

**Grantee: Toledo, OH**

**Grant: B-08-MN-39-0013**

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-08-MN-39-0013

**Obligation Date:****Grantee Name:**

Toledo, OH

**Award Date:****Grant Amount:**

\$12,270,706.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

The City of Toledo has been severely impacted by home foreclosures. According to RealtyTrac, a recognized leader in collection of foreclosed data, foreclosure filings in metro-Toledo rose from 2,086 in the first six months in 2006 to 3,152 in the first half of 2007- a 51% increase. RealtyTrac stated that metro-Toledo ranked 20th worst among the nation's 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nation's top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. There is little indication that the problem is abating. The data from RealtyTrac portrays a very serious foreclosure situation in Toledo. It is noteworthy to stress that foreclosed properties are not confined in the central city, but scattered throughout the city. A total of 1,897 properties with Toledo addresses were sold at the Lucas County Sheriff's Sales from October 1, 2007 through September 30, 2008. The City of Toledo created a five-step priority ranking from the HUD-provided Census Tract Block Group data, with ten as the areas of greatest risk of foreclosures and further deterioration. The rankings are as follows: Risk Factor 10: 10,11,16,17,18,19,21,22,23,25,26,33,34 Risk Factor 9: 2,3,7,12,01,43,02,73,03,63,65,62,57,03 Risk Factor 8: 79,02,59,01,60,61,75,72,04,86 Risk Factor 7: 78,77,73,01,72,05,72,02,72,03 Risk Factor 1-6: 83,02,83,01,45,04,13,01,13,04,100,01,100,02 The other two areas of greatest need; namely, areas with highest percentage of homes financed by a subprime loan and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures

**Distribution and and Uses of Funds:**

The NSP funds will be spent in the three stipulated need categories which include areas with greatest percentage of home foreclosures, areas with the highest percentage of homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. To comply with NSP regulations, 100% of the NSP funds (\$12,270,706) shall be used to benefit individuals and households, whose incomes do not exceed 120% Area Median Income (AMI) (see Attachment A). As required by the regulations, the City of Toledo will ensure that at least 25% (\$3,067,678.50) of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Administration cost of the program will not exceed 10% (\$1,227,070.60) of the NSP grant and 10% of the program income. The City of Toledo intends to use the funds in five primary activities, plus administration: 1) Acquisition/Rehabilitation (NSP 1); The City anticipates spending \$2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units. 2) Demolition (NSP 2); The City of Toledo plans to spend \$1,618,110 to demolish 220 housing units. Demolition will be used as a strategy to remove blighted structures in the targeted neighborhoods within the central city. The priority central city neighborhoods include: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood. 3) Redevelopment/New Construction (NSP 3); Redevelopment activities would be used as infill in some tipping-point neighborhoods, or be used to implement adopted New School New Neighborhood strategies. Twelve single-family houses, or rental units are planned for construction at an estimated cost of \$1,920,000. The City of Toledo plans to subcontract with third-party developers for this activity. 4) Landbanking (NSP 4); The City of Toledo has budgeted \$235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, vacant properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development. 5) Financing Mechanisms (NSP 5); Financing Mechanisms may include down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing. The down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing will come from program income generated from payments of construction financing. 6) Administration (NSP 6). While \$435,420.60 is budgeted to the City of Toledo for personnel costs to administer its Neighborhood Stabilization Program, the remaining funds (\$791,650.00) will pay for the administrative costs of outside contractors, vendors, equipment and supplies.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	N/A	\$12,270,706.00
Total CDBG Program Funds Budgeted	N/A	\$12,270,706.00
Program Funds Drawdown	\$709,001.41	\$8,299,228.19
Program Funds Obligated	(\$56,366.46)	\$12,214,339.54
Program Funds Expended	\$0.00	\$7,839,374.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$462,000.00	\$1,354,033.08
Program Income Drawdown	\$1,002,351.95	\$1,002,351.95

