

**Grantee: Toledo, OH**

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

**July 1, 2013 thru September 30, 2013 Performance Report**

---



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

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Toledo, OH

**Contract End Date:**  
02/11/2013

**Review by HUD:**  
Reviewed and Approved

**LOCCS Authorized Amount:**  
\$10,150,840.00

**Grant Status:**  
Active

**QPR Contact:**  
Milva Valenzuela Wagner

**Estimated PI/RL Funds:**  
\$380,657.95

**Total Budget:**  
\$10,531,497.95

## Disasters:

### Declaration Number

No Disasters Found

## 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
<b>Total Projected Budget from All Sources</b>	N/A	\$10,531,497.95
<b>Total Budget</b>	\$0.00	\$10,531,497.95
<b>Total Obligated</b>	\$0.00	\$10,531,497.95
<b>Total Funds Drawdown</b>	\$0.00	\$10,212,524.60
<b>Program Funds Drawdown</b>	\$0.00	\$9,905,437.96
<b>Program Income Drawdown</b>	\$0.00	\$307,086.64
<b>Program Income Received</b>	\$0.00	\$531,657.95
<b>Total Funds Expended</b>	\$23,534.38	\$10,397,150.58
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,015,084.00	\$824,623.49
<b>Limit on State Admin</b>	\$0.00	\$824,623.49

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
<b>Administration</b>	\$1,015,084.00	\$1,015,084.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,537,710.00	\$5,120,672.00



## 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 to date. The sale of two houses generated \$67,224.10 during this quarter. \$23,534.38 was spent on administrative activities 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	\$3,255,657.95	\$2,820,575.05
NSP2: 02, B - Redevelopment	\$0.00	\$4,995,672.00	\$4,995,672.00
NSP2: 03, C - Acq/Rehab (25%)	\$0.00	\$250,000.00	\$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	\$824,623.49



## Activities

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

**Activity Title:** NSP2-Gant-LMMI

**Activity 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

R. Gant, LLC

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$249,483.42
<b>Program Funds Drawdown</b>	\$0.00	\$249,483.42
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$249,483.42
R. Gant, LLC	\$0.00	\$249,483.42
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

To acquire and rehabilitate 2 houses. 4128 Berwick was renovated during a prior quarter and 3707 Homewood will be renovated soon. No program funds were expended during this quarter.

## Accomplishments Performance Measures

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

---



**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**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,870,672.00
<b>Total Budget</b>	\$0.00	\$1,870,672.00
<b>Total Obligated</b>	\$0.00	\$1,870,672.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,870,672.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,870,672.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,870,672.00
Lucas Metropolitan Housing Authority	\$0.00	\$1,870,672.00
<b>Match Contributed</b>	\$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 has proposed consolidation of all its NSP2 funds towards the construction of new multi-family housing complex. LMHA plans to provide up to 26 housing units to persons and families whose incomes do not exceed 50% AMI. The project was completed during a prior quarter. LMHA did not expend program funds during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	18	18/26
<b># of Multifamily Units</b>	18	18/26



## Beneficiaries Performance Measures

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

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

United North Corporation, Inc.

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total Budget</b>	\$0.00	\$3,000,000.00
<b>Total Obligated</b>	\$0.00	\$3,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,000,000.00
United North Corporation, Inc.	\$0.00	\$3,000,000.00
<b>Match Contributed</b>	\$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:**

UNC has proposed a new multi-family housing project to provide up to 24 housing units to address the housing needs of individuals and families whose incomes do not exceed 50% AMI. The project was completed during a prior quarter. No program funds were expended during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	23	23/24
<b># of Multifamily Units</b>	23	23/24



## Beneficiaries Performance Measures

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

**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)

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$731,400.00
<b>Total Budget</b>	\$0.00	\$731,400.00
<b>Total Obligated</b>	\$0.00	\$731,400.00
<b>Total Funds Drawdown</b>	\$0.00	\$731,400.00
<b>Program Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Income Drawdown</b>	\$0.00	\$231,400.00
<b>Program Income Received</b>	\$0.00	\$231,400.00
<b>Total Funds Expended</b>	\$0.00	\$731,400.00
Friendship New Vision (FNV)	\$0.00	\$731,400.00
<b>Match Contributed</b>	\$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 4 properties. Three of the properties were renovated and sold in previous quarters. 4349 Vermass was sold in this reporting quarter for \$51,255.69. The sale benefited a middle-income, single white female three-person household. No funds were spent during this quarter.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		4/4	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%





**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total Budget</b>	\$0.00	\$750,000.00
<b>Total Obligated</b>	\$0.00	\$750,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$747,834.76
<b>Program Funds Drawdown</b>	\$0.00	\$747,834.76
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$85,000.00
<b>Total Funds Expended</b>	\$0.00	\$750,000.00
R. Gant, LLC	\$0.00	\$750,000.00
<b>Match Contributed</b>	\$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 6 houses. 609 Poinsetta and 1248 Kepler were renovated and sold in prior quarters. 4550 Eastway was renovated during this quarter and three remaining properties are under various stages of construction. No program funds were expended during this quarter.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	1	1	0/0	2/0	2/0	100.00
-----------------	---	---	---	-----	-----	-----	--------

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1248 Kepler	Toledo		Ohio	43612-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** 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

**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**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$568,148.60
<b>Total Budget</b>	\$0.00	\$568,148.60
<b>Total Obligated</b>	\$0.00	\$568,148.60
<b>Total Funds Drawdown</b>	\$0.00	\$514,108.66
<b>Program Funds Drawdown</b>	\$0.00	\$498,108.66
<b>Program Income Drawdown</b>	\$0.00	\$16,000.00
<b>Program Income Received</b>	\$0.00	\$68,148.60
<b>Total Funds Expended</b>	\$0.00	\$514,108.89
Karp & Associates	\$0.00	\$514,108.89
<b>Match Contributed</b>	\$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.

