Grantee: Toledo, OH

Grant: B-08-MN-39-0013

January 1, 2016 thru March 31, 2016 Performance Report

Grant Number:
B-08-MN-39-0013

Obligation Date:

Award Date:

Grantee Name:
Toledo, OH

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$12,270,706.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$12,270,706.00

Estimated PI/RL Funds:
$1,373,233.08

Total Budget:
$13,643,939.08

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Toledo has been severely impacted by home foreclosures. According to RealtyTrac, a recognized leader in collection of foreclosed data, foreclosure filings in metro-Toledo rose from 2,086 in the first six months in 2006 to 3,152 in the first half of 2007- a 51% increase. RealtyTrac stated that metro-Toledo ranked 20th worst among the nation's 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nation's top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. There is little indication that the problem is abating. The data from RealtyTrac portrays a very serious foreclosure situation in Toledo. It is noteworthy to stress that foreclosed properties are not confined in the central city, but scattered throughout the city. A total of 1,897 properties with Toledo addresses were sold at the Lucas County Sheriff's Sales from October 1, 2007 through September 30, 2008. The City of Toledo created a five-step priority ranking from the HUD-provided Census Tract Block Group data, with ten as the areas of greatest risk of foreclosures and further deterioration. The rankings are as follows: Risk Factor 10: 10,11,16,17,18,19,21,22,23,25,26,33,34 Risk Factor 9: 2,37,12.01,43.02,73.03,63,65,62,57.03 Risk Factor 8: 79.02,59.01,60,61,75,72.04,86 Risk Factor 7: 78,77,73.01,72.05,72.02,72.03 Risk Factor 1-6: 83.02,83.01,45.04,13.01,13.04,100.01,100.02 The other two areas of greatest need; namely, areas with highest percentage of homes financed by a subprime loan and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures

Distribution and and Uses of Funds:

The NSP funds will be spent in the three stipulated need categories which include areas with greatest percentage of home foreclosures, areas with the highest percentage of homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. To comply with NSP regulations, 100% of the NSP funds ($12,270,706) shall be used to benefit individuals and households, whose incomes do not exceed 120% Area Median Income (AMI) (see Attachment A). As required by the regulations, the City of Toledo will ensure that at least 25% ($3,067,678.50) of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Administration cost of the program will not exceed 10% ($1,227,070.60) of the NSP grant and 10% of the program income. The City of Toledo intends to use the funds in five primary activities, plus administration: 1) Acquisition/Rehabilitation (NSP 1); The City anticipates spending $2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units. 2) Demolition (NSP 2); The City of Toledo plans to spend $1,618,110 to demolish 220 housing units. Demolition will be used as a strategy to remove blighted structures in the targeted neighborhoods within the central city. The priority central city neighborhoods include: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood. 3) Redevelopment/New Construction (NSP 3); Redevelopment activities would be used as infill in some tipping-point neighborhoods, or be used to implement adopted New School New Neighborhood strategies. Twelve single-family houses, or rental units are planned for construction at an estimated cost of $1,920,000. The City of Toledo plans to subcontract with third-party developers for this activity. 4) Landbanking (NSP 4); The City of Toledo has budgeted $235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, vacant properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development. 5) Financing Mechanisms (NSP 5); Financing Mechanisms may include down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing. The down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing will come from program income generated from payments of construction financing. 6) Administration (NSP 6). While

$435,420.60 is budgeted to the City of Toledo for personnel costs to administer its Neighborhood Stabilization Program, the remaining funds ($791,650.00) will pay for the administrative costs of outside contractors, vendors, equipment and supplies.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$13,511,065.23
Total Budget	$0.00	$13,511,065.23
Total Obligated	$0.00	$13,511,065.23
Total Funds Drawdown	$0.00	$13,496,861.98
Program Funds Drawdown	$0.00	$11,501,155.79
Program Income Drawdown	$0.00	$1,995,706.19
Program Income Received	$0.00	$2,734,780.33
Total Funds Expended	$0.00	$12,928,806.72
Match Contributed	$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	$0.00
Limit on Public Services	$1,840,605.90	$0.00
Limit on Admin/Planning	$1,227,070.60	$1,227,060.60
Limit on State Admin	$0.00	$1,227,060.60

