

Grantee: Toledo, OH

Grant: B-08-MN-39-0013

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-08-MN-39-0013

Obligation Date:**Award Date:****Grantee Name:**

Toledo, OH

Contract End Date:

03/05/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$12,270,706.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$1,354,033.08

Total Budget:

\$13,624,739.08

Disasters:

Declaration Number

No Disasters Found

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	\$13,491,865.23
Total Budget	\$0.00	\$13,491,865.23
Total Obligated	\$0.00	\$13,491,865.23
Total Funds Drawdown	\$602,900.54	\$12,955,705.11
Program Funds Drawdown	\$502,384.30	\$11,501,155.79
Program Income Drawdown	\$100,516.24	\$1,454,549.32
Program Income Received	\$1,173,455.04	\$2,172,806.99
Total Funds Expended	\$0.00	\$8,308,686.00
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:



As a result of aggressive marketing strategies, the city continues to receive calls from the public about NSP1. The city continued to refer interested homebuyers to the Housing Counseling Agencies to take the HUD required 8-hour class prior to purchasing any houses through NSP. Two houses sold during the quarter generated \$122,935.33 program income. To date, the city has demolished 265 properties consisting of 399 housing units and 18 non-residential structures. A total of \$133,588.59 was spent during this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, NSP1: Administration	\$133,588.59	\$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%	\$368,795.71	\$3,084,276.50	\$2,476,566.26
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	\$2,074,413.15	\$1,760,000.00
cancelled, Cancelled	\$0.00	\$0.00	\$0.00



Activities

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

Activity Title: NSP1-GANT-25%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B2-Acquis/Rehab-25%

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-25%

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$2,067,676.50

Total Budget

\$0.00

\$2,067,676.50

Total Obligated

\$0.00

\$2,067,676.50

Total Funds Drawdown

\$469,311.95

\$1,705,719.63

Program Funds Drawdown

\$368,795.71

\$1,476,566.26

Program Income Drawdown

\$100,516.24

\$229,153.37

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$879,311.95

R. Gant, LLC

\$0.00

\$879,311.95

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 multi-family housing complex (3 buildings consisting of 78 units). The structures are currently under construction. One of the three buildings (4404 Hill Avenue) was completely renovated during this quarter. Funds spent will be reported in the next quarter.

Accomplishments Performance Measures

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



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%

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$56,079.83	\$139,079.83
Total Funds Expended	\$0.00	\$873,898.48
Jessco Homes	\$0.00	\$873,898.48
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 8 properties for rehabilitation to address the housing needs of people whose incomes do not exceed 50% AMI. Three houses are under various stages of rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/8
#Energy Star Replacement Windows	0	0/8
#Additional Attic/Roof Insulation	0	0/8
#High efficiency heating plants	0	0/8
#Efficient AC added/replaced	0	0/8
#Replaced thermostats	0	0/8



#Replaced hot water heaters	0	0/8
#Light Fixtures (indoors) replaced	0	0/8
#Light fixtures (outdoors) replaced	0	0/8
#Refrigerators replaced	0	0/8
#Dishwashers replaced	0	0/8
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/8
#Units with bus/rail access	0	0/8
#Sites re-used	0	0/8

	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	5/0	0/0	5/8	100.00
# Owner Households	0	0	0	3/0	0/0	3/1	100.00
# Renter Households	0	0	0	2/0	0/0	2/7	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	



Grantee Activity Number: NSP1-Acq.Rehab-COT

Activity Title: NSP1-COT-LMMI

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$307,594.96	\$307,594.96
Total Funds Expended	\$0.00	\$161,722.00
City of Toledo	\$0.00	\$161,722.00
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 activity. Projected number of units is four.

Location Description:

Toledo, OH

Activity Progress Narrative:

The City of Toledo is to rehabilitate 5 houses. Three of them have been renovated and sold in previous quarters. One of two houses was completely renovated during this quarter and the other is under construction. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/4
#Energy Star Replacement Windows	0	24/4
#Additional Attic/Roof Insulation	0	2/4
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	2/4



#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	2/4
#Light Fixtures (indoors) replaced	0	0/4
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	2/4
#Dishwashers replaced	0	0/4
#Low flow toilets	0	1/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	2/4
#Sites re-used	0	0/4

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	3/4
# of Singlefamily 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	0/0	3/0	3/4	100.00
# Owner Households	0	0	0	0/0	3/0	3/4	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

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$866,030.15
Friendship New Vision (FNV)	\$0.00	\$866,030.15
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 9 houses and completely rehabilitated all of them. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
#Energy Star Replacement Windows	0	0/9
#Additional Attic/Roof Insulation	0	0/9
#High efficiency heating plants	0	0/9
#Efficient AC added/replaced	0	0/9
#Replaced thermostats	0	0/9



