

**Grantee: Toledo, OH**

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

**October 1, 2012 thru December 31, 2012 Performance Report**

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**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:**  
No QPR Contact Found

**Estimated PI/RL Funds:**  
\$0.00

**Total Budget:**  
\$10,150,840.00

## 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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,150,840.00
<b>Total Budget</b>	\$10,150,840.00	\$10,150,840.00
<b>Total Obligated</b>	\$0.00	\$10,150,840.00
<b>Total Funds Drawdown</b>	\$1,090,415.24	\$9,018,893.28
<b>Program Funds Drawdown</b>	\$1,090,415.24	\$9,018,893.28
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$231,400.00
<b>Total Funds Expended</b>	\$1,696,664.33	\$7,941,892.26
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<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	\$656,315.73
<b>Limit on State Admin</b>	\$0.00	\$656,315.73

**Progress Toward Activity Type Targets**

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

**Progress Toward National Objective Targets**

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



## Overall Progress Narrative:

Twenty-five properties have been identified and purchased for rehabilitation. \$1,015,084.00 has been spent to demolish 180 dilapidated, vacant and abandoned housing units to date. A total of \$1,696,664.33 was spent during this quarter. Altogether, \$9,625,142.12 has been expended to date.

25% Set Aside Category, Redevelopment/New construction: MVHH decided not to acquire and rehab any properties under this category. Their funds have been awarded to United North. Their activities have been cancelled. FNV decided not to acquire and rehab any properties under this category. Their funds have been awarded to United North. Their activities have been cancelled. NHS decided not to acquire and rehab any properties under this category. Their funds have been awarded to United North. Their activities have been cancelled.

## 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	\$2,875,000.00	\$2,786,133.58
NSP2: 02, B - Redevelopment	\$1,003,559.08	\$4,995,672.00	\$4,497,631.96
NSP2: 03, C - Acq/Rehab (25%)	\$0.00	\$250,000.00	\$124,483.42
NSP2: 04, D - Demolition	\$0.00	\$1,015,084.00	\$954,328.59
NSP2: 05, E - Administration	\$86,856.16	\$1,015,084.00	\$656,315.73



## Activities

**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$250,000.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$124,483.42
<b>Program Funds Drawdown</b>	\$0.00	\$124,483.42
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$125,000.00	\$249,483.42
R. Gant, LLC	\$125,000.00	\$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:**

R. Gant LLC is to acquire and rehabilitate two 2 houses. The two properties (4128 Berwick & 3707 Homewood) are under construction. \$125,000 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	0/2



## 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

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

**Activity Title:** NSP2-NHS-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:**

Neighborhood Housing Services, Inc.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</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
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Neighborhood Housing Services, Inc. will acquire and rehab 2 housing units for the benefit of two eligible households at or below 50% of AMI.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

**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

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**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.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</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
<b>Match Contributed</b>	\$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:**

**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

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

**Activity Title:** NSP2-LMHA-LMMI

**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:**

Lucas Metropolitan Housing Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,870,672.00
<b>Total Budget</b>	\$1,870,672.00	\$1,870,672.00
<b>Total Obligated</b>	\$0.00	\$1,870,672.00
<b>Total Funds Drawdown</b>	\$100,000.00	\$1,623,213.65
<b>Program Funds Drawdown</b>	\$100,000.00	\$1,623,213.65
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$347,458.35	\$1,113,658.28
Lucas Metropolitan Housing Authority	\$347,458.35	\$1,113,658.28
<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:**

Lucas Metropolitan Housing Authority (LMHA): 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. LMHA expended \$347,458.35 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	0/26
<b># of Multifamily Units</b>	0	0/26



## 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	0/26	0
# Renter Households	0	0	0	0/0	0/0	0/26	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	

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**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total Budget</b>	\$3,000,000.00	\$3,000,000.00
<b>Total Obligated</b>	\$0.00	\$3,000,000.00
<b>Total Funds Drawdown</b>	\$903,559.08	\$2,874,418.31
<b>Program Funds Drawdown</b>	\$903,559.08	\$2,874,418.31
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,029,140.77	\$2,176,084.73
United North Corporation, Inc.	\$1,029,140.77	\$2,176,084.73
<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:**

United North (UN) 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 is under construction. United North spent \$1,029,140.77 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	0/24
<b># of Multifamily Units</b>	0	0/24



## 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	0/24	0
# Renter Households	0	0	0	0/0	0/0	0/24	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	

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**Grantee Activity Number:** NSP2-AcqRehab-FNV