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$3,067,676.50	$4,308,510.80

Overall Progress Narrative:

To date, the city has demolished 265 properties consisting of 399 housing units and 18 non-residential structures. In addition, the city continues to refer interested homebuyers to the housing counseling agencies to take the HUD required 8-hour class prior to purchasing any renovated properties through NSP.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, NSP1: Administration	$0.00	$1,227,060.60	$1,222,823.88
B-Acquis/Rehab-LMMI, NSP1: Acq/Rehab-LMMI	$0.00	$5,787,146.08	$4,722,806.11
B2-Acquis/Rehab-25%, NSP1: Acq/Rehab-25%	$0.00	$3,084,276.50	$2,476,566.26
Cancelled, Cancelled	$0.00	$0.00	$0.00
cancelled, Cancelled	$0.00	$0.00	$0.00
D-Demolition, NSP1: Demolition	$0.00	$1,318,968.90	$1,318,959.54
E-Redevelopment, NSP1: Redevelopment/ New Construction	$0.00	$2,093,613.15	$1,760,000.00

Activities

Project # / Title: Administration / NSP1: Administration

Grantee Activity Number:	**NSP1-Admin**
Activity Title:	**NSP1-City-Admin.**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
Administration

Project Title:
NSP1: Administration

Projected Start Date:
01/01/2009

Projected End Date:
12/31/2012

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
CITY OF TOLEDO

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,227,060.60
Total Budget	$0.00	$1,227,060.60
Total Obligated	$0.00	$1,227,060.60
Total Funds Drawdown	$0.00	$1,227,060.60
Program Funds Drawdown	$0.00	$1,222,823.88
Program Income Drawdown	$0.00	$4,236.72
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,227,060.60
CITY OF TOLEDO	$0.00	$1,227,060.60
Match Contributed	$0.00	$0.00

Activity Description:

The City of Toledo will utilize marketing strategies to provide maximum publicity and public awareness. Activities include: workshops and a bus tour to expose participatns to the beautiful and clean NSP target neighborhoods.

Location Description:

Toledo, OH

Activity Progress Narrative:

The city continues to promote the sale of rehabilitated NSP1 properties. The city also continues to refer interested homebuyers to the Housing Counseling Agencies to take the HUD required 8-hour class prior to purchasing any houses through NSP. No program funds were reported during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / Title: B-Acquis/Rehab-LMMI / NSP1: Acq/Rehab-LMMI

Grantee Activity Number:	**NSP1-Acq.Rehab-COT**
Activity Title:	**NSP1-COT-LMMI**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Toledo

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$584,867.12
Total Budget	$0.00	$584,867.12
Total Obligated	$0.00	$584,867.12
Total Funds Drawdown	$0.00	$570,673.23

Program Funds Drawdown	$0.00	$293,925.60
Program Income Drawdown	$0.00	$276,747.63
Program Income Received	$0.00	$307,594.96
Total Funds Expended	$0.00	$308,119.49
City of Toledo	$0.00	$308,119.49
Match Contributed	$0.00	$0.00

Activity Description:

The City of Toledo's original goal was to rehabilitate 2 houses. Due to the receipt of program income, two more units are being rehabbed under this acitivty. Projected number of units is four.

