

**Grantee: Toledo, OH**

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

**July 1, 2011 thru September 30, 2011 Performance Report**

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**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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$13,509,557.95
<b>Total Budget</b>	\$0.00	\$13,509,557.95
<b>Total Obligated</b>	\$0.00	\$12,270,706.00
<b>Total Funds Drawdown</b>	\$1,141,577.43	\$10,995,714.60
<b>Program Funds Drawdown</b>	\$905,077.43	\$9,756,862.65
<b>Program Income Drawdown</b>	\$236,500.00	\$1,238,851.95
<b>Program Income Received</b>	\$0.00	\$999,351.95
<b>Total Funds Expended</b>	\$0.00	\$7,839,374.05
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,840,605.90	\$0.00
<b>Limit on Admin/Planning</b>	\$1,227,070.60	\$1,093,472.01
<b>Limit on State Admin</b>	\$0.00	\$1,093,472.01

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$3,067,676.50	\$4,321,966.80

## Overall Progress Narrative:



The City of Toledo continues to receive calls from the public about NSP as a result of aggressive marketing strategies. The City held marketing events that included an open house, a meeting with area pastors, block watch meetings, and public education at the main library in Toledo. 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. Over 250 people participated in the marketing events organized by the City of Toledo during the quarter. Ten houses were completely rehabilitated and one was sold during the quarter. The city also spent \$796,397.49, and generated \$63,487.94 program income during the quarter. To date, the city has demolished 265 properties consisting of 399 housing units and 18 non-residential structures.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, NSP1: Administration	\$275,252.91	\$1,227,060.60	\$1,089,235.29
B-Acquis/Rehab-LMMI, NSP1: Acq/Rehab-LMMI	\$0.00	\$4,737,000.00	\$4,590,602.51
B2-Acquis/Rehab-25%, NSP1: Acq/Rehab-25%	\$238,065.31	\$3,067,676.50	\$1,648,065.31
Cancelled, Cancelled	\$0.00	\$0.00	\$0.00
D-Demolition, NSP1: Demolition	\$156,993.51	\$1,318,968.90	\$1,318,959.54
E-Redevelopment, NSP1: Redevelopment/ New Construction	\$234,765.70	\$1,920,000.00	\$1,110,000.00
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, 2011**

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**

\$251,521.31

\$661,521.31

**Program Funds Drawdown**

\$238,065.31

\$648,065.31

**Program Income Drawdown**

\$13,456.00

\$13,456.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$410,000.00

R. Gant, LLC

\$0.00

\$410,000.00

**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 has purchased a multi-family housing complex (3 buildings consisting of 78 units). The roofs of the three structures (4404, 4424, and 4454 Hill Avenue) were previously replaced. The structures are currently under construction, although no funds were spent during this reporting period.

**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

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**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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,016,600.00
<b>Total Budget</b>	\$0.00	\$1,016,600.00
<b>Total Obligated</b>	\$0.00	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,016,600.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$16,600.00
<b>Program Income Received</b>	\$0.00	\$83,000.00
<b>Total Funds Expended</b>	\$0.00	\$873,898.48
Jessco Homes	\$0.00	\$873,898.48
<b>Match Contributed</b>	\$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 has acquired eight properties for rehabilitation to address the housing needs of people whose incomes do not exceed 50% AMI. Two houses (512 Continental and 510 California) were completed (rehabilitated) during this quarter and three are under various stages of construction. Two homes, Gracwood and Wright, are leased to household at or below 50% AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	4/0
<b>#Energy Star Replacement Windows</b>	0	0/0
<b>#Additional Attic/Roof Insulation</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0



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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	4/8
# of Singlefamily Units	3	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	4/0	0/0	4/8	100.00
# Owner Households	0	0	0	2/0	0/0	2/1	100.00
# Renter Households	0	0	0	2/0	0/0	2/7	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
2641 Gracewood	Toledo	NA	NA	43613	Not Validated / N
956 Wright	Toledo	NA	NA	43609	Not Validated / 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:** 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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$584,867.12
<b>Total Budget</b>	\$0.00	\$584,867.12
<b>Total Obligated</b>	\$0.00	\$308,119.49
<b>Total Funds Drawdown</b>	\$32,273.10	\$438,469.63
<b>Program Funds Drawdown</b>	\$0.00	\$161,722.00
<b>Program Income Drawdown</b>	\$32,273.10	\$276,747.63
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$161,722.00
City of Toledo	\$0.00	\$161,722.00
<b>Match Contributed</b>	\$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.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

The City of Toledo projects to rehabilitate four houses. The city completed two of its houses: 4102 Dorchester & 428 Torrington. One house is under construction. The city intends to purchase and rehabilitate an additional property with program income funds. The city also spent \$146,397.49 during the quarter.

