

Grantee: Toledo, OH

Grant: B-09-CN-OH-0031

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-09-CN-OH-0031

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Toledo, OH

Contract End Date:

02/11/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$10,150,840.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$380,657.95

Total Budget:

\$10,531,497.95

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

The City of Toledo in a consortium agreement with for-profit and non-profit organizations has been awarded \$10,150,840 NSP2 funds. These funds will be used in target areas to stem rising foreclosures and declining property values in NSP2 target areas. The funds will be used to benefit households whose income do not exceed the 120% AMI with 25% of the funds set aside to benefit individuals and families whose incomes are at or below 50% AMI. The consortium plans to provide financing mechanism in the form of down payment assistance, acquire and rehabilitate foreclosed houses, purchase and convert a former commercial structure into residential units, and demolish 127 blighted units. The NSP2 funds and the leveraging of \$3,228,500 in other funds will help to stabilize NSP2 target areas.

Target Geography:

The target areas include the following:

- Tipping Point Neighborhoods. These are areas characterized by high percent of homes financed by sub prime mortgage-related loans, large numbers of foreclosures, and areas likely to face a significant rise in home foreclosures
- New School/New Neighborhoods. These are areas where Toledo Public Schools (TPS) is building new schools to enhance learning environments. These are also areas with increasing foreclosure rates.
- Toledo CDC Target Neighborhoods. These area areas with existing revitalization plans or areas where substantial investments have already occurred.
- Additional Target Areas in Need of Stabilization: The three target areas described above were expanded, and other areas in Lucas County such as Oregon, Sylvania Township, and Springfield Township were included in the target areas.

Program Approach:

The consortium intends to work with the National Community Stabilization Trust (NCST) to purchase foreclosed properties. The consortium also plans to work closely with Lucas County to purchase property tax foreclosed properties. While NSP2 target areas may be spread over a larger area, there will be a concentrated effort to focus resources in the tipping point areas. Foreclosed properties acquired and rehabilitated and marketed for future owners/tenants by consortium developers. The consortium plans to use demolition of blighted properties in target areas a strategy to stabilize, increase housing values, and restore neighborhood pride. A strong and aggressive marketing campaign will be undertaken to advertise NSP2 renovated properties. A comprehensive housing counseling program will be part of the NSP2 to generate a pool of qualified homebuyers.

Consortium Members:

Toledo-Lucas County Consortium Members

- City Government
- ü City of Toledo

- County Government
- ü Lucas County

- 501(c)(3) Nonprofit Organizations
- ü Friendship New Vision Inc.



- ü Maumee Valley Habitat for Humanity
- ü Neighborhood Housing Services of Toledo Inc.
- ü Northwest Ohio Development Agency
- ü Professional Remodelers Organization
- ü Toledo Local Initiatives Support Corporation (LISC)
- ü United North Corporation

- 501(c)(6) Nonprofit Organization
- ü Home Builders Association of Greater Toledo, Inc

- Public Housing Authority
- ü Lucas Metropolitan Housing Authority

- For-Profit Organizations
- ü Karp and Associates
- ü R. Gant, LLC

How to Get Additional Information:

Ebenezer Osei-Kwame, Manager, Division of Housing, Department of Neighborhoods, City of Toledo
 Kathleen Kovacs, Senior Program Officer, Local Initiatives Support Corporation

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,531,497.95
Total Budget	\$380,657.95	\$10,531,497.95
Total Obligated	\$380,657.95	\$10,531,497.95
Total Funds Drawdown	\$1,193,631.32	\$10,212,524.60
Program Funds Drawdown	\$886,544.68	\$9,905,437.96
Program Income Drawdown	\$307,086.64	\$307,086.64
Program Income Received	\$149,257.95	\$380,657.95
Total Funds Expended	\$2,272,797.56	\$10,214,689.82
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	\$0.00	\$0.00
Limit on Admin/Planning	\$1,015,084.00	\$824,623.49
Limit on State Admin	\$0.00	\$824,623.49

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,015,084.00	\$1,015,084.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,537,710.00	\$5,120,672.00



Overall Progress Narrative:

Twenty-three properties have been identified and purchased for rehabilitation to benefit households with incomes ranging from 50% AMI to 120% AMI. \$5,120,672 has been spent to provide 52 housing units to address the housing needs of households whose incomes do not exceed 50% AMI. \$1,015,084.00 has been spent to demolish 180 dilapidated, vacant and abandoned housing units to date. The sale of two houses generated \$151,000 during this quarter. Altogether, \$10,214,689.82 has been expended to date.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2: 01, A - Acquisition /Rehabilitation LMMI	\$34,441.47	\$3,255,657.95	\$2,820,575.05
NSP2: 02, B - Redevelopment	\$498,040.04	\$4,995,672.00	\$4,995,672.00
NSP2: 03, C - Acq/Rehab (25%)	\$125,000.00	\$250,000.00	\$249,483.42
NSP2: 04, D - Demolition	\$60,755.41	\$1,015,084.00	\$1,015,084.00
NSP2: 05, E - Administration	\$168,307.76	\$1,015,084.00	\$824,623.49



Activities

Grantee Activity Number: NSP2-25%AcqRehab-Gant

Activity Title: NSP2-Gant-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 03

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

C - Acq/Rehab (25%)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall	Jan 1 thru Mar 31, 2013	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	\$125,000.00	\$249,483.42
Program Funds Drawdown	\$125,000.00	\$249,483.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$249,483.42
R. Gant, LLC	\$0.00	\$249,483.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Gant, LLC will acquire and rehab 2 housing units for the benefit of two eligible household at or below 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC: To acquire and rehabilitate 2 houses. 4128 Berwick was completely renovated during this quarter and 3707 Homewood is under construction. No program funds were expended during this quarter.

Accomplishments Performance Measures

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



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: NSP2-25%AcqRehab-LMHA

Activity Title: NSP2-LMHA-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 03

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

C - Acq/Rehab (25%)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Lucas Metropolitan Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

LMHA will acquire and rehab 22 housing units for the benefit of eligible households at or below 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22

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: NSP2-25%AcqRehab-NHS

Activity Title: NSP2-NHS-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 03

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

C - Acq/Rehab (25%)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Neighborhood Housing Services, Inc. will acquire and rehab 2 housing units for the benefit of two eligible households at or below 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

Accomplishments Performance Measures

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

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: NSP2-25%Redevelopment-LMHA

Activity Title: NSP2-LMHA-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,870,672.00
Total Budget	\$0.00	\$1,870,672.00
Total Obligated	\$0.00	\$1,870,672.00
Total Funds Drawdown	\$247,458.35	\$1,870,672.00
Program Funds Drawdown	\$247,458.35	\$1,870,672.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$757,013.72	\$1,870,672.00
Lucas Metropolitan Housing Authority	\$757,013.72	\$1,870,672.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This project, known as Collingwood Green, is a multi-family new construction project that will culminate in the development of 26 rental housing units for senior citizens.

Location Description:

447 Division Street, Toledo 43602

Activity Progress Narrative:

Expenses from the July - Sept. quarter were entered in this Jan. - March 2013 quarter in the amount of \$757,013.72. LMHA has proposed consolidation of all its NSP2 funds towards the construction of new multi-family housing complex. LMHA plans to provide up to 26 housing units to persons and families whose incomes do not exceed 50% AMI. The project is under construction and LMHA did not expended program funds during this quarter.

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: NSP2-25%Redevelopment-UNC

Activity Title: NSP2-UNC-25%

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$125,581.69	\$3,000,000.00
Program Funds Drawdown	\$125,581.69	\$3,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$823,915.27	\$3,000,000.00
United North Corporation, Inc.	\$823,915.27	\$3,000,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Project to be known as Crane's Landing, LLC, is a multi-family 24 housing unit project for senior citizens in north Toledo.

Location Description:

3315 Mayo Street (former Chase Elementary School)

Activity Progress Narrative:

United North (UN): Has proposed a new multi-family housing project to provide up to 24 housing units to address the housing needs of individuals and families whose incomes do not exceed 50% AMI. The project was completed during this quarter. No program funds were expended during this quarter.

Expenses for a total of \$823,915.27 from the July-Sept. 2012 quarter were entered in this quarter on 02/04/2013.

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: NSP2-AcqRehab-FNV

Activity Title: NSP2-FNV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Friendship New Vision (FNV)

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$731,400.00
Total Budget	\$231,400.00	\$731,400.00
Total Obligated	\$231,400.00	\$731,400.00
Total Funds Drawdown	\$265,841.47	\$731,400.00
Program Funds Drawdown	\$34,441.47	\$500,000.00
Program Income Drawdown	\$231,400.00	\$231,400.00
Program Income Received	\$0.00	\$231,400.00
Total Funds Expended	\$245,327.47	\$731,400.00
Friendship New Vision (FNV)	\$245,327.47	\$731,400.00
Match Contributed	\$0.00	\$0.00

Activity Description:

FNV will acquire and rehab 4 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Expenditures for indirect cost allocation in the amount of \$13,927.47 (entered 02/07/13). Additionally, PI for \$231,400 was included in the total funds expended this quarter.