Location Description:

Toledo, OH

Activity Progress Narrative:

The City of Toledo acquired and rehabilitated five houses. All five properties have been sold in previous quarters. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/4
#Energy Star Replacement	0	62/4
#Additional Attic/Roof Insulation	0	5/4
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	5/4
#Replaced thermostats	0	5/4
#Replaced hot water heaters	0	5/4
#Light Fixtures (indoors) replaced	0	16/4
#Light fixtures (outdoors)	0	16/4
#Refrigerators replaced	0	5/4
#Dishwashers replaced	0	5/4
#Low flow toilets	0	7/4
#Low flow showerheads	0	7/4
#Units with bus/rail access	0	5/4
#Sites re-used	0	5/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/4
# of Singlefamily Units	0	5/4

Beneficiaries Performance Measures

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

# of Households	0	0	0	0/0	5/0	5/4	100.00
# Owner Households	0	0	0	0/0	5/0	5/4	100.00

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:	NSP1-Acq.Rehab-FNV
Activity Title:	NSP1-FNV-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Friendship New Vision (FNV)

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,004,022.82
Total Budget	$0.00	$1,004,022.82
Total Obligated	$0.00	$1,004,022.82
Total Funds Drawdown	$0.00	$1,004,022.82
Program Funds Drawdown	$0.00	$866,030.15
Program Income Drawdown	$0.00	$137,992.67
Program Income Received	$0.00	$217,351.95
Total Funds Expended	$0.00	$867,227.15
Friendship New Vision (FNV)	$0.00	$867,227.15
Match Contributed	$0.00	$0.00

Activity Description:

Friendship New Vision (FNV) has acquired 9 houses for rehabilitation.

Location Description:

Toledo, OH

Activity Progress Narrative:

Friendship New Vision (FNV) acquired nine houses and rehabilitated all of them. Three of the houses were sold. Six properties are currently leased. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/9
#Energy Star Replacement	0	92/9
#Additional Attic/Roof Insulation	0	9/9

#High efficiency heating plants	0	0/9
#Efficient AC added/replaced	0	9/9
#Replaced thermostats	0	9/9
#Replaced hot water heaters	0	9/9
#Light Fixtures (indoors) replaced	0	96/9
#Light fixtures (outdoors)	0	28/9
#Refrigerators replaced	0	9/9
#Dishwashers replaced	0	9/9
#Low flow toilets	0	9/9
#Low flow showerheads	0	9/9
#Units with bus/rail access	0	9/9
#Sites re-used	0	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Singlefamily Units	0	9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/0	3/0	9/9	100.00
# Owner Households	0	0	0	0/0	3/0	3/5	100.00
# Renter Households	0	0	0	6/0	0/0	6/4	100.00

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:	NSP1-Acq.Rehab-GANT
Activity Title:	NSP1-GANT-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
R. Gant, LLC

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$583,419.36
Total Budget	$0.00	$583,419.36
Total Obligated	$0.00	$583,419.36
Total Funds Drawdown	$0.00	$583,419.36
Program Funds Drawdown	$0.00	$539,019.36
Program Income Drawdown	$0.00	$44,400.00
Program Income Received	$0.00	$410,987.94
Total Funds Expended	$0.00	$610,875.36
R. Gant, LLC	$0.00	$610,875.36
Match Contributed	$0.00	$0.00

Activity Description:

R. Gant LLC will acquire five houses for rehabilitation. One unit qualifies under the 25% set-aside and will be noted in the final report.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC acquired five houses for rehabilitation. The five houses have all been sold. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	4/0	5/5	100.00
# Owner Households	0	0	0	1/0	4/0	5/5	100.00

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:	NSP1-Acq.Rehab-HRS
Activity Title:	NSP1-HRS-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
01/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Hme Renewal Systems (HRS)

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,411,547.73
Total Budget	$0.00	$1,411,547.73
Total Obligated	$0.00	$1,411,547.73
Total Funds Drawdown	$0.00	$1,411,547.73
Program Funds Drawdown	$0.00	$1,289,833.32
Program Income Drawdown	$0.00	$121,714.41
Program Income Received	$0.00	$441,614.35
Total Funds Expended	$0.00	$1,542,185.46
CITY OF TOLEDO	$0.00	$1,289,833.32
Hme Renewal Systems (HRS)	$0.00	$252,352.14
Match Contributed	$0.00	$0.00

Activity Description:

Home Renewal Systems (HRS) will rehabilitate 12 houses.

