

Grantee: Toledo, OH

Grant: B-08-MN-39-0013

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-39-0013

Obligation Date:**Grantee Name:**

Toledo, OH

Award Date:**Grant Amount:**

\$12,270,706.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

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

Distribution and and Uses of Funds:

The NSP funds will be spent in the three stipulated need categories which include areas with greatest percentage of home foreclosures, areas with the highest percentage of homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. To comply with NSP regulations, 100% of the NSP funds (\$12,270,706) shall be used to benefit individuals and households, whose incomes do not exceed 120% Area Median Income (AMI) (see Attachment A). As required by the regulations, the City of Toledo will ensure that at least 25% (\$3,067,678.50) of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Administration cost of the program will not exceed 10% (\$1,227,070.60) of the NSP grant and 10% of the program income. The City of Toledo intends to use the funds in five primary activities, plus administration: 1) Acquisition/Rehabilitation (NSP 1); The City anticipates spending \$2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units. 2) Demolition (NSP 2); The City of Toledo plans to spend \$1,618,110 to demolish 220 housing units. Demolition will be used as a strategy to remove blighted structures in the targeted neighborhoods within the central city. The priority central city neighborhoods include: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood. 3) Redevelopment/New Construction (NSP 3); Redevelopment activities would be used as infill in some tipping-point neighborhoods, or be used to implement adopted New School New Neighborhood strategies. Twelve single-family houses, or rental units are planned for construction at an estimated cost of \$1,920,000. The City of Toledo plans to subcontract with third-party developers for this activity. 4) Landbanking (NSP 4); The City of Toledo has budgeted \$235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, vacant properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development. 5) Financing Mechanisms (NSP 5); Financing Mechanisms may include down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing. The down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing will come from program income generated from payments of construction financing. 6) Administration (NSP 6). While \$435,420.60 is budgeted to the City of Toledo for personnel costs to administer its Neighborhood Stabilization Program, the remaining funds (\$791,650.00) will pay for the administrative costs of outside contractors, vendors, equipment and supplies.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,270,706.00
Total CDBG Program Funds Budgeted	N/A	\$12,270,706.00
Program Funds Drawdown	\$1,300,675.71	\$7,590,226.78
Obligated CDBG DR Funds	\$0.00	\$12,270,706.00
Expended CDBG DR Funds	\$0.00	\$7,839,374.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$540,351.95	\$892,033.08
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,840,605.90	\$0.00
Limit on Admin/Planning	\$1,227,070.60	\$455,189.39
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Families and individuals who showed interest in the Neighborhood Stabilization Program (1) contacted the city of 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 homes through NSP. The city spent \$154,425.00 during this quarter. Two houses were sold to two moderate-income households, 23 were under construction, and three were planned under the 50% to 120% AMI category. \$461,337.59 was spent under this category. One of three houses under redevelopment was completed and sold to one moderate-income household of two persons. Two more lots were planned for development as soon as the weather improves. One of Jessco Homes' 8 houses was completed under the 50% AMI (25% set aside) category and seven were in progress. Jessco Homes spent \$126,101.52 during this quarter. Roofs of the three structures for the multi-family housing complex were replaced during this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Administration, NSP1: Administration	\$67,424.39	\$1,227,060.60	\$455,189.39
B-Acquis/Rehab-LMMI, NSP1: Acq/Rehab-LMMI	\$259,510.97	\$4,737,000.00	\$4,129,264.92
B2-Acquis/Rehab-25%, NSP1: Acq/Rehab-25%	\$410,000.00	\$3,067,676.50	\$1,283,899.48
Cancelled, Cancelled	\$0.00	\$0.00	\$0.00
D-Demolition, NSP1: Demolition	\$258,506.05	\$1,318,968.90	\$846,638.69
E-Redevelopment, NSP1: Redevelopment/ New Construction	\$305,234.30	\$1,920,000.00	\$875,234.30
cancelled, Cancelled	\$0.00	\$0.00	\$0.00

Activities

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

Activity Title: NSP1-GANT-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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

R. Gant, LLC

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,067,676.50
Total CDBG Program Funds Budgeted	N/A	\$2,067,676.50
Program Funds Drawdown	\$410,000.00	\$410,000.00
Obligated CDBG DR Funds	\$0.00	\$2,067,676.50
Expended CDBG DR Funds	\$0.00	\$410,000.00
R. Gant, LLC	\$0.00	\$410,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