**Accomplishments Performance Measures**

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



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

	This Report Period Total	Cumulative Actual Total / Expected 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	0	0	0/0	1/0	1/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/4	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,004,022.82
<b>Total Budget</b>	\$0.00	\$1,004,022.82
<b>Total Obligated</b>	\$0.00	\$866,030.15
<b>Total Funds Drawdown</b>	\$89,792.67	\$1,004,022.82
<b>Program Funds Drawdown</b>	\$0.00	\$866,030.15
<b>Program Income Drawdown</b>	\$89,792.67	\$137,992.67
<b>Program Income Received</b>	\$0.00	\$217,351.95
<b>Total Funds Expended</b>	\$0.00	\$866,030.15
Friendship New Vision (FNV)	\$0.00	\$866,030.15
<b>Match Contributed</b>	\$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) has acquired nine houses, with all units completely rehabbed. The last remaining house under construction was completed during this quarter. Three were sold previously and five were leased. Previous sale of three houses: 3660 Burton (\$54,291.46), 2313 Portsmouth (\$82,752.13), and 439 Torrington (\$80,308.36) generated \$215,351.95 program income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b>#Energy Star Replacement Windows</b>	0	0/0
<b>#Additional Attic/Roof Insulation</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0



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

	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$702,459.74
<b>Total Budget</b>	\$0.00	\$702,459.74
<b>Total Obligated</b>	\$0.00	\$370,052.43
<b>Total Funds Drawdown</b>	\$81,978.23	\$702,459.74
<b>Program Funds Drawdown</b>	\$0.00	\$370,052.43
<b>Program Income Drawdown</b>	\$81,978.23	\$332,407.31
<b>Program Income Received</b>	\$0.00	\$177,000.00
<b>Total Funds Expended</b>	\$0.00	\$370,052.43
Fort Industry Development	\$0.00	\$370,052.43
<b>Match Contributed</b>	\$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 has acquired five houses, two more than originally projected. All five houses have been rehabbed. Three houses have been sold altogether: 3808 Wallwerth (\$75,000), 2165 Marlow (\$82,000), and 1496 Gould (\$95,000).

**Accomplishments Performance Measures**

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



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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

### 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	1/0	3/5	33.33
# Owner Households	0	0	0	0/0	1/0	3/5	33.33

### 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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$583,419.36
<b>Total Budget</b>	\$0.00	\$583,419.36
<b>Total Obligated</b>	\$0.00	\$539,019.36
<b>Total Funds Drawdown</b>	\$0.00	\$583,419.36
<b>Program Funds Drawdown</b>	\$0.00	\$539,019.36
<b>Program Income Drawdown</b>	\$0.00	\$44,400.00
<b>Program Income Received</b>	\$0.00	\$202,000.00
<b>Total Funds Expended</b>	\$0.00	\$539,019.36
R. Gant, LLC	\$0.00	\$539,019.36
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

R. Gant LLC will acquire four houses for rehabilitation. This activity was originally proposed for five units. Due to the one unit qualifying under the 25% set-aside, a separate activity was set up for the single unit.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

R. Gant LLC has acquired four houses for rehabilitation. Four are completed (rehabbed) and with three sold during the previous quarter. The remaining completed house (355 Sentry Hill) was sold during this quarter generating \$63,487.94 program income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	4/4
<b># of Singlefamily Units</b>	1	4/4



## 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	5/0	5/4	100.00
# Owner Households	0	1	1	0/0	5/0	5/4	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
355 Sentry Hill	Toledo	NA	NA	43607	Not Validated / 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:** NSP1-Acq.Rehab-HRS

