts with the Virginia Housing Development Authority (VHDA) to counsel households at risk of foreclosure in Fairfax County. Status: As of October 22, 2008, a total of 424 people had received foreclosure counseling. Neighborhood Preservation Efforts: To assist in maintaining home values in communities with foreclosed properties, the county plans two main approaches: Direct Strategic Purchase: FCRHA may purchase up to 10 foreclosed single-family houses or townhouses identified as abandoned, deteriorated or a destabilizing force on the neighborhood, per criteria adopted by the Board of Supervisors on August 4, 2008. Properties will

be rehabilitated and resold to first-time homebuyers or a nonprofit organization. Status: None to date.

Neighborhood Appearance and Safety: By using the existing Home Improvement Loan Program (HILP) for low-cost loans to current homeowners, the county will assist homeowners in maintaining and preserving the appearance and safety of their neighborhoods.

Silver Lining Initiative: Through the federally funded shared equity loan program, formerly known as Home Equity Loan Program (HELP), HCD is assisting first-time homebuyers to purchase a foreclosed home. The purchase price of the foreclosed home can not exceed \$417,000, and homes are limited to townhouses and single-family homes. Low-cost first mortgages through the VHDA's Sponsoring Partnerships and Revitalizing Communities (SPARC) program will be used for qualifying households. Six bank-owned, foreclosed properties purchased to date through HOME funds. NSP funds will be used to assist more first-time homebuyers to purchase additional units in areas of greatest need.

NSP Silver Lining Plus

The following are the methods to utilize federal NSP funds to be called the Silver Lining Plus Program:

First-time Homebuyers: Funds will be available as a financing mechanism for equity-shared second trusts for first-time homebuyers purchasing and/or rehabilitating foreclosed single family homes or townhouses in Fairfax County in areas of greatest need identified earlier.

Non-profit Organizations: Funds will be provided as financing mechanism to non-profits through no-interest, deferred loans to purchase and/or rehabilitate foreclosed properties for rental housing. Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50 percent AMI. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need as determined by the County as identified earlier. The Silver Lining Plus Program offers an opportunity to address several priorities of the County. High priority will be given to projects which serve housing for persons with disabilities and special needs, Housing First, or workforce housing. Only non-profits will be able to purchase condominiums, which are lower in price than of single family homes or townhouses. The maximum loan amount is higher for condominiums than of townhouses and equal to that of single family homes. This way HCD is able to ensure the feasibility of non-profits serving a lower income group. All non-profits participating in the Silver Lining Plus program will be asked to submit qualifications that will demonstrate their ability to provide decent, safe and affordable housing within timing and budget. There will be specific criteria for qualifying non-profits including; To be an approved 501 c(3) organization; Must have a successful track record in owning and managing real estate; Must be in sound financial condition, as determined by the county.

Definitions and Descriptions:

Low Income Targeting:

All non-profit acquisitions will serve low and extremely low-income individuals and households. Approximately 67% of Fairfax County's grant amount will serve low income households and families

Acquisition and Relocation:

Acquisitions will occur in all targeted areas within Fairfax County.

Public Comment:

The NSP Action Plan Amendment was made available to the public for review and comment October 31, 2008 through November 15, 2008.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,807,300.00
Total CDBG Program Funds Budgeted	N/A	\$2,807,300.00
Program Funds Drawdown	\$1,504,873.58	\$2,627,478.43
Program Funds Obligated	\$1,561,202.00	\$2,807,300.00
Program Funds Expended	\$1,386,642.58	\$2,634,561.58
Match Contributed	\$404,788.15	\$2,318,448.15
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,318,448.15
Limit on Public Services	\$421,095.00	\$0.00
Limit on Admin/Planning	\$280,730.00	\$191,178.43
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$701,825.00	\$1,901,686.00

Overall Progress Narrative:

Fairfax County has committed 100% of thier NSP allocation from HUD.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Admin-014311, Administration	\$33,941.58	\$280,730.00	\$191,178.43
FM-HB-014311, Financing Mechanism Homebuyer	\$53,050.00	\$624,884.00	\$624,884.00
FM-NP-014311-1162.358, Financing Mechanism Non Profit	\$1,417,882.00	\$1,901,686.00	\$1,811,416.00

Activities

Grantee Activity Number: Admin-014311-HE034

Activity Title: Administration

Activity Category:

Administration

Project Number:

Admin-014311

Projected Start Date:

03/03/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Fairfax County Department of Housing and Community

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$280,730.00
Total CDBG Program Funds Budgeted	N/A	\$280,730.00
Program Funds Drawdown	\$33,941.58	\$191,178.43
Program Funds Obligated	\$0.00	\$280,730.00
Program Funds Expended	\$33,941.58	\$33,941.58
Fairfax County Department of Housing and Community	\$33,941.58	\$33,941.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be allocated towards funding for the general administration of the County's NSP funded programs and projects. Funding provides for administration of housing and community development programs and projects; required local, state, and federal reports and preparation of documents; provision of technical assistance; financial management; and administrative and professional support of various citizen participation processes.