Friendship New Vision (FNV): To acquire and rehabilitate 4 properties. Three of the properties were renovated and sold in previous quarters. 4349 Vermass completed in a prior quarter has not been sold yet. Expended \$231,400 of program income generated from the sale of 3 properties in previous quarters was reported in this quarter. In addition, \$34,441.47 of program fund was spent during a previous quarter and drawn in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4



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	2/0	3/0	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: NSP2-AcqRehab-Gant

Activity Title: NSP2-Gant-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2: 01

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

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, 2013	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$0.00	\$750,000.00
Total Funds Drawdown	\$0.00	\$747,834.76
Program Funds Drawdown	\$0.00	\$747,834.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$750,000.00
R. Gant, LLC	\$0.00	\$750,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Gant, LLC will acquire and rehab 6 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC: To acquire and rehabilitate 6 houses. 609 Poinsetta was completely renovated in a prior quarter and sold during this quarter. The sale generated \$85,000 and benefited a middle-income, black female family of two people. 1248 Kepler was completely renovated during a prior but has not been sold yet. The four remaining properties are under various stages of construction. No program funds were expended during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
609 Poinsetta	Toledo		Ohio	43612-	Match / N

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: NSP2-AcqRehab-KARP

Activity Title: NSP2-KARP-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Karp & Associates

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$568,148.60
Total Budget	\$68,148.60	\$568,148.60
Total Obligated	\$68,148.60	\$568,148.60
Total Funds Drawdown	\$16,000.00	\$514,108.66
Program Funds Drawdown	\$0.00	\$498,108.66
Program Income Drawdown	\$16,000.00	\$16,000.00
Program Income Received	\$68,148.60	\$68,148.60
Total Funds Expended	\$16,000.00	\$514,108.89
Karp & Associates	\$16,000.00	\$514,108.89
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of four single-family housing units

Location Description:

2202 Marlow, 1513 Bradmore, 1741 Fairfax, 118 Poinsetta

Activity Progress Narrative:

Karp and Associates have identified and purchased four properties. 1741 Fairfax was completely renovated in a previous quarter and 2202 Marlow was sold in a prior quarter. Expended \$16,000 of the generated program income from the sale of the property was reported in this quarter (entered in the total funds expended on 02/12/13). 118 Poinsetta was completely renovated during this quarter and was leased to a middle-income white couple with three kids. One remaining houses is under construction. No program fund was spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	2/0	2/4	100.00
# Owner Households	0	1	1	0/0	2/0	2/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
118 Poinsetta	Toledo		Ohio	43612-	Match / N

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: NSP2-AcqRehab-MVHFH

Activity Title: NSP2-MVHFH-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2: 01

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat For Humanity

Overall

	Jan 1 thru Mar 31, 2013	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	\$208,909.63
Program Funds Drawdown	\$0.00	\$208,909.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$208,909.63
Habitat For Humanity	\$0.00	\$208,909.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Maumvee Vally Habitat For Humanity will acquire and rehab 2 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Maumee Valley Habitat for Humanity (MVHH): To acquire and rehabilitate 2 houses. 451 Capistrano completed in a prior quarter was sold during this quarter. The sale generated \$66,000 program income and benefited a low-income, black female three household family. 443 Gramercy is under construction. No program funds were spent during this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



# of Households	1	0	1	1/0	0/0	1/0	100.00
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Activity Locations

Address	City	County	State	Zip	Status / Accept
451 Capistrano	Toledo		Ohio	43612-	Match / N

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: NSP2-AcqRehab-NHS

Activity Title: NSP2-NHS-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$831,109.35
Total Budget	\$81,109.35	\$831,109.35
Total Obligated	\$81,109.35	\$831,109.35
Total Funds Drawdown	\$59,686.64	\$800,408.64
Program Funds Drawdown	\$0.00	\$740,722.00
Program Income Drawdown	\$59,686.64	\$59,686.64
Program Income Received	\$81,109.35	\$81,109.35
Total Funds Expended	\$59,686.98	\$800,408.64
Neighborhood Housing Services, Inc.	\$59,686.98	\$800,408.64
Match Contributed	\$0.00	\$0.00

Activity Description:

Neighborhood Housing Services will acquire and rehab 6 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Neighborhood Housing Services (NHS): To acquire and rehabilitate 6 houses. Expended \$50,408.64 of program income generated from the sale of 4422 Willys Parkway was reported in this quarter. Five of the six properties are under various stages of construction. \$9,278.34 of program funds was expended during this quarter. (Expenditures for indirect cost allocation in the amount of 9,278.34 were entered on 02/07/13 and PI in the amount of \$50,408.64 was entered on 2/12/13.)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	2/0	2/0	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: NSP2-AcqRehab-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$0.00	\$125,000.00
Total Obligated	\$0.00	\$125,000.00
Total Funds Drawdown	\$0.00	\$125,000.00
Program Funds Drawdown	\$0.00	\$125,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$125,000.00	\$125,000.00
United North Corporation, Inc.	\$125,000.00	\$125,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

United North Corporation (UNC) will acquire and rehab 1 housing unit for the benefit of an eligible, LMI household

Location Description:

Toledo, OH

Activity Progress Narrative:

United North (UN): To rehabilitate 1 house. The purchased property (1709 Walnut) is under construction. \$125,000 incurred in a prior quarter was reported in this quarter. No program funds were expended during this quarter. (Expenses were incurred during the July - Sept. quarter and reported in this quarter for 1709 Walnut).

Accomplishments Performance Measures

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



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: NSP2-Admin-CITY

Activity Title: NSP2-CITY-Admin

Activity Category:

Administration

Project Number:

NSP2: 05

Projected Start Date:

02/11/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

E - Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,015,084.00
Total Budget	\$0.00	\$1,015,084.00
Total Obligated	\$0.00	\$1,015,084.00
Total Funds Drawdown	\$168,307.76	\$824,623.49
Program Funds Drawdown	\$168,307.76	\$824,623.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$120,854.12	\$824,623.24
City of Toledo	\$120,854.12	\$824,623.24
Match Contributed	\$0.00	\$0.00

Activity Description:

Eligible, allowable costs within the administrative cap of 10%

Location Description:

Toledo, OH

Activity Progress Narrative:

Administrative expenses incurred between Dec. 2012 - Feb. 7, 2013 - \$120,854.12

The City of Toledo continued to meet regularly with the consortium to discuss NSP2 issues. The city is planning to organize a bus tour of NSP2 properties for graduates of the HUD mandated 8-hour class. \$120,854.12 was spent between December 2012 and February 2013 and reported in this quarter.

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: NSP2-Demolition-CITY

Activity Title: NSP2-CITY-LMMI

Activity Category:

Clearance and Demolition

Project Number:

NSP2: 04

Projected Start Date:

02/11/2010

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

D - Demolition

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,015,084.00
Total Budget	\$0.00	\$1,015,084.00
Total Obligated	\$0.00	\$1,015,084.00
Total Funds Drawdown	\$60,755.41	\$1,015,084.00
Program Funds Drawdown	\$60,755.41	\$1,015,084.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,015,084.00
City of Toledo	\$0.00	\$1,015,084.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of 127 housing units by the City of Toledo.

The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement that grantee impact a minimum of 100 abandoned or foreclosed units.

Location Description:

Toledo, OH

Activity Progress Narrative:

The city and consortium members identified and selected blighted structures for demolition. There were no demolition activities during this quarter. To date \$1,015,084.00 has been spent to demolish 180 housing units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	126/127



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: NSP2-Redevelopment-Karp

Activity Title: NSP2-Karp-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Karp & Associates

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Karp & Associates	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Currently unfunded to to new projects under Redevelopment.

The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement that activities impact a minimum of 100 abandoned or foreclosed units.

Location Description:

Toledo, OH

Activity Progress Narrative:

Karp and Associates plan to acquire and convert a former commercial structure into 120 residential units has been postponed. No funds were expended during this quarter.

Accomplishments Performance Measures

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



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: NSP2-Redevelopment-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

To Date

N/A

\$125,000.00

Total Budget

\$0.00

\$125,000.00

Total Obligated

\$0.00

\$125,000.00

Total Funds Drawdown

\$125,000.00

\$125,000.00

Program Funds Drawdown

\$125,000.00

\$125,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$125,000.00

\$125,000.00

United North Corporation, Inc.

\$125,000.00

\$125,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

new construction of housing unit for potential LMMI homebuyer

Location Description:

Cinabare Court, 43611.

Activity Progress Narrative:

United North intends to build one new house at 3060 Cynabare Ct. The house is under construction. \$125,000 of program funds was expended during this quarter in the construction of 3060 Cynabarre.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
3060 Cynabare Ct	Toledo		Ohio	43611-3360	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