**Activity Title:** NSP1-HRS-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:**

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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,411,547.73
<b>Total Budget</b>	\$0.00	\$1,411,547.73
<b>Total Obligated</b>	\$0.00	\$1,289,833.32
<b>Total Funds Drawdown</b>	\$0.00	\$1,411,547.73
<b>Program Funds Drawdown</b>	\$0.00	\$1,289,833.32
<b>Program Income Drawdown</b>	\$0.00	\$121,714.41
<b>Program Income Received</b>	\$0.00	\$215,000.00
<b>Total Funds Expended</b>	\$0.00	\$813,590.10
CITY OF TOLEDO	\$0.00	\$813,590.10
Hme Renewal Systems (HRS)	\$0.00	\$0.00
<b>Match Contributed</b>	\$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) proposed to acquire and rehabilitate 12 houses. Five houses have been completed to date, with seven under various stages of construction. The three previously sold houses are 2003 Balkan (\$74,000), 525 Heathshire (\$63,000), and 816 Dryden (\$78,000). There was no activity to report for this reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/0
<b>#Energy Star Replacement Windows</b>	0	0/0
<b>#Additional Attic/Roof Insulation</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0



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

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

### 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	3/0	3/12	100.00
# Owner Households	0	0	0	0/0	3/0	3/12	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

**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:**

06/30/2011

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Neighborhood Housing Services, Inc.

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$110,000.00
<b>Total Budget</b>	\$0.00	\$110,000.00
<b>Total Obligated</b>	\$0.00	\$110,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$110,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$110,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$110,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$110,000.00
<b>Match Contributed</b>	\$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 and rehabilitated one house, which was leased to an eligible household. This activity is complete.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$455,689.72
<b>Total Budget</b>	\$0.00	\$455,689.72
<b>Total Obligated</b>	\$0.00	\$330,689.72
<b>Total Funds Drawdown</b>	\$0.00	\$455,689.72
<b>Program Funds Drawdown</b>	\$0.00	\$330,689.72
<b>Program Income Drawdown</b>	\$0.00	\$125,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$330,689.72
Summerfield Group, LLC	\$0.00	\$330,689.72
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Summerfield will acquire three houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Summerfield has acquired three houses. Summerfield has also obtained program income to purchase another house for rehabilitation. Altogether, the developer has acquired four houses. Two houses were completed during previous quarters, and one house (809 Ogden) was completed (but not yet sold) during the reporting period ending September 2011.

**Accomplishments Performance Measures**

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



#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/3	0
# Owner Households	0	0	0	0/0	0/0	0/3	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-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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$935,139.59
<b>Total Budget</b>	\$0.00	\$935,139.59
<b>Total Obligated</b>	\$0.00	\$923,255.53
<b>Total Funds Drawdown</b>	\$0.00	\$935,139.59
<b>Program Funds Drawdown</b>	\$0.00	\$923,255.53
<b>Program Income Drawdown</b>	\$0.00	\$11,884.06
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$575,066.49
Valencia	\$0.00	\$575,066.49
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Valencia will acquire eight houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Valencia has acquired eight houses. Three houses were completed in previous quarters, and three more (3660 Almeda, 1492 Eleanor, and 2532 Georgetown) were completed during this quarter. They will be closed upon sale and/or lease of the housing units. Two properties are under various stages of construction.

**Accomplishments Performance Measures**

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



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

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

### 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	0/0	0/8	0
# Owner Households	0	0	0	0/0	0/0	0/8	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-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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,227,060.60
<b>Total Budget</b>	\$0.00	\$1,227,060.60
<b>Total Obligated</b>	\$0.00	\$1,227,060.60
<b>Total Funds Drawdown</b>	\$275,252.91	\$1,093,472.01
<b>Program Funds Drawdown</b>	\$275,252.91	\$1,089,235.29
<b>Program Income Drawdown</b>	\$0.00	\$4,236.72
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$742,470.15
CITY OF TOLEDO	\$0.00	\$742,470.15
<b>Match Contributed</b>	\$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:**

The City of Toledo continues to receive calls from the public about NSP1 as a result of aggressive marketing strategies. The City held marketing events that included an open house, a meeting with area pastors, block watch meetings, and public education at the main library in Toledo. The city continued to refer interested homebuyers to the Housing Counseling Agencies for completion of the HUD-required 8-hour class prior to purchasing any houses through NSP.

