

Grantee: Toledo, OH

Grant: B-08-MN-39-0013

July 1, 2010 thru September 30, 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: 2,3,7,12,01,43,02,73,03,63,65,62,57,03 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	\$2,714,663.60	\$6,289,551.07
Obligated CDBG DR Funds	\$2,462,128.38	\$12,270,706.00
Expended CDBG DR Funds	\$6,413,541.01	\$7,839,374.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$211,637.54	\$351,681.13
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	\$742,470.15
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:

The City of Toledo's marketing strategy continues to draw awareness to the program. The city is still receiving calls from the public about NSP. One of 4 completely rehabilitated houses was sold during this quarter and several houses are under various stages of construction. Two houses are close to completion to serve the housing needs of people whose incomes do not exceed 50% AMI (25% set aside). \$410,000.00 was spent towards provision of housing units for families and individuals whose income do not exceed 50% AMI. One new house under construction was pre-sold and another one was under construction. 75 units, 6 garages, and 5 non-residential structures were demolished during this quarter at a cost of \$258,506.05. The demolished dilapidated structures will contribute immensely towards removal of blighting influences in the city's neighborhoods. \$1,591,675.71 was expended by the city during this quarter. Two houses sold in June and July generated \$150,308.36 program income. To date, NSP1 has generated \$290,351.95 program income and all the program income funds have been expended.

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	\$50,082.09	\$1,227,060.60	\$387,765.00
B-Acquis/Rehab-LMMI, NSP1: Acq/Rehab-LMMI	\$1,911,774.61	\$4,737,000.00	\$3,869,753.95
B2-Acquis/Rehab-25%, NSP1: Acq/Rehab-25%	\$32,610.95	\$3,067,676.50	\$873,899.48
Cancelled, Cancelled	\$0.00	\$0.00	\$0.00
D-Demolition, NSP1: Demolition	\$150,195.95	\$1,318,968.90	\$588,132.64
E-Redevelopment, NSP1: Redevelopment/ New Construction	\$570,000.00	\$1,920,000.00	\$570,000.00
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

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

R. Gant, LLC

Overall

Jul 1 thru Sep 30, 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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$2,067,676.50
Expended CDBG DR Funds	\$410,000.00	\$410,000.00
R. Gant, LLC	\$410,000.00	\$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:

R. Gant LLC purchased a multi-family housing complex located at 4404 &ndash 4460 Hill Avenue, Toledo for rehabilitation to provide housing to families and individuals whose incomes are at or below 50%AMI. \$410,000 was spent during this quarter towards acquisition and rehabilitation of the housing complex.

	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
4460 Hill Ave.	Toledo	NA	43615
4404 Hill Ave.	Toledo	NA	43615
4424 Hill Ave.	Toledo	NA	43615
4454 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	

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

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Jessco Homes

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$32,610.95	\$873,899.48
Obligated CDBG DR Funds	\$126,101.52	\$1,000,000.00
Expended CDBG DR Funds	\$873,898.48	\$873,898.48
Jessco Homes	\$873,898.48	\$873,898.48
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:

One of the third party developers, Jessco Homes with 8 houses for rehabilitation to address the housing needs of individuals and families whose incomes do not exceed 50% AMI, has two houses nearing completion. The remaining 6 units are in various stages of rehabilitation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Toledo

Overall

Jul 1 thru Sep 30, 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	\$161,722.00	\$161,722.00
Obligated CDBG DR Funds	\$274,958.72	\$314,958.72
Expended CDBG DR Funds	\$161,722.00	\$161,722.00
City of Toledo	\$161,722.00	\$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 intends to acquire and rehabilitate a property to be used a model renovated house for prospective qualified homebuyers to tour as an open house. The City of Toledo is to acquire and rehabilitate at least two houses. The structures will serve as model houses for the program. The two developer agreements have been signed.

