Grantee: Toledo, OH

Grant: B-09-CN-OH-0031

April 1, 2015 thru June 30, 2015 Performance Report

Grant Number:
B-09-CN-OH-0031

Obligation Date:

Award Date:
02/11/2010

Grantee Name:
Toledo, OH

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$10,150,840.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$10,150,840.00

Estimated PI/RL Funds:
$3,656,879.96

Total Budget:
$13,807,719.96

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

Target Geography:

The target areas include the following:

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

Program Approach:

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

Consortium Members:

Toledo-Lucas County Consortium Members
· City Government
ü City of Toledo

· County Government
ü Lucas County

· 501(c)(3) Nonprofit Organizations

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

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

· Public Housing Authority
ü Lucas Metropolitan Housing Authority

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

How to Get Additional Information:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$13,579,876.91
Total Budget	$2,974,244.71	$13,579,876.91
Total Obligated	$2,936,691.38	$16,234,196.84
Total Funds Drawdown	$0.00	$13,076,063.89
Program Funds Drawdown	$0.00	$10,091,952.10
Program Income Drawdown	$0.00	$2,984,111.79
Program Income Received	$0.00	$3,146,665.46
Total Funds Expended	$1,211,147.57	$13,657,019.27
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$0.00	$0.00
Limit on Admin/Planning	$1,015,084.00	$1,329,750.55
Limit on State Admin	$0.00	$1,329,750.55

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$1,015,084.00	$1,358,377.31

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$2,537,710.00	$5,133,822.00

Overall Progress Narrative:

Twenty-three properties have been identified and purchased for rehabilitation to benefit households with incomes ranging from 50% AMI to120% AMI. $5,120,672 has also been spent to provide 52 housing units to address the housing needs of households whose incomes do not exceed 50% AMI. $1,015,084.00 has been spent to demolish 180 dilapidated, vacant and abandoned housing units. $88,868.63 program income was generated, and $45,580 was spent as down payment assistance 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
NSP2: 06, NSP2 Program Income Waiver	$0.00	$0.00	$0.00
NSP2: 01, A - Acquisition /Rehabilitation LMMI	$0.00	$6,098,464.88	$2,822,740.29
NSP2: 02, B - Redevelopment	$0.00	$7,508,272.00	$4,995,672.00
NSP2: 03, C - Acq/Rehab (25%)	$0.00	$310,351.98	$249,483.42
NSP2: 04, D - Demolition	$0.00	$1,015,084.00	$1,015,084.00
NSP2: 05, E - Administration	$0.00	$1,358,377.31	$1,008,972.39

Activities

Project # / Title: NSP2: 01 / A - Acquisition /Rehabilitation LMMI

Grantee Activity Number:	**NSP2-AcqRehab-Berdan**
Activity Title:	**NSP2-Berdan-LMMI**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
07/01/2015

Projected End Date:
10/31/2016

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Berdan, LLC

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$2,000,000.00
Total Budget	$2,000,000.00	$2,000,000.00
Total Obligated	$2,000,000.00	$2,000,000.00
Total Funds Drawdown	$0.00	$2,000,000.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$2,000,000.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$2,000,000.00	$2,000,000.00
Berdan, LLC	$2,000,000.00	$2,000,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabilitation of one multi-family rental building (8 housing units).

Location Description:

1 S. Erie St., Toledo, OH 43604

Activity Progress Narrative:

Plan to acquire and convert a former commercial structure into 115 residential units. $2,000,000 of program income has been allocated towards the proposed project. No fund was drawn under this category during this quarter.
Per revisions to this QPR, funds expended have been adjusted to reflect current expenditures under this activity.
($2,000,000.00 previously reported as expended under Karp -- Acq. & Rehab -- is now reported under

Berdan, LLC. Previously this QPR reported $1,620,540.00)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Multifamily 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	0/8	0
# Renter 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:	NSP2-AcqRehab-FNV
Activity Title:	NSP2-FNV-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Friendship New Vision (FNV)