RR. Gant, LLC purchased a multi-family housing complex (3 buildings consisting of 78 units). The roofs of the three structures were replaced. No funds were spent during this 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

Address	City	State	Zip
4454 Hill Ave.	Toledo	NA	43615
4424 Hill Ave.	Toledo	NA	43615
4404 Hill Ave.	Toledo	NA	43615

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
510 California	Toledo	NA	43612
4343 Vermaas	Toledo	NA	43612
956 Wright	Toledo	NA	43609
805 Wylie	Toledo	NA	43609
512 Continental	Toledo	NA	43607
2641 Gracewood	Toledo	NA	43613
4401 Vermaas	Toledo	NA	43612
2328 Dunham	Toledo	NA	43609

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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

City of Toledo

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$314,958.72
Total CDBG Program Funds Budgeted	N/A	\$314,958.72
Program Funds Drawdown	\$0.00	\$161,722.00
Obligated CDBG DR Funds	\$0.00	\$314,958.72
Expended CDBG DR Funds	\$0.00	\$161,722.00
City of Toledo	\$0.00	\$161,722.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

The City of Toledo projects to rehabilitate 2 houses. One house was under construction.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
428 Torrington	Toledo	NA	43615
4101 Dorchester	Toledo	NA	43607
821 S. Detroit	Toledo	NA	43609

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Friendship New Vision (FNV)

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$866,030.15
Total CDBG Program Funds Budgeted	N/A	\$866,030.15
Program Funds Drawdown	\$0.00	\$866,030.15
Obligated CDBG DR Funds	\$0.00	\$866,030.15
Expended CDBG DR Funds	\$0.00	\$866,030.15
Friendship New Vision (FNV)	\$0.00	\$866,030.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$217,351.95	\$265,551.95
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Friendship New Vision (FNV) has acquired nine houses. Eight are completed, three sold previously, four lease-purchased previously, and one house was under construction. The previous sale of three homes: 3600 Burton (\$54,291.46), 2313 Portsmouth (\$82,752.13), and 439 Torrington (\$80,308.36) generated \$215,351.95 program income.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	7		8/9	

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
120 Clifton	Toledo	NA	43607
439 Torrington	Toledo	NA	43615
2033 Talbot	Toledo	NA	43613
3600 Burton	Toledo	NA	43612
710 Continental	Toledo	NA	43607
174 Kingswood Trail	Toledo	NA	43615
327 Kingswood Trail	Toledo	NA	43615
2313 Portsmouth	Toledo	NA	43613
3634 Willow Run	Toledo	NA	43607

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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

Fort Industry Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$370,052.43
Total CDBG Program Funds Budgeted	N/A	\$370,052.43
Program Funds Drawdown	\$99,714.97	\$370,052.43
Obligated CDBG DR Funds	\$0.00	\$370,052.43
Expended CDBG DR Funds	\$0.00	\$370,052.43
Fort Industry Development	\$0.00	\$370,052.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$82,000.00	\$102,437.54
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Fort Industry Development has acquired three houses. One of two homes completed during this quarter was sold. The developer was in the process of purchasing another house with program income funds during this quarter. The sale of 2156 Marlow generated \$82,000.00 in program income.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
1496 Gould	Toledo	NA	43612
3808 Wallwerth	Toledo	NA	43612
4633 Harford	Toledo	NA	43613
2165 Marlow	Toledo	NA	43613

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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

R. Gant, LLC

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$539,019.36
Total CDBG Program Funds Budgeted	N/A	\$539,019.36
Program Funds Drawdown	\$0.00	\$539,019.36
Obligated CDBG DR Funds	\$0.00	\$539,019.36
Expended CDBG DR Funds	\$0.00	\$539,019.36
R. Gant, LLC	\$0.00	\$539,019.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$70,000.00	\$88,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

informaiton forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC has acquired five houses for rehabilitation. Four were completed and one was sold previously. The sale of 807 Southbriar generated \$70,000.00 of program income.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/5	