Location Description:

Administration activity to be conducted primarily at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: FM-HB-014311-HE234

Activity Title: Silver Lining Second Trusts

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

FM-HB-014311

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism Homebuyer

Projected End Date:

12/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Fairfax County Department of Housing and Community

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$624,884.00
Total CDBG Program Funds Budgeted	N/A	\$624,884.00
Program Funds Drawdown	\$53,050.00	\$624,884.00
Program Funds Obligated	\$53,050.00	\$624,884.00
Program Funds Expended	\$0.00	\$571,834.00
Fairfax County Department of Housing and Community	\$0.00	\$571,834.00
Match Contributed	\$0.00	\$1,612,780.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be available for equity-shared second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County. The shared equity loan will include closing and downpayment costs. A 30-year affordability period will be applied to the note. The principle loan amount and FCRHA equity share is forgiven after 30 years.

Location Description:

Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Ste. 300 Fairfax, VA 22030

Activity Progress Narrative:

The 10th and final homeownership unit was acquired this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	1	7	1/0	9/10	10/10	100.00
# Owner Households	0	1	7	1/0	9/10	10/10	100.00

Activity Locations

Address	City	State	Zip
12806 Nathan Court	Herndon	NA	20170

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: FM-NP-014311-HE134-1185.01315-RIHC

Activity Title: Reston Interfaith Housing Corporation

Activity Category:

Acquisition - general

Project Number:

FM-NP-014311-1162.358

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism Non Profit

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Reston Interfaith Housing Corporation

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$461,690.00
Total CDBG Program Funds Budgeted	N/A	\$461,690.00
Program Funds Drawdown	\$431,690.00	\$431,690.00
Program Funds Obligated	\$461,690.00	\$461,690.00
Program Funds Expended	\$431,690.00	\$539,690.00
Reston Interfaith Housing Corporation	\$431,690.00	\$539,690.00
Match Contributed	\$90,879.00	\$316,577.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used as a financing mechanism to assist RIHC in acquiring three, 3-bedroom, foreclosed townhomes within the designated targeted areas to serve three very low-income (50% or less of AMI) families as tenants. Funds will be made available by way of equity-share, deferred second trust loans.

Location Description:

11150 Sunset Hills Road, Ste 210 Reston, VA 20190

Activity Progress Narrative:

Reston Interfaith Housing Corporation acquired three units, two located in Centreville and one located in Herndon.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/3
# of Parcels acquired voluntarily	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
14350 Silo Valley View	Centreville	NA	20121
14718 Southwarke	Centreville	NA	20120
918 Branch Drive	Herndon	NA	20170

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: FM-NP-014311-HE134-1185.0172-HS/Homestretch

Activity Title: Homestretch Inc

Activity Category:

Acquisition - general

Project Number:

FM-NP-014311-1162.358

Projected Start Date:

03/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism Non Profit

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Homestretch Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$109,370.00
Total CDBG Program Funds Budgeted	N/A	\$109,370.00
Program Funds Drawdown	\$109,370.00	\$109,370.00
Program Funds Obligated	\$109,370.00	\$109,370.00
Program Funds Expended	\$109,370.00	\$218,740.00
Homestretch Inc.	\$109,370.00	\$218,740.00
Match Contributed	\$0.00	\$1,936.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used as a financing mechanism for Homestretch to acquire a two bedroom, one bath condominium unit in the Heritage Woods development located at 7729 Donnybrook Court in Annandale. This unit will provide permanent, affordable housing for one very low income family at or below 30% AMI.

Location Description:

Homestretch is located at 370 S Washington, Street, Ste 400 in the Falls Church area of Northern Virginia. They will be purchasing a unit within Fairfax County in Annandale.

Activity Progress Narrative:

Homestretch settled on one condo unit in Annandale to serve a low-income family.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
7729 Donnybrook Court # 201	Annandale	NA	22003

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: FM-NP-014311-HE134-1185.0202-CRSVA

Activity Title: Christian Relief Services of Virginia

Activity Category:

Acquisition - general

Project Number:

FM-NP-014311-1162.358

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism Non Profit

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Christian Relief Services of Virginia

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$203,534.00
Total CDBG Program Funds Budgeted	N/A	\$203,534.00
Program Funds Drawdown	\$93,534.00	\$183,534.00
Program Funds Obligated	\$113,534.00	\$203,534.00
Program Funds Expended	\$93,534.00	\$183,534.00
Christian Relief Services of Virginia	\$93,534.00	\$183,534.00
Match Contributed	\$63,114.00	\$70,214.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used as a financing mechanism to help CRSVA acquire two foreclosed single family homes within the designated targeted areas within Fairfax County to serve 8 extremely low and very low-income (30% and 50% or less of AMI) individuals with disabilities as tenants. Loans will be made in the form of deferred, no interest, equity share, second trust loans.