**Activity Title:** NSP2-FNV-LMMI

**Activity 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Friendship New Vision (FNV)

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$731,400.00
<b>Total Budget</b>	\$500,000.00	\$731,400.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$465,558.53
<b>Program Funds Drawdown</b>	\$0.00	\$465,558.53
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$231,400.00
<b>Total Funds Expended</b>	\$0.00	\$486,072.53
Friendship New Vision (FNV)	\$0.00	\$486,072.53
<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:**

4349 Vermass, completed, has not been sold yet. 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>	0		3/4	

**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>	
<b># of Households</b>	0	0	0	1/0	2/0	3/0	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

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**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total Budget</b>	\$750,000.00	\$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	\$0.00
<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. 1248 Kepler was completely renovated during this quarter and four properties were under various stages of construction. No 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		0/6	

**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-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**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

Karp & Associates

**Match Contributed**

**Oct 1 thru Dec 31, 2012**

N/A

\$500,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

**To Date**

\$568,148.60

\$568,148.60

\$500,000.00

\$498,108.66

\$498,108.66

\$0.00

\$0.00

\$498,108.89

\$498,108.89

\$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 have identified and purchased four properties. 1741 Fairfax was completely renovated during this quarter and two houses are under 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>	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	0	0	0/0	1/0	1/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/4	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	

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**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**

	<b>Oct 1 thru Dec 31, 2012</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
Lucas Metropolitan Housing Authority	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

LMHA proposed consolidating its NSP2 funds towards construction of new multi-family housing complex. See Redevelopment/New Construction activity.

**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	0/4

**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

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**Grantee Activity Number:** NSP2-AcqRehab-MVHFH

**Activity Title:** NSP2-MVHFH-LMMI

**Activity 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Habitat For Humanity

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$250,000.00	\$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	\$0.00
<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:**

Maumee Valley Habitat for Humanity (MVHH): To acquire and rehabilitate 2 houses. 451 Capistrano though completed is yet to be sold and 443 Gramercy is under 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>	0		0/2	

**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>





**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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$831,109.35
<b>Total Budget</b>	\$750,000.00	\$831,109.35
<b>Total Obligated</b>	\$0.00	\$750,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$740,722.00
<b>Program Funds Drawdown</b>	\$0.00	\$740,722.00
<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	\$740,721.66
Neighborhood Housing Services, Inc.	\$0.00	\$740,721.66
<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:**

Neighborhood Housing Services (NHS) is to acquire and rehabilitate 6 houses. Five of the six properties are under various stages of construction. No 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	0/6

**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>



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

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**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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$125,000.00
<b>Total Budget</b>	\$125,000.00	\$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	\$0.00
United North Corporation, Inc.	\$0.00	\$0.00
<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:**

United North (UN) is to rehabilitate one house. The purchased property is under construction. No 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	0/1

**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>





**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**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

City of Toledo

**Match Contributed**

**Oct 1 thru Dec 31, 2012**

N/A

\$1,015,084.00

\$0.00

\$86,856.16

\$86,856.16

\$0.00

\$0.00

\$134,309.80

\$134,309.80

\$0.00

**To Date**

\$1,015,084.00

\$1,015,084.00

\$1,015,084.00

\$656,315.73

\$656,315.73

\$0.00

\$0.00

\$703,769.12

\$703,769.12

\$0.00

**Activity Description:**

Eligible, allowable costs within the administrative cap of 10%

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

The City of Toledo continued to meet regularly with the consortium to discuss NSP2 issues. The city is planning to organize a bus tour of NSP2 properties for graduates of the HUD mandated 8-hour class. \$134,309.80 spent during this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 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

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,015,084.00
<b>Total Budget</b>	\$1,015,084.00	\$1,015,084.00
<b>Total Obligated</b>	\$0.00	\$1,015,084.00
<b>Total Funds Drawdown</b>	\$0.00	\$954,328.59
<b>Program Funds Drawdown</b>	\$0.00	\$954,328.59
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$60,755.41	\$1,015,084.00
City of Toledo	\$60,755.41	\$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 have identified and selected blighted structures for demolition. \$60,755.41 was spent to demolish ten vacant dilapidated units 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

**Overall**

	<b>Oct 1 thru Dec 31, 2012</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 and will be financed in the future with loan repayment from United North's new housing project. 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

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**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**

**Oct 1 thru Dec 31, 2012**

**To Date**

N/A

\$125,000.00

**Total Budget**

\$125,000.00

\$125,000.00

**Total Obligated**

\$0.00

\$125,000.00

**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

United North Corporation, Inc.

\$0.00

\$0.00

**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 plan has been approved and construction will begin very soon. Plan for the new house is under review. No funds have yet been spent.

**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

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