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,840,605.90	\$0.00
Limit on Admin/Planning	\$1,227,070.60	\$613,851.11
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
NSP Only - LH - 25% Set-Aside	\$3,067,676.50	\$3,067,676.50

**Overall Progress Narrative:**

An Open House at a newly rehabilitated housing unit generated interest from over 150 people in February 2011. In March 2011, the city received 82 calls from individuals and families to inquire about NSP1. Marketing the program through area radio media outlets triggered the high number of calls. The city continued to refer interested homebuyers to the Housing Counseling Agencies to take the HUD required 8-hour class, which is a prerequisite to purchasing any houses through NSP. The city spent \$204,367.99 on administrative activities during this quarter. Five houses were sold to middle-income households, 18 units remained under construction, and the construction of two new houses will begin soon under the 50% to 120% AMI category. Two newly built houses by Habitat For Humanity will benefit people whose incomes do not exceed 50% AMI. Three completely rehabilitated houses (one sold and two leased) addressed the housing needs of people whose incomes are at or below 50% AMI. The harsh winter season prevented any demolition activities during this quarter. Lastly, the sale of six houses in this quarter generated \$462,000.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Administration, NSP1: Administration	\$154,425.00	\$1,227,060.60	\$609,614.39
B-Acquis/Rehab-LMMI, NSP1: Acq/Rehab-LMMI	\$113,148.55	\$4,737,000.00	\$4,242,413.47
B2-Acquis/Rehab-25%, NSP1: Acq/Rehab-25%	\$126,100.52	\$3,067,676.50	\$1,410,000.00
Cancelled, Cancelled	\$0.00	\$0.00	\$0.00
D-Demolition, NSP1: Demolition	\$315,327.34	\$1,318,968.90	\$1,161,966.03
E-Redevelopment, NSP1: Redevelopment/ New Construction	\$0.00	\$1,920,000.00	\$875,234.30
cancelled, Cancelled	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** NSP1-25%Acq.Rehab-GANT

**Activity Title:** NSP1-GANT-25%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B2-Acquis/Rehab-25%

**Project Title:**

NSP1: Acq/Rehab-25%

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

R. Gant, LLC

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,067,676.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,067,676.50
<b>Program Funds Drawdown</b>	\$0.00	\$410,000.00
<b>Program Funds Obligated</b>	\$0.00	\$2,067,676.50
<b>Program Funds Expended</b>	\$0.00	\$410,000.00
R. Gant, LLC	\$0.00	\$410,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Under the 25% set aside, R. Gant LLC purchased a multi-family housing complex (3 buildings consisting of 78 units) to rehabilitate.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

R. Gant LLC has purchased a multi-family housing complex (three buildings consisting of 78 units). The roofs of the three structures were replaced. No funds were spent during this quarter. No change during this quarter.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/78	
# of Multifamily Units	0		0/78	

**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	0/78	0
# Renter Households	0	0	0	0/0	0/0	0/78	0

## Activity Locations

Address	City	State	Zip
4404 Hill Ave.	Toledo	NA	43615
4454 Hill Ave.	Toledo	NA	43615
4424 Hill Ave.	Toledo	NA	43615

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** NSP1-25%Acq.Rehab-Jessco

**Activity Title:** NSP1-Jessco-25%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B2-Acquis/Rehab-25%

**Project Title:**

NSP1: Acq/Rehab-25%

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Jessco Homes

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$126,100.52	\$1,000,000.00
<b>Program Funds Obligated</b>	\$0.00	\$1,000,000.00
<b>Program Funds Expended</b>	\$0.00	\$873,898.48
Jessco Homes	\$0.00	\$873,898.48
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$83,000.00	\$83,000.00
<b>Program Income Drawdown</b>	\$16,600.00	\$16,600.00

**Activity Description:**

Under the 25% set aside, Jessco Homes has acquired 8 houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

For the 25% set aside, Jessco Homes has acquired eight houses. Two houses were completed during this quarter and five remain under construction. One house was sold and two were leased. The sale of 805 Wylie benefited a family of four and generated \$83,000 in program income. 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 Properties</b>	0	0/0