#Replaced hot water heaters	0	0/9
#Light Fixtures (indoors) replaced	0	0/9
#Light fixtures (outdoors) replaced	0	0/9
#Refrigerators replaced	0	0/9
#Dishwashers replaced	0	0/9
#Low flow toilets	0	0/9
#Low flow showerheads	0	0/9
#Units with bus/rail access	0	0/9
#Sites re-used	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/9
# of Singlefamily Units	0	8/9

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	7/0	7/9	100.00
# Owner Households	0	0	0	0/0	3/0	3/5	100.00
# Renter Households	0	0	0	0/0	4/0	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-Acq.Rehab-Fort Industry

Activity Title: NSP1-Fort Industry-LMMI

Activity 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:

Fort Industry Development

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$702,459.74
Total Budget	\$0.00	\$702,459.74
Total Obligated	\$0.00	\$702,459.74
Total Funds Drawdown	\$0.00	\$702,459.74
Program Funds Drawdown	\$0.00	\$370,052.43
Program Income Drawdown	\$0.00	\$332,407.31
Program Income Received	\$187,658.48	\$364,658.48
Total Funds Expended	\$0.00	\$370,052.43
Fort Industry Development	\$0.00	\$370,052.43
Match Contributed	\$0.00	\$0.00

Activity Description:

Fort Industry Development will acquire three houses as originally proposed, in addition to two houses undertaken with program income.

Location Description:

Toledo, OH

Activity Progress Narrative:

Fort Industry Development acquired 5 houses and all have been rehabilitated and sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5
#Energy Star Replacement Windows	0	0/5
#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5



#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

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	2/0	4/5	50.00
# Owner Households	0	0	0	0/0	2/0	4/5	50.00

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

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$62,487.94	\$264,487.94
Total Funds Expended	\$0.00	\$539,019.36
R. Gant, LLC	\$0.00	\$539,019.36
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 5 houses for rehabilitation. The developer has completely rehabilitated and sold all of them.

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	0/0	6/0	6/5	100.00
# Owner Households	0	0	0	0/0	6/0	6/5	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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Hme Renewal Systems (HRS)

Overall

	Jul 1 thru Sep 30, 2012	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	\$156,414.82	\$371,414.82
Total Funds Expended	\$0.00	\$813,590.10
CITY OF TOLEDO	\$0.00	\$813,590.10
Hme Renewal Systems (HRS)	\$0.00	\$0.00
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. There are three houses under various stages of construction. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/12
#Energy Star Replacement Windows	0	12/12
#Additional Attic/Roof Insulation	0	1/12
#High efficiency heating plants	0	0/12
#Efficient AC added/replaced	0	1/12



#Replaced thermostats	0	1/12
#Replaced hot water heaters	0	1/12
#Light Fixtures (indoors) replaced	0	7/12
#Light fixtures (outdoors) replaced	0	1/12
#Refrigerators replaced	0	1/12
#Dishwashers replaced	0	1/12
#Low flow toilets	0	1/12
#Low flow showerheads	0	1/12
#Units with bus/rail access	0	1/12
#Sites re-used	0	1/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/12
# of Singlefamily Units	0	1/12

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	6/0	6/12	100.00
# Owner Households	0	0	0	0/0	6/0	6/12	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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

	Jul 1 thru Sep 30, 2012	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 1 house and that house has been completed and rented. No funds were spent during this quarter.

Accomplishments Performance Measures

	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

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$0.00
Total Funds Expended	\$0.00	\$330,689.72
Summerfield Group, LLC	\$0.00	\$330,689.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Summerfield will acquire three houses for rehabilitation.

Location Description:

Toledo, OH

Activity Progress Narrative:

Summerfield acquired 3 houses. Two houses have been completely rehabilitated and one is under construction. 809 Ogden was sold and generated \$57,935.33 program income during this quarter. The unit benefited a middle-income, one household black male. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3
#Energy Star Replacement Windows	12	12/3
#Additional Attic/Roof Insulation	1	1/3
#High efficiency heating plants	0	0/3
#Efficient AC added/replaced	1	1/3



#Replaced thermostats	1	1/3
#Replaced hot water heaters	1	1/3
#Light Fixtures (indoors) replaced	10	10/3
#Light fixtures (outdoors) replaced	3	3/3
#Refrigerators replaced	1	1/3
#Low flow toilets	1	1/3
#Low flow showerheads	1	1/3
#Units with bus/rail access	1	1/3

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

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	1/3	100.00
# Owner Households	0	1	1	0/0	1/0	1/3	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

Activity 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

	Jul 1 thru Sep 30, 2012	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	\$318,219.01	\$318,219.01
Total Funds Expended	\$0.00	\$575,066.49
Valencia	\$0.00	\$575,066.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Valencia will acquire eight houses.