**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

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**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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,318,968.90
<b>Total Budget</b>	\$0.00	\$1,318,968.90
<b>Total Obligated</b>	\$0.00	\$1,318,968.90
<b>Total Funds Drawdown</b>	\$156,993.51	\$1,318,959.54
<b>Program Funds Drawdown</b>	\$156,993.51	\$1,318,959.54
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,171,600.87
CITY OF TOLEDO	\$0.00	\$1,171,600.87
<b>Match Contributed</b>	\$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. No funds were spent during the quarter. To date, 399 housing units and 18 non-residential structures have been demolished.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	112/0
<b># of buildings (non-residential)</b>	0	16/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$530,178.85
<b>Total Budget</b>	\$0.00	\$530,178.85
<b>Total Obligated</b>	\$0.00	\$394,765.70
<b>Total Funds Drawdown</b>	\$234,765.70	\$530,178.85
<b>Program Funds Drawdown</b>	\$234,765.70	\$394,765.70
<b>Program Income Drawdown</b>	\$0.00	\$135,413.15
<b>Program Income Received</b>	\$0.00	\$105,000.00
<b>Total Funds Expended</b>	\$0.00	\$160,000.00
R. Gant, LLC	\$0.00	\$160,000.00
<b>Match Contributed</b>	\$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 is projected to build three housing units. One was built and sold, and construction of the remaining two houses will begin very soon. There was no activity during the reporting period.

**Accomplishments Performance Measures**

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



	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

**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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$324,234.30
<b>Total Budget</b>	\$0.00	\$324,234.30
<b>Total Obligated</b>	\$0.00	\$305,234.30
<b>Total Funds Drawdown</b>	\$19,000.00	\$324,234.30
<b>Program Funds Drawdown</b>	\$0.00	\$305,234.30
<b>Program Income Drawdown</b>	\$19,000.00	\$19,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$305,234.30
Habitat For Humanity	\$0.00	\$305,234.30
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Maumee Valley Habitat for Humanity will construct two new houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Maumee Valley Habitat for Humanity had 2 houses under construction. Completed construction of the two houses during previous quarters. One of the houses was sold and the other was leased. Sale of the 607 Mackow property generated \$95,000 program income. The sold house benefited a family of 5 people. This project is complete.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/2
<b># of Singlefamily Units</b>	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	2/1	0/0	2/2	100.00
# Owner Households	0	0	0	2/1	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total Budget</b>	\$0.00	\$160,000.00
<b>Total Obligated</b>	\$0.00	\$160,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$160,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$160,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$160,000.00
CITY OF TOLEDO	\$0.00	\$160,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NHS plans to build one house.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

NHS has plans to construct one house. The 2926 Fulton housing construction project is completely rehabbed but is not yet sold or leased.

**Accomplishments Performance Measures**

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



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

### 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	0/0	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	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-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.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$650,000.00
<b>Total Budget</b>	\$0.00	\$650,000.00
<b>Total Obligated</b>	\$0.00	\$650,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ONYX, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

ONYX intends to build four new houses.

**Location Description:**

TOledo, Oh

**Activity Progress Narrative:**

ONYX intends to build four new houses. The houses are under various stages of construction. \$650,000 was spent during the quarter under this project set aside for households at or below 50% AMI.

**Accomplishments Performance Measures**

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



	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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total Budget</b>	\$0.00	\$160,000.00
<b>Total Obligated</b>	\$0.00	\$160,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Toledo Community Development Corp, Inc. (TCDC)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

TCDC plans to build one house.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

There has been no activity yet for this TCDC-sponsored project, which is to construct one house. Construction has not yet started.

**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

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**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**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$250,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$250,000.00
United North Corporation, Inc.	\$0.00	\$250,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

United North Corporation will build ten new housing units.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

This project is complete and were targeted to ten households who were at or below 50% AMI.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>



# 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	