Location Description:

Toledo, OH

Activity Progress Narrative:

Home Renewal Systems (HRS) acquired 12 houses for rehabilitation. All 12 houses were sold in previous quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/12
#Energy Star Replacement	0	118/12
#Additional Attic/Roof Insulation	0	11/12

#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	11/12
#Replaced thermostats	0	11/12
#Replaced hot water heaters	0	11/12
#Light Fixtures (indoors) replaced	0	111/12
#Light fixtures (outdoors)	0	32/12
#Refrigerators replaced	0	11/12
#Dishwashers replaced	0	11/12
#Low flow toilets	0	11/12
#Low flow showerheads	0	11/12
#Units with bus/rail access	0	11/12
#Sites re-used	0	9/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/12
# of Singlefamily Units	0	11/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	10/0	11/12	100.00
# Owner Households	0	0	0	1/0	10/0	11/12	100.00

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:	NSP1-Acq.Rehab-NHS
Activity Title:	NSP1-NHS-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Neighborhood Housing Services, Inc.

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$110,000.00
Total Budget	$0.00	$110,000.00
Total Obligated	$0.00	$110,000.00
Total Funds Drawdown	$0.00	$110,000.00
Program Funds Drawdown	$0.00	$110,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$110,000.00
Neighborhood Housing Services, Inc.	$0.00	$110,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Neighborhood Housing Services (NHS) will acquire one house for rehabilitation. This house, originally slated for home-ownership, will be tenant-occupied. Next QPR will be amended to reflect this.

Location Description:

Toledo, OH

Activity Progress Narrative:

Neighborhood Housing Services (NHS) acquired one house that has been rehabilitated and rented.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	12/1
#Additional Attic/Roof Insulation	0	1/1

#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	12/1
#Light fixtures (outdoors)	0	3/1
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	1/1
#Sites re-used	0	1/1

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

Beneficiaries Performance Measures

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

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:	NSP1-Acq.Rehab-Summerfield
Activity Title:	NSP1-Summerfield-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Summerfield Group, LLC

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$455,689.72
Total Budget	$0.00	$455,689.72
Total Obligated	$0.00	$455,689.72
Total Funds Drawdown	$0.00	$455,689.72
Program Funds Drawdown	$0.00	$330,689.72
Program Income Drawdown	$0.00	$125,000.00
Program Income Received	$0.00	$57,935.33
Total Funds Expended	$0.00	$371,101.12
Summerfield Group, LLC	$0.00	$371,101.12
Match Contributed	$0.00	$0.00

Activity Description:

Summerfield will acquire three houses for rehabilitation.

Location Description:

Toledo, OH

Activity Progress Narrative:

Summerfield acquired three houses for rehabilitation. Two of the three houses were sold in prior quarters. 528 Carlton has an interested buyer. No fund was spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Energy Star Replacement	0	22/3
#Additional Attic/Roof Insulation	0	2/3

#High efficiency heating plants	0	1/3
#Efficient AC added/replaced	0	2/3
#Replaced thermostats	0	2/3
#Replaced hot water heaters	0	2/3
#Light Fixtures (indoors) replaced	0	20/3
#Light fixtures (outdoors)	0	6/3
#Refrigerators replaced	0	2/3
#Dishwashers replaced	0	1/3
#Low flow toilets	0	2/3
#Low flow showerheads	0	2/3
#Units with bus/rail access	0	2/3
#Sites re-used	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	1/0	2/3	100.00
# Owner Households	0	0	0	1/0	1/0	2/3	100.00

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:	NSP1-Acq.Rehab-Valencia
Activity Title:	NSP1-Valencia-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-Acquis/Rehab-LMMI

Project Title:
NSP1: Acq/Rehab-LMMI

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Valencia

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$935,139.59
Total Budget	$0.00	$935,139.59
Total Obligated	$0.00	$935,139.59
Total Funds Drawdown	$0.00	$935,139.59
Program Funds Drawdown	$0.00	$923,255.53
Program Income Drawdown	$0.00	$11,884.06
Program Income Received	$0.00	$362,127.26
Total Funds Expended	$0.00	$1,021,044.59
Valencia	$0.00	$1,021,044.59
Match Contributed	$0.00	$0.00

Activity Description:

Valencia will acquire eight houses.