Location Description:

2550 Huntington Avenue, Ste 200 Alexandria, VA 22303

Activity Progress Narrative:

Christian Relief Services of Virginia acquired a two bedroom condominium in Annandale to be used to provide permanent , affordable house to two adults with disabilities. The tenants will be selected and placed by the Fairfax-Falls Church Community Service Board (CSB).

The unit has been acquired and should be leased in the first or second quarter of 2011.

Accomplishments Performance Measures

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

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

of Singlefamily Units

2

2/2

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
8310 Tobin Road #14	Annandale	NA	22003

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:	FM-NP-014311-HE134-1185.033-NH/New Hope
Activity Title:	New Hope Housing

Activity Category:
Project Number:
 Acquisition - general
 FM-NP-014311-1162.358

Activity Status:
Project Title:
 Under Way
 Financing Mechanism Non Profit

Projected Start Date:
 07/01/2009

Projected End Date:
 04/30/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 New Hope Housing, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$161,288.00
Total CDBG Program Funds Budgeted	N/A	\$161,288.00
Program Funds Drawdown	\$141,288.00	\$141,288.00
Program Funds Obligated	\$161,288.00	\$161,288.00
Program Funds Expended New Hope Housing, Inc.	\$76,107.00 \$76,107.00	\$141,288.00 \$141,288.00
Match Contributed	\$105,357.00	\$171,503.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New Hope Housing will acquire two units located on the south area of Fairfax County. These units will provide long-term supportive rental housing for extremely low income homeless or at-risk families where one or more members may have a disability.

Location Description:

New Hope has a 29 year history of operating programs and services for homeless persons Northern Virginia and is the oldest provider of shelter programs in Fairfax County, having opened the County's first homeless shelter in 1978. Since that time, New Hope has grown in the range and size of the programs and services that it offers, currently including the following:

- Three Supportive Housing Programs-Milestones, Max's Place and Housing first for Homeless Men;
- Six Shelter Programs-Mondloch House I, Mondloch Housing II Family Shelter, Eleanor U. Kennedy Shelter, Kennedy Overflow Unit, Falls Church Winter Shelter, and Ventures in Community-Hypothermia Outreach Program;
- Six Transitional Housing Programs-Turning Point I & II, RISE, STRIDE and Stepping Out I & II; and
- Supportive Services for Residents-individualized case management, child services, mental health & ADS services, a comprehensive Education & Employment Resource Center, life skills classes, recreation & cultural activities, and community referral network.

With NSP funds New Hopw will acquire 2 units located in the south area of Fairfax County:
 3118 Brosar Court, Alexandria, VA 22306 and 8216 Claremont Woods, Alexandria, VA 22309

Activity Progress Narrative:

New Hope Housing acquired a three bedroom townhouse in Alexandria that will be used as long term supportive housing for a homeless family in which one parent has a significant mental illness or other cognitive disability.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
8216 Claremont Woods Drive	Alexandria	NA	22309

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: FM-NP-014311-HE134-1185.0421-PW

Activity Title: Pathway Homes, Inc.

Activity Category:

Acquisition - general

Project Number:

FM-NP-014311-1162.358

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism Non Profit

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Pathway Homes, Inc.

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$965,804.00
Total CDBG Program Funds Budgeted	N/A	\$965,804.00
Program Funds Drawdown	\$642,000.00	\$945,534.00
Program Funds Obligated	\$662,270.00	\$965,804.00
Program Funds Expended	\$642,000.00	\$945,534.00
Pathway Homes, Inc.	\$642,000.00	\$945,534.00
Match Contributed	\$145,438.15	\$145,438.15
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used as a financing mechanism to acquire five foreclosed, 3-bedroom units including one condominium, one townhouse, and three single family homes within the designated targeted areas within Fairfax County to serve as group homes for 16 low-income (50% or less of AMI) adults with serious mental illness and/or co-occurring disorders. Funds will be made in the form of deferred, no interest, equity share, second trust loans.

Location Description:

10201 Fairfax Boulevard, Ste. 200 Fairfax VA 22030-2209

Activity Progress Narrative:

Pathway Homes acquired two units located in Falls Church and Alexandria. The three bedroom unit in Falls Church will be used to provide permanent, affordable housing and comprehensive supportive services to four adults diagnosed with serious mental illness. The three bedroom unit in Alexandria will be used to provide permanent, affordable housing and comprehensive supportive services to three adults diagnosed with serious mental illness and/or substance abuse and addiction, and may be currently homeless or at risk of being homeless.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	5/5
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/5
# of Singlefamily Units	5	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	16/16	0/0	16/16	100.00
# of Persons	0	0	0	9/0	0/0	9/0	100.00
# Renter Households	16	0	16	16/16	0/0	16/16	100.00

Activity Locations

Address	City	State	Zip
3000 Seven Oaks	Falls Church	NA	22042
4301 Mt. Vernon Highway	Alexandria	NA	22309

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	