

Grantee: Toledo, OH

Grant: B-09-CN-OH-0031

July 1, 2011 thru September 30, 2011 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:
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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,150,840.00
Total Budget	\$0.00	\$10,150,840.00
Total Obligated	(\$125,000.00)	\$4,405,168.00
Total Funds Drawdown	\$1,766,700.85	\$2,157,820.85
Program Funds Drawdown	\$1,766,700.85	\$2,157,820.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,015,084.00	\$224,351.72
Limit on State Admin	\$0.00	\$224,351.72

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

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



Overall Progress Narrative:

The City and the consortium members continue to meet monthly to discuss NSP2 issues. Twenty-four properties have been identified and a total of twelve have been purchased for rehabilitation. Six houses were under various stages of construction, and 57 blighted units were demolished during the quarter. Altogether, \$1,022,401.43 was expended during this reporting 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	\$1,165,299.13	\$2,875,000.00	\$1,421,419.13
NSP2: 02, B - Redevelopment	\$0.00	\$4,995,672.00	\$0.00
NSP2: 03, C - Acq/Rehab (25%)	\$0.00	\$250,000.00	\$0.00
NSP2: 04, D - Demolition	\$512,050.00	\$1,015,084.00	\$512,050.00
NSP2: 05, E - Administration	\$89,351.72	\$1,015,084.00	\$224,351.72



Activities

Grantee Activity Number: NSP2-25%AcqRehab-FNV

Activity Title: NSP2-FNV-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:

Friendship New Vision (FNV)

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

FNV 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

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$250,000.00	\$250,000.00
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
R. Gant, LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC intends to acquire and rehabilitate two houses. The identified properties are under review. Construction activities have not yet begun and no funds were expended during the quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NSP2-25%AcqRehab-LMHA

Activity Title: NSP2-LMHA-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:

Lucas Metropolitan Housing Authority

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

LMHA will acquire and rehab 22 housing units for the benefit of eligible households at or below 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22

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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,870,672.00
Total Budget	\$0.00	\$1,870,672.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Lucas Metropolitan Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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) 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 consortium and the city have supported the proposed project. LMHA is in the process of putting the project and financial packages together. Construction activities have not yet begun and no funds were expended during this quarter.

Accomplishments Performance Measures

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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
United North Corporation, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

3315 Mayo Street (former Chase Elementary School)

Activity Progress Narrative:

United North (UN) has proposed a new multi-family housing project, which will provide up to 24 housing units to address the housing needs of individuals and families whose incomes do not exceed 50% AMI. The proposal has been accepted by the consortium and the city. However, construction activities have not begun.

Accomplishments Performance Measures

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

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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$731,400.00
Total Budget	\$0.00	\$731,400.00
Total Obligated	(\$250,000.00)	\$500,000.00
Total Funds Drawdown	\$465,558.53	\$465,558.53
Program Funds Drawdown	\$465,558.53	\$465,558.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Friendship New Vision (FNV)	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

Friendship New Vision (FNV) has acquired four properties and three are under construction. \$215,557.66 was expended to acquire (and subsequently rehabilitate) two properties during the quarter.

Accomplishments Performance Measures

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

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

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$500,000.00	\$500,000.00
Total Funds Drawdown	\$499,245.09	\$499,245.09
Program Funds Drawdown	\$499,245.09	\$499,245.09
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
R. Gant, LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC has been contracted to acquire and rehabilitate six houses. They expended \$499,245.09 to acquire four houses during this quarter, which will subsequently be rehabbed. Two additional housing units have been identified for acquisition and rehabilitation. Construction activities of the purchased properties will soon start.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$568,148.60
Total Budget	\$0.00	\$568,148.60
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Karp & Associates	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of four single-family housing units

Location Description:

2202 Marlow, 1513 Bradmore, 1741 Fairfax, 118 Poinsetta

Activity Progress Narrative:

Karp and Associates have identified four properties and have begun steps to purchase them. No funds were spent during this quarter.

Accomplishments Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP2-AcqRehab-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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	(\$250,000.00)	\$250,000.00
Total Funds Drawdown	\$88,945.51	\$88,945.51
Program Funds Drawdown	\$88,945.51	\$88,945.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Habitat For Humanity	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

Maumee Valley Habitat for Humanity (MVHH) intends to acquire and rehabilitate two houses. One property has been purchased and construction will begin soon. They are in the process of identifying and purchasing one additional house. No funds were spent during this quarter

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$831,109.35
Total Budget	\$0.00	\$831,109.35
Total Obligated	\$0.00	\$750,000.00
Total Funds Drawdown	\$111,550.00	\$367,670.00
Program Funds Drawdown	\$111,550.00	\$367,670.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Neighborhood Housing Services, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Toledo, OH

Activity Progress Narrative:

Neighborhood Housing Services (NHS) has been contracted to acquire and rehabilitate six houses. Construction activities have begun on the three acquired properties. In addition to the three identified properties, an additional two will be purchased imminently. No funds were spent during this quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



Grantee Activity Number: NSP2-AcqRehab-UNC

Activity Title: NSP2-UNC-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:

United North Corporation, Inc.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$0.00	\$125,000.00
Total Obligated	(\$375,000.00)	\$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:

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) has been contracted to rehabilitate one house. A property has been identified for acquisition and subsequent rehabilitation.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,015,084.00
Total Budget	\$0.00	\$1,015,084.00
Total Obligated	\$0.00	\$1,015,084.00
Total Funds Drawdown	\$89,351.72	\$224,351.72
Program Funds Drawdown	\$89,351.72	\$224,351.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Toledo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Eligible, allowable costs within the administrative cap of 10%

Location Description:

Toledo, OH

Activity Progress Narrative:

The City of Toledo and the consortium met regularly to discuss issues concerning NSP2. Consortium members identified properties for acquisition and rehabilitation. The city held NSP2 marketing events that included an open house, a meeting with area pastors, block watch meetings, and a public education forum at the main library in Toledo as strategies to promote the program. The City of Toledo spent \$67,548.68 on administrative activities during the reporting 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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,015,084.00
Total Budget	\$0.00	\$1,015,084.00
Total Obligated	\$0.00	\$1,015,084.00
Total Funds Drawdown	\$512,050.00	\$512,050.00
Program Funds Drawdown	\$512,050.00	\$512,050.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Toledo	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of 127 housing units by the City of Toledo.

The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement 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. Forty structures consisting of 57 units were demolished during this quarter at a cost of \$240,050.00.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	57	101/127



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Karp & Associates	\$0.00	\$0.00
Match Contributed	\$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 plans to acquire and convert a former commercial structure into 120 residential units, but has been postponed. This project will be financed in the future with loan repayment from United North's proposed project. No funds were expended during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	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, 2011

N/A

To Date

\$125,000.00

Total Budget

\$0.00

\$125,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

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 COrporation (UNC) intends to build one new house. Plans for the new house are 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