Location Description:

Toledo, OH

Activity Progress Narrative:

Valencia acquired eight foreclosed and vacant houses for rehabilitation. All eight properties were renovated and sold in prior quarters. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/8
#Energy Star Replacement	0	84/8
#Additional Attic/Roof Insulation	0	8/8

#High efficiency heating plants	0	0/8
#Efficient AC added/replaced	0	8/8
#Replaced thermostats	0	8/8
#Replaced hot water heaters	0	8/8
#Light Fixtures (indoors) replaced	0	92/8
#Light fixtures (outdoors)	0	24/8
#Refrigerators replaced	0	8/8
#Dishwashers replaced	0	8/8
#Low flow showerheads	0	9/8
#Units with bus/rail access	0	8/8
#Sites re-used	0	8/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	7/0	8/8	100.00
# Owner Households	0	0	0	1/0	7/0	8/8	100.00

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	

Project # / Title: B2-Acquis/Rehab-25% / NSP1: Acq/Rehab-25%

Grantee Activity Number: **NSP1-25%Acq.Rehab-GANT (M)**
Activity Title: **NSP1-GANT-25%**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B2-Acquis/Rehab-25%

Project Title:
NSP1: Acq/Rehab-25%

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
R. Gant, LLC

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$2,067,676.50
Total Budget	$0.00	$2,067,676.50
Total Obligated	$0.00	$2,067,676.50
Total Funds Drawdown	$0.00	$2,067,676.50
Program Funds Drawdown	$0.00	$1,476,566.26
Program Income Drawdown	$0.00	$591,110.24
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,692,830.98
R. Gant, LLC	$0.00	$1,692,830.98
Match Contributed	$0.00	$0.00

Activity Description:

Under the 25% set aside, R. Gant LLC purchased a multi-family housing complex (3 buildings consisting of 78 units) to rehabilitate.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC purchased a foreclosed multi-unit housing complex (3 buildings consisting of 78 units). Two of the three rental buildings 4404 Hill Avenue and 4424 Hill Avenue were renovated in previous quarters. The third building (4454 Hill Avenue) is under construction. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3
#Energy Star Replacement	0	216/78

#Efficient AC added/replaced	0	104/78
#Replaced thermostats	0	344/78
#Replaced hot water heaters	0	60/78
#Light Fixtures (indoors) replaced	0	344/78
#Light fixtures (outdoors)	0	24/78
#Refrigerators replaced	0	60/78
#Low flow toilets	0	60/78
#Low flow showerheads	0	60/78
#Units with bus/rail access	0	60/78
#Sites re-used	0	2/3

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	60/78
# of Multifamily Units	0	60/78

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:	NSP1-25%Acq.Rehab-Jessco
Activity Title:	NSP1-Jessco-25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B2-Acquis/Rehab-25%

Project Title:
NSP1: Acq/Rehab-25%

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Jessco Homes

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,016,600.00
Total Budget	$0.00	$1,016,600.00
Total Obligated	$0.00	$1,016,600.00
Total Funds Drawdown	$0.00	$1,016,600.00
Program Funds Drawdown	$0.00	$1,000,000.00
Program Income Drawdown	$0.00	$16,600.00
Program Income Received	$0.00	$149,079.83
Total Funds Expended	$0.00	$1,058,300.00
Jessco Homes	$0.00	$1,058,300.00
Match Contributed	$0.00	$0.00

Activity Description:

Under the 25% set aside, Jessco Homes has acquired 8 houses for rehabilitation.