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
4103 Amsterdam	Toledo	NA	43607
807 Southbriar	Toledo	NA	43607
314 Independence	Toledo	NA	43607
355 Sentry Hill	Toledo	NA	43607
3144 Nebraska	Toledo	NA	43607

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Hme Renewal Systems (HRS)

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,339,360.55
Total CDBG Program Funds Budgeted	N/A	\$1,339,360.55
Program Funds Drawdown	\$0.00	\$1,176,684.77
Obligated CDBG DR Funds	\$0.00	\$1,339,360.55
Expended CDBG DR Funds	\$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
Program Income Received	\$63,000.00	\$63,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Home Renewal Systems (HRS) will complete 12 houses. Five are completed, with one sold this quarter, and seven under construction. HRS generated \$63,000.00 from the sale of 525 Heathshire. Additional DRGR notation: Due to an error within the system calculating the "# of Total Households benefiting", page 1 of the Edit Performance Report would only allow for correction of the error (and continuation of data entry on page 2) by entering a negative number (-1). Please reference "View Cumulative Totals" on page 1. Direction provided by technical assistance received from DRGR support staff.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

of Housing Units

0

0/1

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
525 Heathshire	Toledo	NA	43607
816 Dryden	Toledo	NA	43612
1210 Hawk	Toledo	NA	43612
4117 Overland	Toledo	NA	43612
450 Gramercy	Toledo	NA	43612
194 Kingswood Trl.	Toledo	NA	43615
2003 Balkan	Toledo	NA	43613
4312 Hunter's Trail	Toledo	NA	43607
851 Brighton	Toledo	NA	43609
455 Heathshire	Toledo	NA	43607
1532 Crestwood	Toledo	NA	43613
542 Toronto	Toledo	NA	43609

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$110,000.00
Total CDBG Program Funds Budgeted	N/A	\$110,000.00
Program Funds Drawdown	\$110,000.00	\$110,000.00
Obligated CDBG DR Funds	\$0.00	\$110,000.00
Expended CDBG DR Funds	\$0.00	\$110,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$110,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Neighborhood Housing Services (NHS) has acquired one housing unit that was almost completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
720 Yondota	Toledo	NA	43605

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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

Summerfield Group, LLC

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$330,689.72
Total CDBG Program Funds Budgeted	N/A	\$330,689.72
Program Funds Drawdown	\$0.00	\$330,689.72
Obligated CDBG DR Funds	\$0.00	\$330,689.72
Expended CDBG DR Funds	\$0.00	\$330,689.72
Summerfield Group, LLC	\$0.00	\$330,689.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$125,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Summerfield has acquired three housing units. One house was completed previously. Summerfield obtained program income to purchase another house for rehabilitation in the previous quarter. Altogether, the developer has acquired four housing units.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
809 Ogden	Toledo	NA	43609
528 Carlton	Toledo	NA	43609
532 Lodge	Toledo	NA	43609
730 Lodge	Toledo	NA	43609

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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

Valencia

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$866,889.07
Total CDBG Program Funds Budgeted	N/A	\$866,889.07
Program Funds Drawdown	\$49,796.00	\$575,066.49
Obligated CDBG DR Funds	\$0.00	\$866,889.07
Expended CDBG DR Funds	\$0.00	\$575,066.49
Valencia	\$0.00	\$575,066.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Valencia has acquired eight housing units. Two houses were completed this quarter, with one completed previously.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
4420 Fairview	Toledo	NA	43612
1492 Eleanor	Toledo	NA	43612
385 Buell	Toledo	NA	43613
33660 Almeda	Toledo	NA	43612
4120 Grantley	Toledo	NA	43612
2565 Ivy Place	Toledo	NA	43613
407 Pasadena	Toledo	NA	43612
2532 Georgetown	Toledo	NA	43612

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:

N/A

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,227,060.60
Total CDBG Program Funds Budgeted	N/A	\$1,227,060.60
Program Funds Drawdown	\$67,424.39	\$455,189.39
Obligated CDBG DR Funds	\$0.00	\$1,227,060.60
Expended CDBG DR Funds	\$0.00	\$742,470.15
CITY OF TOLEDO	\$0.00	\$742,470.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,000.00	\$3,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

The city of Toledo was contacted by families and individuals who expressed an interest in 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. The city spent \$154,425.00 during this quarter. In addition, \$3,000.00 of program income was previously generated through a marketing event.

