

Grantee: Toledo, OH

Grant: B-09-CN-OH-0031

July 1, 2014 thru September 30, 2014 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:
\$3,146,665.46

Total Budget:
\$13,297,505.46

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 undertaken 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	\$13,297,505.46
Total Budget	\$0.00	\$13,297,505.46
Total Obligated	\$0.00	\$13,297,505.46
Total Funds Drawdown	\$0.00	\$12,789,672.45
Program Funds Drawdown	\$0.00	\$9,936,672.27
Program Income Drawdown	\$0.00	\$2,853,000.18
Program Income Received	\$0.00	\$3,146,665.46
Total Funds Expended	\$382,246.99	\$12,423,245.50
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	\$1,006,857.80
Limit on State Admin	\$0.00	\$1,006,857.80

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,015,084.00	\$1,015,084.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,537,710.00	\$7,531,023.98



Overall Progress Narrative:

Twenty-three properties have been identified and purchased for rehabilitation to benefit households with incomes ranging from 50% AMI to 120% 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. \$138,800 of program income was spent during this quarter towards down payment assistance (1513 Bradmore), and the acquisition and rehabilitation of vacant and foreclosed property (395 Woodland).

Another \$125,000 of program income, spent to acquire and rehabilitate 1252 Eleanor, has been entered into DRGR during this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2: 01, A - Acquisition /Rehabilitation LMMI	\$0.00	\$3,611,313.48	\$2,820,575.05
NSP2: 02, B - Redevelopment	\$0.00	\$7,345,672.00	\$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	\$1,015,084.00	\$855,857.80



Activities

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

Grantee Activity Number: NSP2-AcqRehab-FNV

Activity Title: NSP2-FNV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Program Income Account:

FNV - PI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Friendship New Vision (FNV)

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$782,655.69
Total Budget	\$0.00	\$782,655.69
Total Obligated	\$0.00	\$782,655.69
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	\$11,900.00	\$743,300.00
Friendship New Vision (FNV)	\$11,900.00	\$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 9/05/14 - Expenses incurred in previous quarter are reported in this quarter (\$11,900.00 - DPA for Vermass).



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$910,431.43
Total Budget	\$0.00	\$910,431.43
Total Obligated	\$0.00	\$910,431.43
Total Funds Drawdown	\$0.00	\$792,660.78
Program Funds Drawdown	\$0.00	\$747,834.76
Program Income Drawdown	\$0.00	\$44,826.02
Program Income Received	\$0.00	\$160,431.43
Total Funds Expended	\$44,826.02	\$794,826.02
R. Gant, LLC	\$44,826.02	\$794,826.02
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 and 4324 Lyman have not been sold yet. 1585 Crestwood is the remaining property under construction. \$11,862.02 of program income was spent towards the acquisition and rehabilitation of 1252 Eleanor. The information is already recorded into DRGR during this quarter. An additional program income amount of \$115,605.41 was spent towards the acquisition and rehabilitation of 395 Woodland during this quarter.

9/05/14 - Expenses incurred in previous quarter are being reported in this quarter (\$44,826.02 - DPA for 609 Poinsetta, Acquisition and Rehabilitation for Karp's 1252 Eleanor, DPA for 1248 Kepler).



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Karp & Associates -PI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Karp & Associates

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$568,148.60
Total Budget	\$0.00	\$568,148.60
Total Obligated	\$0.00	\$568,148.60
Total Funds Drawdown	\$0.00	\$566,257.26
Program Funds Drawdown	\$0.00	\$498,108.66
Program Income Drawdown	\$0.00	\$68,148.60
Program Income Received	\$0.00	\$68,148.60
Total Funds Expended	\$52,148.60	\$2,186,797.49
Karp & Associates	\$52,148.60	\$2,186,797.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation 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. Three of the four renovated houses were sold in prior quarters. 1513 Bradmore is yet to be sold. \$52,148.60 of program income was spent towards the acquisition and rehabilitation of 1252 Eleanor. The information has already been recorded in DRGR during this quarter. An additional \$13,800 of program income was spent as down payment assistance to make 1513 Bradmore affordable to a qualified home buyer.

Karp and Associates 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 down under this category during this quarter.

9/14/2014 - Expenses incurred in a previous quarter are being reported this quarter (\$52,148.60 - towards acquisition and rehabilitation for FNV).