Location Description:

Toledo, OH

Activity Progress Narrative:

Jessco Homes acquired eight properties for rehabilitation to address the housing needs of people whose incomes do not exceed 50% AMI. Four of the eight houses have been completed and sold in prior quarters. The four remaining rehabilitated properties have not sold yet.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/8
#Energy Star Replacement	0	52/8
#Additional Attic/Roof Insulation	0	5/8

#High efficiency heating plants	0	1/8
#Efficient AC added/replaced	0	5/8
#Replaced thermostats	0	5/8
#Replaced hot water heaters	0	5/8
#Light Fixtures (indoors) replaced	0	52/8
#Light fixtures (outdoors)	0	15/8
#Refrigerators replaced	0	5/8
#Dishwashers replaced	0	5/8
#Low flow toilets	0	5/8
#Low flow showerheads	0	5/8
#Units with bus/rail access	0	5/8
#Sites re-used	0	5/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/8
# of Singlefamily Units	0	5/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/0	1/0	5/8	100.00
# Owner Households	0	0	0	3/0	1/0	4/1	100.00
# Renter Households	0	0	0	1/0	0/0	1/7	100.00

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	

Project # / Title: D-Demolition / NSP1: Demolition

Grantee Activity Number: **NSP1-Demo-COT PubServ**
Activity Title: **NSP1-COT PubServ-LMMI**

Activitiy Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
D-Demolition

Project Title:
NSP1: Demolition

Projected Start Date:
01/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
CITY OF TOLEDO

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,318,968.90
Total Budget	$0.00	$1,318,968.90
Total Obligated	$0.00	$1,318,968.90
Total Funds Drawdown	$0.00	$1,318,959.54
Program Funds Drawdown	$0.00	$1,318,959.54
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,318,959.54
CITY OF TOLEDO	$0.00	$1,318,959.54
Match Contributed	$0.00	$0.00

Activity Description:

The City of Toledo's goal is to identify and demolish dilapidated structures in the NSP target areas.

Location Description:

Target areas for NSP1 were identified based on areas with the greatest percentage of home foreclosures or homes financed by subprime mortgage-related loasn, and areas identified as likely to face a significant rise in the rate of home foreclosure. Those areas include the following census tracts: 2, 3, 4, 6, 7, 12.02, 16, 17, 18, 19, 33, 36, 38, 38, 39, 40, 41, 42, 43.02, 43.02, 44, 47.01, 48, 51, 51, 53, 54, 57.03, 61, 62, 63, 66 and 74.

Activity Progress Narrative:

No blighted housing units were demolished during this quarter. The funds under this activity have been completely spent. No funds were spent during the quarter. To date, 399 housing units and 18 non-residential structures have been demolished. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	112/0

# of buildings (non-residential)	0	16/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	200/220

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

LMI%:	56.3

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	

Project # / Title: E-Redevelopment / NSP1: Redevelopment/ New Construction

Grantee Activity Number:	**NSP1-Redevelopment-HFH.25%**
Activity Title:	**NSP1-HFH-LMMI**

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
E-Redevelopment

Project Title:
NSP1: Redevelopment/ New Construction

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Habitat For Humanity

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$324,234.30
Total Budget	$0.00	$324,234.30
Total Obligated	$0.00	$324,234.30
Total Funds Drawdown	$0.00	$324,234.30
Program Funds Drawdown	$0.00	$305,234.30
Program Income Drawdown	$0.00	$19,000.00
Program Income Received	$0.00	$160,000.00
Total Funds Expended	$0.00	$305,234.30
Habitat For Humanity	$0.00	$305,234.30
Match Contributed	$0.00	$0.00

Activity Description:

Maumee Valley Habitat for Humanity will construct two new houses, both under the 25% set-aside.

Location Description:

Toledo, OH

Activity Progress Narrative:

Maumee Valley Habitat for Humanity constructed two new houses (607 Mackow and 823 Searles) and both houses were sold in previous quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	3/2
#Low flow showerheads	0	3/2
#Units with bus/rail access	0	2/2
#Sites re-used	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

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

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:	NSP1-Redevelopment-NHS
Activity Title:	NSP1-NHS-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
E-Redevelopment

Project Title:
NSP1: Redevelopment/ New Construction

Projected Start Date:
01/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Neighborhood Housing Services, Inc.