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8
<b># of Singlefamily Units</b>	0	0/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/0	0/0	3/8	100.00
# Owner Households	1	0	1	1/0	0/0	1/1	100.00
# Renter Households	2	0	2	2/0	0/0	2/7	100.00

## Activity Locations

Address	City	State	Zip
2641 Gracewood	Toledo	NA	43613
805 Wylie	Toledo	NA	43609
956 Wright	Toledo	NA	43609

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP1-Acq.Rehab-COT

**Activity Title:** NSP1-COT-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-Acquis/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Toledo

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$308,119.49
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$308,119.49
<b>Program Funds Drawdown</b>	\$0.00	\$161,722.00
<b>Program Funds Obligated</b>	(\$6,839.23)	\$308,119.49
<b>Program Funds Expended</b>	\$0.00	\$161,722.00
City of Toledo	\$0.00	\$161,722.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$244,474.53	\$244,474.53

**Activity Description:**

The City of Toledo to rehabilitate 2 houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

The City of Toledo has proposed to rehabilitate four houses. The city thus far has completed the rehabilitation of one house, two were under construction and the final housing unit was acquired during this quarter (period ending March 31, 2011).

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Low	Mod	Low	Mod
<b># of Housing Units</b>		0		0/2
<b># of Singlefamily Units</b>		0		0/2

**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	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP1-Acq.Rehab-FNV

**Activity Title:** NSP1-FNV-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B-Acquis/Rehab-LMMI

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Friendship New Vision (FNV)

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$866,030.15
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$866,030.15
<b>Program Funds Drawdown</b>	\$0.00	\$866,030.15
<b>Program Funds Obligated</b>	\$0.00	\$866,030.15
<b>Program Funds Expended</b>	\$0.00	\$866,030.15
Friendship New Vision (FNV)	\$0.00	\$866,030.15
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$265,551.95
<b>Program Income Drawdown</b>	\$48,200.00	\$48,200.00

**Activity Description:**

Friendship New Vision (FNV) has acquired 9 houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Friendship New Vision (FNV) has acquired nine houses. Eight are completed, with three previously sold and four previously lease-purchased. One house remains under construction. The previous sale of three houses: 3660 Burton (\$54,291.46), 2313 Portsmouth (\$82,752.13), and 439 Torrington (\$80,308.36) generated \$215,351.95 in program income. There was no change in status for this activity for the period ending March 31, 2011.

**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	8/9
<b># of Singlefamily Units</b>	8	8/9

## 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	7/0	7/9	100.00
# Owner Households	0	3	3	0/0	3/0	3/5	100.00
# Renter Households	0	4	4	0/0	4/0	4/4	100.00

## Activity Locations

Address	City	State	Zip
120 Clifton	Toledo	NA	43607
439 Torrington	Toledo	NA	43615
3600 Burton	Toledo	NA	43612
2313 Portsmouth	Toledo	NA	43613
327 Kingswood Trail	Toledo	NA	43615
3634 Willow Run	Toledo	NA	43607
174 Kingswood Trail	Toledo	NA	43615

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP1-Acq.Rehab-Fort Industry

**Activity Title:** NSP1-Fort Industry-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B-Acquis/Rehab-LMMI

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Fort Industry Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$370,052.43
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$370,052.43
<b>Program Funds Drawdown</b>	\$0.00	\$370,052.43
<b>Program Funds Obligated</b>	\$0.00	\$370,052.43
<b>Program Funds Expended</b>	\$0.00	\$370,052.43
Fort Industry Development	\$0.00	\$370,052.43
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$95,000.00	\$197,437.54
<b>Program Income Drawdown</b>	\$250,429.08	\$250,429.08