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$743,300.00
Total Budget	$0.00	$743,300.00
Total Obligated	($37,553.33)	$745,102.36
Total Funds Drawdown	$0.00	$743,300.00
Program Funds Drawdown	$0.00	$500,000.00
Program Income Drawdown	$0.00	$243,300.00
Program Income Received	$0.00	$282,655.69
Total Funds Expended	$0.00	$743,300.00
Friendship New Vision (FNV)	$0.00	$743,300.00
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

To acquire and rehabilitate four properties. All four houses have been rehabilitated and sold in prior quarters.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	3/0	4/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-AcqRehab-Gant
Activity Title:	NSP2-Gant-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
R. Gant, LLC

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$813,400.00
Total Budget	$0.00	$813,400.00
Total Obligated	$0.00	$910,431.43
Total Funds Drawdown	$0.00	$783,000.00
Program Funds Drawdown	$0.00	$750,000.00
Program Income Drawdown	$0.00	$33,000.00
Program Income Received	$0.00	$160,431.43
Total Funds Expended	$13,600.00	$822,826.02
R. Gant, LLC	$13,600.00	$822,826.02
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

To acquire and rehabilitate six houses. Three of the five rehabilitated houses were sold in prior quarters. 3923 Leybourne is about to be sold. $13,600 was spent during this quarter as down payment assistance towards the purchase of the house. 4324 Lyman has not been sold yet.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/6

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-AcqRehab-KARP
Activity Title:	NSP2-KARP-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
07/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Karp & Associates

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,055,300.00
Total Budget	$487,151.40	$1,055,300.00
Total Obligated	$487,151.40	$1,055,300.00
Total Funds Drawdown	$0.00	$639,108.66
Program Funds Drawdown	$0.00	$498,108.66
Program Income Drawdown	$0.00	$141,000.00
Program Income Received	$0.00	$68,148.60
Total Funds Expended	($1,258,388.60)	$928,408.89
Karp & Associates	($1,258,388.60)	$928,408.89
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and rehablitation of four single-family housing units

Location Description:

2202 Marlow, 1513 Bradmore, 1741 Fairfax, 118 Poinsetta

Activity Progress Narrative:

Karp and Associates purchased four vacant and foreclosed properties for rehabilitation.
All four renovated houses have been renovated and sold. No funds were spent during this quarter.
Per revisions to this QPR, funds expended were adusted to show current expenditures under this activity. (Previously, this QPR reflected -$1,620,540 previously reported as expended for this activity and moved to a new activity: Berdan, LLC --Acq. & Rehab. The new amount reflected in this QPR is -1,258,388.60).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4

# of Singlefamily Units	0	2/4

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	4/0	4/4	100.00
# Owner 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:	NSP2-AcqRehab-MVHFH
Activity Title:	NSP2-MVHFH-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Habitat For Humanity

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$247,706.62
Total Budget	$0.00	$247,706.62
Total Obligated	$0.00	$378,000.00
Total Funds Drawdown	$0.00	$247,706.62
Program Funds Drawdown	$0.00	$208,909.63
Program Income Drawdown	$0.00	$38,796.99
Program Income Received	$0.00	$128,000.00
Total Funds Expended	($39,603.01)	$247,706.62
Habitat For Humanity	($39,603.01)	$247,706.62
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

To acquire and rehabilitate two houses. The two houses have been rehabilitated and sold. No funds were spent during this quarter.
Per revisions to this QPR, funds expended were adjusted to reflect current expenditures for this activity.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-AcqRehab-NHS
Activity Title:	NSP2-NHS-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Neighborhood Housing Services, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$809,686.98
Total Budget	$0.00	$809,686.98
Total Obligated	$0.00	$831,109.35
Total Funds Drawdown	$0.00	$800,408.64
Program Funds Drawdown	$0.00	$740,722.00
Program Income Drawdown	$0.00	$59,686.64
Program Income Received	$0.00	$81,109.35
Total Funds Expended	$17,980.00	$839,811.01
Neighborhood Housing Services, Inc.	$17,980.00	$839,811.01
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