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$160,000.00
Total Budget	$0.00	$160,000.00
Total Obligated	$0.00	$160,000.00
Total Funds Drawdown	$0.00	$160,000.00
Program Funds Drawdown	$0.00	$160,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$85,000.00
Total Funds Expended	$0.00	$526,450.00
CITY OF TOLEDO	$0.00	$160,000.00
Neighborhood Housing Services, Inc.	$0.00	$366,450.00
Match Contributed	$0.00	$0.00

Activity Description:

NHS plans to build one house.

Location Description:

Toledo, OH

Activity Progress Narrative:

NHS built and sold three new houses in previous quarters. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	4/1
#Low flow showerheads	0	4/1
#Units with bus/rail access	0	2/1

#Sites re-used	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	0/0	2/1	100.00
# Owner Households	0	0	0	2/0	0/0	2/1	100.00

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:	NSP1-Redevelopment-ONYX.25%
Activity Title:	NSP1-ONYX-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
E-Redevelopment

Project Title:
NSP1: Redevelopment/ New Construction

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
ONYX, Inc.

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$650,000.00
Total Budget	$0.00	$650,000.00
Total Obligated	$0.00	$650,000.00
Total Funds Drawdown	$0.00	$650,000.00
Program Funds Drawdown	$0.00	$650,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$650,000.00
ONYX, Inc.	$0.00	$650,000.00
Match Contributed	$0.00	$0.00

Activity Description:

ONYX intends to build four new houses.

Location Description:

TOledo, Oh

Activity Progress Narrative:

ONYX (NIA Heights) built four new houses (731 Belmont, 631 Belmont, 668 Belmont, and 650 Belmont) and rented all of them. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	4/4
#Low flow showerheads	0	4/4
#Units with bus/rail access	0	4/4

#Sites re-used	0	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

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

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:	NSP1-Redevelopment-R Gant, LLC
Activity Title:	NSP1-R Gant, LLC-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
E-Redevelopment

Project Title:
NSP1: Redevelopment/ New Construction

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
R. Gant, LLC

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$179,200.00
Total Budget	$0.00	$179,200.00
Total Obligated	$0.00	$179,200.00
Total Funds Drawdown	$0.00	$179,200.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$179,200.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$179,200.00
R. Gant, LLC	$0.00	$0.00
Toledo Community Development Corp, Inc. (TCDC)	$0.00	$179,200.00
Match Contributed	$0.00	$0.00

Activity Description:

TCDC plans to build one house.

Location Description:

Toledo, OH

Activity Progress Narrative:

Gant LLC built and sold three new houses in prior quarters. No funds were reported during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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:	NSP1-Redevelopment-UNC.25%
Activity Title:	NSP-UNC-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
E-Redevelopment

Project Title:
NSP1: Redevelopment/ New Construction

Projected Start Date:
03/01/2009

Projected End Date:
12/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
United North Corporation, Inc.

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$250,000.00
Total Budget	$0.00	$250,000.00
Total Obligated	$0.00	$250,000.00
Total Funds Drawdown	$0.00	$250,000.00
Program Funds Drawdown	$0.00	$250,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$250,000.00
United North Corporation, Inc.	$0.00	$250,000.00
Match Contributed	$0.00	$0.00

Activity Description:

United North Corporation will build ten new housing units.

Location Description:

Toledo, OH

Activity Progress Narrative:

United North has built 10 houses and they have all been rented. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	10/10
#Low flow showerheads	0	10/10
#Units with bus/rail access	0	10/10
#Sites re-used	0	10/10

# ELI Households (0-30% AMI)	0	1/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/0	0/0	10/10	100.00
# Renter Households	0	0	0	10/0	0/0	10/10	100.00

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	