**Activity Description:**

Fort Industry Development will acquire three houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Fort Industry Development has acquired five houses, completed the rehabilitation of one house, and sold an additional house during this quarter. The sale of the housing unit at 1496 Gould generated \$95,000.00 in program income. Three houses have been completed, two sold to date, and two remain under construction.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/3	
# of Singlefamily Units	1		1/3	

**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	0/0	2/3	0.00
# Owner Households	0	0	2	0/0	0/0	2/3	0.00

## Activity Locations

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

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP1-Acq.Rehab-GANT

**Activity Title:** NSP1-GANT-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-Acquis/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

R. Gant, LLC

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$539,019.36
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$539,019.36
<b>Program Funds Drawdown</b>	\$0.00	\$539,019.36
<b>Program Funds Obligated</b>	\$0.00	\$539,019.36
<b>Program Funds Expended</b>	\$0.00	\$539,019.36
R. Gant, LLC	\$0.00	\$539,019.36
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$132,000.00	\$220,000.00
<b>Program Income Drawdown</b>	\$44,400.00	\$44,400.00

**Activity Description:**

R. Gant LLC will acquire five houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

R. Gant LLC has acquired five houses for rehabilitation. All five have been completed, with the developer selling two during the quarter. The sales of 314 Independence (\$65,000) and 4103 Amsterdam (\$67,000) generated \$132,000 in program income.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/5	
# of Singlefamily Units	2		2/5	

**Beneficiaries Performance Measures**

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

<b># of Households</b>	0	2	2	0/0	3/0	3/5	100.00
<b># Owner Households</b>	0	3	3	0/0	3/0	3/5	100.00

## Activity Locations

Address	City	State	Zip
807 Southbriar	Toledo	NA	43607
4103 Amsterdam	Toledo	NA	43607
314 Independence	Toledo	NA	43607

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** NSP1-Acq.Rehab-HRS

**Activity Title:** NSP1-HRS-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-Acquis/Rehab-LMMI

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hme Renewal Systems (HRS)

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,289,833.32
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,289,833.32
<b>Program Funds Drawdown</b>	\$113,148.55	\$1,289,833.32
<b>Program Funds Obligated</b>	(\$49,527.23)	\$1,289,833.32
<b>Program Funds Expended</b>	\$0.00	\$813,590.10
CITY OF TOLEDO	\$0.00	\$813,590.10
Hme Renewal Systems (HRS)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$152,000.00	\$215,000.00
<b>Program Income Drawdown</b>	\$121,714.41	\$121,714.41

**Activity Description:**

Home Renewal Systems (HRS) will rehabilitate 12 houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Home Renewal Systems (HRS) is contracted to acquire and rehabilitate 12 houses. Six of the homes are completed to date, with two sold this quarter, and six under various stages of construction. HRS generated \$152,000.00 in program income from the sales of 2003 Balkan (\$74,000) and 816 Dryden (\$78,000).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/0

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/12
<b># of Singlefamily Units</b>	0	0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	3/0	3/12	100.00
# Owner Households	0	3	3	0/0	3/0	3/12	100.00

## Activity Locations

Address	City	State	Zip
525 Heathshire	Toledo	NA	43607
816 Dryden	Toledo	NA	43612
2003 Balkan	Toledo	NA	43613

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP1-Acq.Rehab-NHS

**Activity Title:** NSP1-NHS-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-Acquis/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services, Inc.

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$110,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$110,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$110,000.00
<b>Program Funds Obligated</b>	\$0.00	\$110,000.00
<b>Program Funds Expended</b>	\$0.00	\$110,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$110,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Neighborhood Housing Services (NHS) will acquire one house for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Neighborhood Housing Services (NHS) has acquired one house and that house was completed during this quarter.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

# Owner Households	0	0	0	0/0	0/0	0/1	0
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## Activity Locations

Address	City	State	Zip
720 Yondota	Toledo	NA	43605

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NSP1-Acq.Rehab-Summerfield

**Activity Title:** NSP1-Summerfield-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B-Acquis/Rehab-LMMI

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Summerfield Group, LLC

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$330,689.72
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$330,689.72
<b>Program Funds Drawdown</b>	\$0.00	\$330,689.72
<b>Program Funds Obligated</b>	\$0.00	\$330,689.72
<b>Program Funds Expended</b>	\$0.00	\$330,689.72
Summerfield Group, LLC	\$0.00	\$330,689.72
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$125,000.00
<b>Program Income Drawdown</b>	\$125,000.00	\$125,000.00