Location Description:

Toledo, OH

Activity Progress Narrative:

Valencia acquired 8 houses. Five houses were sold in previous quarters, and the three completely renovated ones are yet to be sold. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/8
#Energy Star Replacement Windows	0	10/8
#Additional Attic/Roof Insulation	0	2/8
#High efficiency heating plants	0	0/8
#Efficient AC added/replaced	0	2/8
#Replaced thermostats	0	1/8



#Replaced hot water heaters	0	2/8
#Light Fixtures (indoors) replaced	0	8/8
#Light fixtures (outdoors) replaced	0	2/8
#Refrigerators replaced	0	2/8
#Dishwashers replaced	0	2/8
#Low flow showerheads	0	2/8
#Units with bus/rail access	0	1/8
#Sites re-used	0	1/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/8
# of Singlefamily Units	0	4/8

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	4/0	4/8	100.00
# Owner Households	0	0	0	0/0	4/0	4/8	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	



Grantee Activity Number: NSP1-Admin

Activity Title: NSP1-City-Admin.

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

01/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP1: Administration

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

CITY OF TOLEDO

Overall

	Jul 1 thru Sep 30, 2012	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	\$133,588.59	\$1,227,060.60
Program Funds Drawdown	\$133,588.59	\$1,222,823.88
Program Income Drawdown	\$0.00	\$4,236.72
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$742,470.15
CITY OF TOLEDO	\$0.00	\$742,470.15
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 participants to the beautiful and clean NSP target neighborhoods.

Location Description:

Toledo, OH

Activity Progress Narrative:

As a result of aggressive marketing, the city continues to receive calls from the public about NSP1 strategies. The city continues to refer interested homebuyers to the Housing Counseling Agencies to take the HUD required 8-hour class prior to purchasing any houses through NSP1. \$133,588.59 was spent 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: NSP1-Demo-COT PubServ

Activity Title: NSP1-COT PubServ-LMMI

Activity Category:

Clearance and Demolition

Project Number:

D-Demolition

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Demolition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

CITY OF TOLEDO

Overall

	Jul 1 thru Sep 30, 2012	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	\$1,171,600.87
CITY OF TOLEDO	\$0.00	\$1,171,600.87
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:

Toledo, OH

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.

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

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-GANT

Activity Title: NSP1-GANT-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$530,178.85
Total Budget	\$0.00	\$530,178.85
Total Obligated	\$0.00	\$530,178.85
Total Funds Drawdown	\$0.00	\$530,178.85
Program Funds Drawdown	\$0.00	\$394,765.70
Program Income Drawdown	\$0.00	\$135,413.15
Program Income Received	\$0.00	\$105,000.00
Total Funds Expended	\$0.00	\$160,000.00
R. Gant, LLC	\$0.00	\$160,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

R. Gant LLC intends to build three new housing units.

Location Description:

Toledo, OH

Activity Progress Narrative:

Gant LLC intends to build 3 houses. Construction of two houses was completed during this quarter. No funds were spent during this quarter.

Accomplishments Performance Measures

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



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

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	1/0	1/3	100.00
# Owner Households	0	0	0	0/0	1/0	1/3	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-Redevelopment-HFH.25%

Activity Title: NSP1-HFH-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat For Humanity

Overall	Jul 1 thru Sep 30, 2012	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	\$0.00
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 completed the construction of two houses. The remaining house, 823 Searles, was sold to a low-income, two household black female family. The sale generated \$65,000 program income.

Accomplishments Performance Measures

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



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

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

	Jul 1 thru Sep 30, 2012	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	\$85,000.00	\$85,000.00
Total Funds Expended	\$0.00	\$160,000.00
CITY OF TOLEDO	\$0.00	\$160,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NHS plans to build one house.

Location Description:

Toledo, OH

Activity Progress Narrative:

NHS built one new house and the house has been sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	2/1
#Low flow showerheads	0	2/1
#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	0/0	1/0	1/1	100.00
# Owner Households	0	0	0	0/0	1/0	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-Redevelopment-ONYX.25%

Activity Title: NSP1-ONYX-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

ONYX, Inc.

Overall	Jul 1 thru Sep 30, 2012	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	\$0.00
ONYX, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ONYX intends to build four new houses.

Location Description:

TOledo, Oh

Activity Progress Narrative:

ONYX intended to build 4 new houses. The houses have been completed and rented.

Accomplishments Performance Measures

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



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

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	0/0	0/4	0
# Renter Households	0	0	0	0/0	0/0	0/4	0

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-TCDC

Activity Title: NSP1-TCDC-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Toledo Community Development Corp, Inc. (TCDC)

Overall

	Jul 1 thru Sep 30, 2012	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	\$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
Toledo Community Development Corp, Inc. (TCDC)	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

TCDC plans to build one house.

Location Description:

Toledo, OH

Activity Progress Narrative:

TCDC has been replaced with NHS to build a new house under this activity. An identified vacant land for the construction of a new house is being reviewed. No funds were spent.

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: NSP1-Redevelopment-UNC.25%

Activity Title: NSP-UNC-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall

	Jul 1 thru Sep 30, 2012	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 built 10 houses which have been rented.

Accomplishments Performance Measures

	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	