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
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

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Friendship New Vision (FNV)

Overall

Jul 1 thru Sep 30, 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	\$84,735.58	\$866,030.15
Obligated CDBG DR Funds	\$27,576.52	\$866,030.15
Expended CDBG DR Funds	\$866,030.15	\$866,030.15
Friendship New Vision (FNV)	\$866,030.15	\$866,030.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$48,200.00	\$48,200.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Friendship New Vision's (FNV) have acquired 9 houses for rehabilitation. One house was completed and sold during this quarter. FNV has sold three houses and have four houses leased purchased to date. The remaining units are under various stages of rehabilitation

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2314 Portsmouth	Toledo	NA	43613
4600 Burton	Toledo	NA	43612
710 Continental	Toledo	NA	43607
2033 Talbot	Toledo	NA	43613
120 Clifton	Toledo	NA	43607
174 Kingswood Trail	Toledo	NA	43615
327 Kingswood Trail	Toledo	NA	43615
439 Torrington	Toledo	NA	43615
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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Fort Industry Development

Overall

Jul 1 thru Sep 30, 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	\$270,337.46	\$270,337.46
Obligated CDBG DR Funds	\$236,936.43	\$370,052.43
Expended CDBG DR Funds	\$370,052.43	\$370,052.43
Fort Industry Development	\$370,052.43	\$370,052.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$20,437.54	\$20,437.54
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Fort Industry acquired 3 houses. One of the three houses under construction is almost completed and the two remaining units are under various stages of rehabilitation. Program income funds were used towards acquisition and rehabilitation of one of the houses.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

R. Gant, LLC

Overall

Jul 1 thru Sep 30, 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	\$539,019.36	\$539,019.36
Obligated CDBG DR Funds	\$125,929.15	\$539,019.36
Expended CDBG DR Funds	\$539,019.36	\$539,019.36
R. Gant, LLC	\$539,019.36	\$539,019.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$18,000.00	\$18,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

informaiton forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC rehabilitated 2 houses. One house was sold and another one was completed during this quarter. Three remaining units are under various stages of rehabilitation

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
355 Sentry Hill	Toledo	NA	43615
807 Southbriar	Toledo	NA	43607
3144 Nebraska	Toledo	NA	43607
4103 Amsterdam	Toledo	NA	43607
314 Independence	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-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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

Jul 1 thru Sep 30, 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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$110,000.00
Expended CDBG DR Funds	\$110,000.00	\$110,000.00
Neighborhood Housing Services, Inc.	\$110,000.00	\$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 expended \$110,000.00 towards acquisition and rehabilitation of one house. Rehabilitation of the house is nearing completion.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Summerfield Group, LLC

Overall

Jul 1 thru Sep 30, 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	\$330,689.72	\$330,689.72
Obligated CDBG DR Funds	\$41,137.06	\$330,689.72
Expended CDBG DR Funds	\$330,689.72	\$330,689.72
Summerfield Group, LLC	\$330,689.72	\$330,689.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$125,000.00	\$125,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

information forthcoming

Location Description:

Toledo, OH

Activity Progress Narrative:

Summerfield completed rehabilitation of one house and the remaining two are under various stages of rehabilitation. Summerfield obtained program income to purchase another house to rehabilitate for subsequent sale to a qualified homebuyer. Summerfield currently has title to 4 houses.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Valencia

Overall

Jul 1 thru Sep 30, 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	\$525,270.49	\$525,270.49
Obligated CDBG DR Funds	\$340,953.58	\$866,889.07
Expended CDBG DR Funds	\$575,066.49	\$575,066.49
Valencia	\$575,066.49	\$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 completed the rehabilitation of one house and the remaining units are under various stages of construction. Valencia has seven more houses to rehabilitate.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2565 Ivy Place	Toledo	NA	43613
3660 Almeda	Toledo	NA	43612
2532 Georgetown	Toledo	NA	43613
4420 Fairview	Toledo	NA	43612
4120 Grantley	Toledo	NA	43613
407 Pasadena	Toledo	NA	43612
1492 Eleanor	Toledo	NA	43612
385 Buell	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-Admin

Activity Title: NSP1-City-Admin.