**Activity Description:**

Summerfield will acquire three houses for rehabilitation.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Summerfield has acquired three houses. Summerfield obtained program income to purchase another housing unit for rehabilitation in the previous quarter. Altogether, the developer has acquired four houses. Two houses were completed during this quarter.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	
# of Singlefamily Units	0		0/3	

**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	0/3	0
# Owner Households	0	0	0	0/0	0/0	0/3	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP1-Acq.Rehab-Valencia

**Activity Title:** NSP1-Valencia-LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

B-Acquis/Rehab-LMMI

**Project Title:**

NSP1: Acq/Rehab-LMMI

**Projected Start Date:**

03/01/2009

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Valencia

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$923,255.53
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$923,255.53
<b>Program Funds Drawdown</b>	\$0.00	\$575,066.49
<b>Program Funds Obligated</b>	\$0.00	\$866,889.07
<b>Program Funds Expended</b>	\$0.00	\$575,066.49
Valencia	\$0.00	\$575,066.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$11,884.06	\$11,884.06

**Activity Description:**

Valencia will acquire eight houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Valencia has acquired eight houses. Two houses were completed during the quarter, bringing the total to three to-date.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total	Total	Total	Total
# of Housing Units	0	0/8		
# of Singlefamily Units	0	0/8		

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/8	0

# Owner Households	0	0	0	0/0	0/0	0/8	0
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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:** NSP1-Admin

**Activity Title:** NSP1-City-Admin.

**Activity Category:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

01/01/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP1: Administration

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF TOLEDO

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,227,060.60
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,227,060.60
<b>Program Funds Drawdown</b>	\$154,425.00	\$609,614.39
<b>Program Funds Obligated</b>	\$0.00	\$1,227,060.60
<b>Program Funds Expended</b>	\$0.00	\$742,470.15
CITY OF TOLEDO	\$0.00	\$742,470.15
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$3,000.00
<b>Program Income Drawdown</b>	\$4,236.72	\$4,236.72

**Activity Description:**

The City of Toledo will utilize marketing strategies to provide maximum publicity and public awareness. Activities include: workshops and a bus tour to expose participants to the beautiful and clean NSP target neighborhoods.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

An Open House held in February 2011 generated interest from over 150 people, who were provided an opportunity to see a fully-rehabilitated house completed with NSP funds. In March 2011, the city received follow up calls from 82 individuals and families who inquired about NSP. Marketing the program through area radio media outlets triggered the high number of calls. The city continued to refer interested homebuyers to the Housing Counseling Agencies to take the HUD required 8-hour class prior to purchasing any homes through NSP. The city spent \$204,367.99 on administrative activities during this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NSP1-Demo-COT PubServ

**Activity Title:** NSP1-COT PubServ-LMMI

**Activity Category:**

Clearance and Demolition

**Project Number:**

D-Demolition

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Demolition

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF TOLEDO

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,318,968.90
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,318,968.90
<b>Program Funds Drawdown</b>	\$315,327.34	\$1,161,966.03
<b>Program Funds Obligated</b>	\$0.00	\$1,318,968.90
<b>Program Funds Expended</b>	\$0.00	\$1,171,600.87
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Toledo's goal is to identify and demolish dilapidated structures in the NSP target areas.