NHS acquired six properties for rehabilitation. 4422 Willys Parkway was renovated and sold in a prior quarter. Construction activities at 1316 Kepler will be completed soon. Three other properties are under various stages of construction. 1101 McDonald was sold during this quarter. Sale of the property generated $88,868.63 program income, and the property benefited a single middle-income African-American female with a household size of three. $17,980 was spent as down payment assistance towards the purchase of the property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/6

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	1/0	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-AcqRehab-UNC
Activity Title:	NSP2-UNC-LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 01

Project Title:
A - Acquisition /Rehabilitation LMMI

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
United North Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$134,400.00
Total Budget	$0.00	$134,400.00
Total Obligated	$0.00	$140,968.41
Total Funds Drawdown	$0.00	$134,400.00
Program Funds Drawdown	$0.00	$125,000.00
Program Income Drawdown	$0.00	$9,400.00
Program Income Received	$0.00	$15,968.41
Total Funds Expended	$18,800.00	$153,200.00
United North Corporation, Inc.	$18,800.00	$153,200.00
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

United North (UN): To rehabilitate one house. 1709 Walnut was rehabilitated and sold in a prior quarter.
Per revisions to this QPR, $18,8-00 is being reported as expended.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: NSP2: 02 / B - Redevelopment

Grantee Activity Number:	**NSP2-25%Redevelopment-LMHA**
Activity Title:	**NSP2-LMHA-LMMI**

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP2: 02

Project Title:
B - Redevelopment

Projected Start Date:
07/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Lucas Metropolitan Housing Authority

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,870,672.00
Total Budget	$0.00	$1,870,672.00
Total Obligated	$0.00	$1,870,672.00
Total Funds Drawdown	$0.00	$1,870,672.00
Program Funds Drawdown	$0.00	$1,870,672.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,870,672.00

Lucas Metropolitan Housing Authority	$0.00	$1,870,672.00
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

447 Division Street, Toledo 43602

Activity Progress Narrative:

LMHA completed the construction of a new multi-family housing complex in a prior quarter. The new development provided up to 26 housing units to persons and families whose incomes do not exceed 50% AMI. No program funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/26
# of Multifamily Units	0	18/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	18/0	0/0	18/26	100.00
# Renter Households	0	0	0	18/0	0/0	18/26	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-25%Redevelopment-UNC
Activity Title:	NSP2-UNC-25%

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP2: 02

Project Title:
B - Redevelopment

Projected Start Date:
07/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
United North Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$3,000,000.00
Total Budget	$0.00	$3,000,000.00
Total Obligated	$0.00	$5,350,000.00
Total Funds Drawdown	$0.00	$3,000,000.00
Program Funds Drawdown	$0.00	$3,000,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$2,350,000.00
Total Funds Expended	$0.00	$3,000,000.00
United North Corporation, Inc.	$0.00	$3,000,000.00
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

3315 Mayo Street (former Chase Elementary School)

Activity Progress Narrative:

UN completed the construction of a new multi-family housing project in a prior quarter. The new development will provide up to 24 housing units to address the housing needs of individuals and families whose incomes do not exceed 50% AMI. No fund was spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/24
# of Multifamily Units	0	23/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	23/0	0/0	23/24	100.00
# Renter Households	0	0	0	23/0	0/0	23/24	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP2-Redevelopment-LMHA-50-120%
Activity Title:	NSP2-LMHA-LMMI-Owner Occupied

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP2: 02

Project Title:
B - Redevelopment

Projected Start Date:
09/22/2014

Projected End Date:
06/30/2015

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Lucas Metropolitan Housing Authority

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$125,000.00
Total Budget	$125,000.00	$125,000.00
Total Obligated	$125,000.00	$125,000.00
Total Funds Drawdown	$0.00	$125,000.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$125,000.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$125,000.00	$125,000.00
Lucas Metropolitan Housing Authority	$125,000.00	$125,000.00
Match Contributed	$0.00	$0.00

Activity Description:

New construction of one single-family housing unit.

Location Description:

395 Woodland, Toledo, OH 43604

Activity Progress Narrative:

$125,000 drawn in a previous quarter is being reported as expended this quarter.