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,318,968.90
Total CDBG Program Funds Budgeted	N/A	\$1,318,968.90
Program Funds Drawdown	\$258,506.05	\$846,638.69
Obligated CDBG DR Funds	\$0.00	\$1,318,968.90
Expended CDBG DR Funds	\$0.00	\$1,171,600.87
CITY OF TOLEDO	\$0.00	\$1,171,600.87
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Several dilapidated structures were identified and demolished in the NSP target areas during this quarter. 172 structures consisting of 176 housing units, 21 garages, and 7 non-residential structures were demolished during this period at a cost of \$315,327.34. 73 structures (consisting of 86 housing units) were demolished in low-income areas and 73 structures (consisting of 90 units) were demolished in moderate-income areas.

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 Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	129/220

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total 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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$394,765.70
Total CDBG Program Funds Budgeted	N/A	\$394,765.70
Program Funds Drawdown	\$0.00	\$160,000.00
Obligated CDBG DR Funds	\$0.00	\$394,765.70
Expended CDBG DR Funds	\$0.00	\$160,000.00
R. Gant, LLC	\$0.00	\$160,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$105,000.00	\$105,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC intends to build three housing units. The developer completed the construction of one new house that was sold to a 2-member moderate-income household. The sale of 4109 Dorchester generated \$105,000.00 of program income. The construction of two additional lots will begin as soon as the weather improves.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
3704 Turret Green	Toledo	NA	43607
4109 Dorchester	Toledo	NA	43607
3710 Turret Green	Toledo	NA	43607

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

Activity Title: NSP1-HFH-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

Habitat For Humanity

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$305,234.30
Total CDBG Program Funds Budgeted	N/A	\$305,234.30
Program Funds Drawdown	\$305,234.30	\$305,234.30
Obligated CDBG DR Funds	\$0.00	\$305,234.30
Expended CDBG DR Funds	\$0.00	\$305,234.30
Habitat For Humanity	\$0.00	\$305,234.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Toledo, OH

Activity Progress Narrative:

Two houses under construction by Habitat for Humanity were almost completed. No funds were spent during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
823 Searles	Toledo	NA	43607
607 Mackow	Toledo	NA	43607

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$160,000.00
Total CDBG Program Funds Budgeted	N/A	\$160,000.00
Program Funds Drawdown	\$0.00	\$160,000.00
Obligated CDBG DR Funds	\$0.00	\$160,000.00
Expended CDBG DR Funds	\$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
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

NHS plans to build 1 housing unit, which is almost completed.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
2926 Fulton	Toledo	NA	43610

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

Activity Title: NSP1-ONYX-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

ONYX, Inc.

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$650,000.00
Total CDBG Program Funds Budgeted	N/A	\$650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$650,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
ONYX, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

TOledo, Oh

Activity Progress Narrative:

ONYX intends to build 4 new housing units. Construction has not yet started

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
539 Belmont	Toledo	NA	43604
625 Belmont	Toledo	NA	43604
545 Belmont	Toledo	NA	43604
627 Belmont	Toledo	NA	43604

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 Benefit (Households)

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$160,000.00
Total CDBG Program Funds Budgeted	N/A	\$160,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$160,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Toledo Community Development Corp, Inc. (TCDC)	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

TCDC plans to build one house. Construction activities have not yet started.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1520 Palmwood	Toledo	NA	43607

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

Activity Title: NSP-UNC-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

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:

12/31/2010

Responsible Organization:

United North Corporation, Inc.

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$250,000.00
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$0.00	\$250,000.00
United North Corporation, Inc.	\$0.00	\$250,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

United North Corporation has built ten new homes for single-family households. All units are rented to low-income households. This activity is complete as of 12/31/2010.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
1023 Baker	Toledo	NA	43608
901 Bronson	Toledo	NA	43608
923 Yates	Toledo	NA	43608
933 Bronson	Toledo	NA	43608
821 Paxton	Toledo	NA	43608
901 E. Bancroft	Toledo	NA	43608
2818 C Street	Toledo	NA	43608
2822 C Street	Toledo	NA	43608
927 Moore	Toledo	NA	43608
2817 D Street	Toledo	NA	43608

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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