**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 Properties</b>	0	112/0
<b># of buildings (non-residential)</b>	0	16/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**

# of Housing Units

0

129/220

## 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	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NSP1-Redevelopment-GANT

**Activity Title:** NSP1-GANT-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

R. Gant, LLC

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$394,765.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$394,765.70
<b>Program Funds Drawdown</b>	\$0.00	\$160,000.00
<b>Program Funds Obligated</b>	\$0.00	\$394,765.70
<b>Program Funds Expended</b>	\$0.00	\$160,000.00
R. Gant, LLC	\$0.00	\$160,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$105,000.00
<b>Program Income Drawdown</b>	\$135,413.15	\$135,413.15

**Activity Description:**

R. Gant LLC intends to build three new housing units.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

R. Gant LLC intends to construct three housing units. One has been built and sold. The sale of 4109 Dorchester generated \$105,000.00 in program income. The developer is preparing to begin construction of two new housing units.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Low	Mod	Low	Mod
<b># of Housing Units</b>		0		1/3
<b># of Singlefamily Units</b>		1		1/3

**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	1/3	100.00
# Owner Households	0	1	1	0/0	1/0	1/3	100.00

### Activity Locations

Address	City	State	Zip
4109 Dorchester	Toledo	NA	43607

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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

**Grantee Activity Number:** NSP1-Redevelopment-HFH

**Activity Title:** NSP1-HFH-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat For Humanity

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$305,234.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$305,234.30
<b>Program Funds Drawdown</b>	\$0.00	\$305,234.30
<b>Program Funds Obligated</b>	\$0.00	\$305,234.30
<b>Program Funds Expended</b>	\$0.00	\$305,234.30
Habitat For Humanity	\$0.00	\$305,234.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Maumee Valley Habitat for Humanity will construct two new houses.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

Maumee Valley Habitat for Humanity, contracted to construct two new houses, has completed construction on both of the units during this quarter.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

# of Households	0	0	0	0/1	0/0	0/2	0
# Owner Households	0	0	0	0/1	0/0	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** NSP1-Redevelopment-NHS

**Activity Title:** NSP1-NHS-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services, Inc.

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$160,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$160,000.00
<b>Program Funds Obligated</b>	\$0.00	\$160,000.00
<b>Program Funds Expended</b>	\$0.00	\$160,000.00
CITY OF TOLEDO	\$0.00	\$160,000.00
Neighborhood Housing Services, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NHS plans to build one house.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

NHS was contracted to build one house, which is almost completed.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

# of Households	0	0	0	0/0	0/0	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** NSP1-Redevelopment-ONYX

**Activity Title:** NSP1-ONYX-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

ONYX, Inc.

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$650,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$650,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$650,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
ONYX, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

ONYX intends to build four new houses.

**Location Description:**

TOledo, Oh

**Activity Progress Narrative:**

ONYX intends to construct four new housing units. Construction has not yet started

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

# Renter Households	0	0	0	0/0	0/0	0/4	0
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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:** NSP1-Redevelopment-TCDC

**Activity Title:** NSP1-TCDC-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Toledo Community Development Corp, Inc. (TCDC)

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$160,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$160,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Toledo Community Development Corp, Inc. (TCDC)	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

TCDC plans to build one house.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

TCDC is contracted to build one house. There is no change in activity status as construction has not yet started.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

# Owner Households	0	0	0	0/0	0/0	0/1	0
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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	

---

**Grantee Activity Number:** NSP1-Redevelopment-UNC

**Activity Title:** NSP-UNC-LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

E-Redevelopment

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP1: Redevelopment/ New Construction

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

United North Corporation, Inc.

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$250,000.00
<b>Program Funds Obligated</b>	\$0.00	\$250,000.00
<b>Program Funds Expended</b>	\$0.00	\$250,000.00
United North Corporation, Inc.	\$0.00	\$250,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

United North Corporation will build ten new housing units.

**Location Description:**

Toledo, OH

**Activity Progress Narrative:**

United North has built ten houses and all have been rented. All activity reported in QPR for period ending December 31, 2010.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total	Total	Total	Total
# of Housing Units	0	10/10		
# of Singlefamily Units	0	10/10		

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/0	0/0	10/10	100.00

# Renter Households	0	0	0	10/0	0/0	10/10	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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