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

NSP1: Administration

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CITY OF TOLEDO

Overall

Jul 1 thru Sep 30, 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	\$50,082.09	\$387,765.00
Obligated CDBG DR Funds	\$0.00	\$1,227,060.60
Expended CDBG DR Funds	\$455,189.39	\$742,470.15
CITY OF TOLEDO	\$455,189.39	\$742,470.15
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 continued to educate the public about make NSP1 through radio advertisements. On August 24, 2010 the city organized an NSP1 "One Stop Shop" event with one of the local banks at the main library in downtown Toledo. Non-profit and for profit enterprises, potential homebuyers, realtor, appraisal and title companies were present the event. About 100 people participated in the event and they learned about NSP1. In addition, NSP1 brochures that included floor plans, and before and after pictures of some of the rehabilitated homes were distributed. There was an open house at one of the newly rehabilitated houses on the same day that the One Stop Shop event took place. The open house drew over 70 people. On September 21, 2010, an NSP1 booth was set up at a mini health fair and over 75 NSP1 brochures were distributed. 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 \$67,424.39.14 during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP1-Demo-COT PubServ

Activity Title: NSP1-COT PubServ-LMMI

Activity Category:

Clearance and Demolition

Project Number:

D-Demolition

Projected Start Date:

01/01/2009

Activity Status:

Under Way

Project Title:

NSP1: Demolition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF TOLEDO

Overall

Jul 1 thru Sep 30, 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	\$150,195.95	\$588,132.64
Obligated CDBG DR Funds	\$98,535.40	\$1,318,968.90
Expended CDBG DR Funds	\$846,638.69	\$1,171,600.87
CITY OF TOLEDO	\$846,638.69	\$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. Seventy-five (75) units, 6 garages, and 5 non-residential structures were demolished during this period. \$258,506.05 was spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	5	16/0

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP1-Redevelopment-GANT

Activity Title: NSP1-GANT-LMMI

Activity Category:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

R. Gant, LLC

Overall

Jul 1 thru Sep 30, 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	\$160,000.00	\$160,000.00
Obligated CDBG DR Funds	\$234,765.70	\$394,765.70
Expended CDBG DR Funds	\$160,000.00	\$160,000.00
R. Gant, LLC	\$160,000.00	\$160,000.00
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:

R. Gant LLC has expended \$160,000 towards the construction of a new house. The house, nearing completion, has been sold. R. Gant LLC has also identified and purchased two vacant parcels for construction of two new houses.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat For Humanity

Overall

Jul 1 thru Sep 30, 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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$145,234.30	\$305,234.30
Expended CDBG DR Funds	\$305,234.30	\$305,234.30
Habitat For Humanity	\$305,234.30	\$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:

\$305,234.30,000 has been expended towards the construction of two proposed single-family houses to be undertaken by Maumee Valley Habitat for Humanity. One house is currently under construction.

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

Jul 1 thru Sep 30, 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	\$160,000.00	\$160,000.00
Obligated CDBG DR Funds	\$0.00	\$160,000.00
Expended CDBG DR Funds	\$160,000.00	\$160,000.00
CITY OF TOLEDO	\$160,000.00	\$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:

The City has expended \$160,000 towards the construction of a new house by Neighborhood Housing Services.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ONYX, Inc.

Overall

Jul 1 thru Sep 30, 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	\$650,000.00	\$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:

The city has set aside \$650,000 towards the construction of 16 units in a new single-family low income tax credit housing development (NIA Heights).

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Toledo Community Development Corp, Inc. (TCDC)

Overall

Jul 1 thru Sep 30, 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	\$160,000.00	\$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:

Toledo Community Development Corporation has identified and purchased a vacant parcel of land for construction of a new house.

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

United North Corporation, Inc.

Overall

Jul 1 thru Sep 30, 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	\$250,000.00	\$250,000.00
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$250,000.00	\$250,000.00
United North Corporation, Inc.	\$250,000.00	\$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:

Another \$250,000 has been expended towards the construction of 10 new low-income single-family houses (United North School Housing II).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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