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-LMHA

Activity Title: NSP2-LMHA-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Lucas Metropolitan Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

Accomplishments Performance Measures

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



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: NSP2-AcqRehab-MVHFH

Activity Title: NSP2-MVHFH-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat For Humanity

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$378,000.00
Total Budget	\$0.00	\$378,000.00
Total Obligated	\$0.00	\$378,000.00
Total Funds Drawdown	\$0.00	\$287,309.63
Program Funds Drawdown	\$0.00	\$208,909.63
Program Income Drawdown	\$0.00	\$78,400.00
Program Income Received	\$0.00	\$128,000.00
Total Funds Expended	\$78,400.00	\$287,309.63
Habitat For Humanity	\$78,400.00	\$287,309.63
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 homes. The two homes have been rehabilitated and sold. \$39,603.01 of program income was spent towards the acquisition and rehabilitation of 1252 Eleanor. The data is already recorded into DRGR during this quarter. 9/05/14 - Expenses incurred in a previous quarter are being reported in this quarter (\$78,400 - DPA for 451 Capistrano, Indirect cost allocation, Acquisition and Rehabilitation for Karp's 1252 Eleanor, DPA for 443 Gramercy).

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

NHS-PI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$831,109.35
Total Budget	\$0.00	\$831,109.35
Total Obligated	\$0.00	\$831,109.35
Total Funds Drawdown	\$0.00	\$821,831.01
Program Funds Drawdown	\$0.00	\$740,722.00
Program Income Drawdown	\$0.00	\$81,109.01
Program Income Received	\$0.00	\$81,109.35
Total Funds Expended	\$21,422.37	\$821,831.01
Neighborhood Housing Services, Inc.	\$21,422.37	\$821,831.01
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:

To acquire and rehabilitate six houses. 4422 Willys Parkway was renovated and sold in a prior quarter. Construction activities at 1316 Kepler and 1101 McDonald will be completed soon. Three other properties are under various stages of construction. \$21,422.37 of program income was spent towards the acquisition and rehabilitation of 1252 Eleanor. The information is already recorded in DRGR during this quarter.

9/05/14 - Expenses incurred in a previous quarter are being reported this quarter (\$21,422.37 - towards acquisition and rehabilitation by Karp).

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$140,968.41
Total Budget	\$0.00	\$140,968.41
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	\$9,400.00	\$134,400.00
United North Corporation, Inc.	\$9,400.00	\$134,400.00
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:

To rehabilitate one house. 1709 Walnut was rehabilitated and sold in a prior quarter.
9/15/2014 - Expenses incurred in a previous quarter are being reported this quarter (\$9,400 - DPA for Walnut).

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

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall

	Jul 1 thru Sep 30, 2014	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:

Lucas Metropolitan Housing Authority (LMHA): LMHA completed the construction of a new multi-family housing complex in a prior quarter. The new development will provide 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%

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$5,350,000.00
Total Budget	\$0.00	\$5,350,000.00
Total Obligated	\$0.00	\$5,350,000.00
Total Funds Drawdown	\$0.00	\$5,163,666.55
Program Funds Drawdown	\$0.00	\$3,000,000.00
Program Income Drawdown	\$0.00	\$2,163,666.55
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. \$9,394.59 program income was spent towards the acquisition and rehabilitation of 395 Woodland 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-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$0.00	\$125,000.00
Total Obligated	\$0.00	\$125,000.00
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 intends to build one new home at 3060 Cynabare Ct. The housing construction was completed and the home 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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 03

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

C - Acq/Rehab (25%)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall

	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$310,351.98
Total Budget	\$0.00	\$310,351.98
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	\$13,150.00	\$262,633.42
R. Gant, LLC	\$13,150.00	\$262,633.42
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:

R. Gant LLC: To acquire and rehabilitate two homes. One property was sold in a prior quarter and 4128 Berwick has not been sold yet. No funds were spent during this quarter.
 09/05/14 - Expenses incurred in a previous quarter are being reported this quarter (\$13,150 - DPA for 3707 Homewood)

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	



Grantee Activity Number: NSP2-25%AcqRehab-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 03

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

C - Acq/Rehab (25%)

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$151,000.00	\$151,000.00
United North Corporation, Inc.	\$151,000.00	\$151,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

United North Corporation will acquire and rehab 2 housing units for the benefit of one eligible household at or below 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

9/05/14 - Expenses incurred in a previous quarter and being reported this quarter (\$151,000 - City of Toledo Administration)

Accomplishments Performance Measures

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



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: 04 / D - Demolition

Grantee Activity Number: NSP2-Demolition-CITY

Activity Title: NSP2-CITY-LMMI

Activity 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:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Toledo

Overall

	Jul 1 thru Sep 30, 2014	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:

Toledo, OH

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:

Projected End Date:



02/11/2010

Benefit Type:

()

National Objective:

N/A

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall	Jul 1 thru Sep 30, 2014	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	\$1,006,857.80
Program Funds Drawdown	\$0.00	\$855,857.80
Program Income Drawdown	\$0.00	\$151,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,030,391.93
City of Toledo	\$0.00	\$1,030,391.93
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 funds were reported 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