Accomplishments Performance Measures

	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:	NSP2-Redevelopment-UNC
Activity Title:	NSP2-UNC-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP2: 02

Project Title:
B - Redevelopment

Projected Start Date:
07/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
United North Corporation, Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$143,800.00
Total Budget	$18,800.00	$143,800.00
Total Obligated	$18,800.00	$143,800.00
Total Funds Drawdown	$0.00	$125,000.00
Program Funds Drawdown	$0.00	$125,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$125,000.00
United North Corporation, Inc.	$0.00	$125,000.00
Match Contributed	$0.00	$0.00

Activity Description:

new construction of housing unit for potential LMMI homebuyer

Location Description:

Cinabare Court, 43611.

Activity Progress Narrative:

United North built one new house at 3060 Cynabare Ct. The house was sold during a prior quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: NSP2: 03 / C - Acq/Rehab (25%)

Grantee Activity Number:	**NSP2-25%AcqRehab-Gant**
Activity Title:	**NSP2-Gant-LMMI**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP2: 03

Project Title:
C - Acq/Rehab (25%)

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
R. Gant, LLC

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$263,150.00
Total Budget	$0.00	$263,150.00
Total Obligated	$0.00	$310,351.98
Total Funds Drawdown	$0.00	$262,633.42
Program Funds Drawdown	$0.00	$249,483.42
Program Income Drawdown	$0.00	$13,150.00
Program Income Received	$0.00	$60,351.98

Total Funds Expended	$14,000.00	$276,633.42
R. Gant, LLC	$14,000.00	$276,633.42
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

Acquired and rehabilitated two houses. One property was sold in a prior quarter and 4128 Berwick is about to be sold. $14,000 was spent in this quarter as down payment assistance towards the purchase of the property.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: NSP2: 04 / D - Demolition

Grantee Activity Number: **NSP2-Demolition-CITY**
Activity Title: **NSP2-CITY-LMMI**

Activitiy Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
NSP2: 04

Project Title:
D - Demolition

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Toledo

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,015,084.00
Total Budget	$0.00	$1,015,084.00
Total Obligated	$0.00	$1,015,084.00
Total Funds Drawdown	$0.00	$1,015,084.00
Program Funds Drawdown	$0.00	$1,015,084.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,015,084.00
City of Toledo	$0.00	$1,015,084.00
Match Contributed	$0.00	$0.00

Activity Description:

Demolition of 127 housing units by the City of Toledo.
The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement taht grantee impact a minimum of 100 abandoned or foreclosed units.

Location Description:

Census Tracts: 2,3,4,6,7,9,10,11,12.02, 13.03,
16,17,18,19,21,22,23,24.02,25,26,29,30,31,32,33,34,36,37,38,39,40,41,42,43.02,44,45.03,46,47.01,47.02,48,49,50,51,52,53,54,55.02,57.03,61,62,63,66,67,69,72.04,73.01,73.03,74,75,84,86,87,88,101

Activity Progress Narrative:

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

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: NSP2: 05 / E - Administration

Grantee Activity Number:	**NSP2-Admin-CITY**
Activity Title:	**NSP2-CITY-Admin**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NSP2: 05

Project Title:
E - Administration

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Toledo

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,358,377.31
Total Budget	$343,293.31	$1,358,377.31
Total Obligated	$343,293.31	$1,358,377.31
Total Funds Drawdown	$0.00	$1,329,750.55

Program Funds Drawdown	$0.00	$1,008,972.39
Program Income Drawdown	$0.00	$320,778.16
Program Income Received	$0.00	$0.00
Total Funds Expended	$319,759.18	$1,358,377.31
City of Toledo	$319,759.18	$1,358,377.31
Match Contributed	$0.00	$0.00

Activity Description:

Eligible, allowable costs within the administrative cap of 10%

Location Description:

Toledo, OH

Activity Progress Narrative:

The city continues to promote the sale of renovated NSP2 properties. No fund was spent in this quarter.
Per revisions to this QPR, funds expended have been adjusted to reflect current expenditures.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	