1513 Bradmore and 1741 Fairfax were renovated in previous quarters and have not been sold yet. 118 Poinsetta was renovated and leased to a middle-income white couple with three kids in a prior quarter. No program fund was spent during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/4
<b># of Singlefamily Units</b>	0	1/4



## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2202 Marlow	Toledo		Ohio	43613-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



**Grantee Activity Number:** 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**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$208,909.63
<b>Program Funds Drawdown</b>	\$0.00	\$208,909.63
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$66,000.00
<b>Total Funds Expended</b>	\$0.00	\$208,909.63
Habitat For Humanity	\$0.00	\$208,909.63
<b>Match Contributed</b>	\$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 2 houses.  
451 Capistrano was renovated and sold in a prior quarter. 443 Gramercy is in the process of being sold.  
No program funds were spent during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>		<b>Cumulative Actual Total / Expected</b>	
	<b>Total</b>		<b>Total</b>	
<b># of Housing Units</b>	1		1/2	

**Beneficiaries Performance Measures**

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



# of Households	0	0	0	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-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

**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**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$831,109.35
<b>Total Budget</b>	\$0.00	\$831,109.35
<b>Total Obligated</b>	\$0.00	\$831,109.35
<b>Total Funds Drawdown</b>	\$0.00	\$800,408.64
<b>Program Funds Drawdown</b>	\$0.00	\$740,722.00
<b>Program Income Drawdown</b>	\$0.00	\$59,686.64
<b>Program Income Received</b>	\$0.00	\$81,109.35
<b>Total Funds Expended</b>	\$0.00	\$800,408.64
Neighborhood Housing Services, Inc.	\$0.00	\$800,408.64
<b>Match Contributed</b>	\$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 6 houses. 4422 Willys Parkway was renovated and sold in a prior quarter. Five of the six properties are under various stages of construction. No funds were spent during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	1/6

**Beneficiaries Performance Measures**

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





**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**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$125,000.00
<b>Total Budget</b>	\$0.00	\$125,000.00
<b>Total Obligated</b>	\$0.00	\$125,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$125,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$125,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$125,000.00
United North Corporation, Inc.	\$0.00	\$125,000.00
<b>Match Contributed</b>	\$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 1 house. 1709 Walnut was sold during this quarter. The sale generated \$15,968.41. The home is occupied by a single, middle income, black female family of two. No program funds were expended during this quarter.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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



# of Households	0	1	1	0/0	1/0	1/0	100.00
-----------------	---	---	---	-----	-----	-----	--------

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1709 Walnut	Toledo		Ohio	43608-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



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

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

**Activity Category:**

Administration

**Project Number:**

NSP2: 05

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

E - Administration

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Toledo

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,015,084.00
<b>Total Budget</b>	\$0.00	\$1,015,084.00
<b>Total Obligated</b>	\$0.00	\$1,015,084.00
<b>Total Funds Drawdown</b>	\$0.00	\$824,623.49
<b>Program Funds Drawdown</b>	\$0.00	\$824,623.49
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$23,534.38	\$1,007,084.00
City of Toledo	\$23,534.38	\$1,007,084.00
<b>Match Contributed</b>	\$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 plan marketing strategies to promote the sale of renovated NSP2 properties. The city organized a successful bus tour in September 2013 for Title Agencies, Appraisal Companies, Realtors, and Lending Institutions to show them NSP acquired and renovated properties available for sale. \$23,534.38 was spent in this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---



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

**Activity Title:** NSP2-CITY-LMMI

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP2: 04

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

D - Demolition

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Toledo

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,015,084.00
<b>Total Budget</b>	\$0.00	\$1,015,084.00
<b>Total Obligated</b>	\$0.00	\$1,015,084.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,015,084.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,015,084.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,015,084.00
City of Toledo	\$0.00	\$1,015,084.00
<b>Match Contributed</b>	\$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 that 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 housing units.

**Accomplishments Performance Measures**

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



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** NSP2-Redevelopment-Karp

**Activity Title:** NSP2-Karp-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

NSP2: 02

**Projected Start Date:**

02/11/2010

**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:**

Karp & Associates

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Karp & Associates	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Currently unfunded to to new projects under Redevelopment.

The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement that activities impact a minimum of 100 abandoned or foreclosed units.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Karp and Associates' plan to acquire and convert a former commercial structure into 120 residential units has been postponed. No fund was expended during this quarter.

**Accomplishments Performance Measures**

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



## 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-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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$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 house at 3060 Cynabare Ct. The house is under construction. No program funds were expended 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

---

