Grantee: Toledo, OH

Grant: B-11-MN-39-0013

October 1, 2014 thru December 31, 2014 Performance Report

Grant Number:
B-11-MN-39-0013

Obligation Date:

Award Date:

Grantee Name:
Toledo, OH

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$3,591,715.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$3,591,715.00

Estimated PI/RL Funds:
$386,939.80

Total Budget:
$3,978,654.80

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

To ensure that funds be concentrated in highest needs census tract areas (to achieve the most significant impact), the City of Toledo established a minimum risk score of 17, using the HUD Mapping Tool link. Those meeting this benchmark have the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage-related loans, and areas likely to face a signficant rise in the rate of home foreclosures. Areas of greatest need inclue the following census tracts: 16,21,29,30,66,67,68,and 74 for both acquisition/rehabilitation and redevelopment activities. For demolition, the census tracts include the original NSP and NSP2 Community Developmet Corporation (CDC) target neighborhoods where high levels of vacancies and blight have contributed to unsafe homes unable to be rehabilitated.

How Fund Use Addresses Market Conditions:

Toledo, located on the western corner of Lake Erie, is not only the largest city in Lucas County in the State of Ohio, but also the principal city in the Toledo Metropolitan Statistical Area. It is the fourth largest city in the state and has a population of 313,619 (2000 census). 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&rsquos 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nation&rsquos top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. 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&rsquos Sales from October 1, 2007 through September 30, 2008. A May 7th, 2010 article published in Foreclosure Deals.com stated that, in the first quarter of 2010, a total of 2,016 foreclosures were filed in Lucas County marking an increase of 17.4 percent from the previous quarter and a jump of 7.5 from filings in 2009. The article went on to indicate that the default rate in Toledo in February of 2010reached 8.05% far above the 5.8% default rate in February 2009 and higher than the 7.7% default rate of Ohio. The article ended by pointing out that although Lucas County had the lowest number of filings among the top five Ohio counties, the number of properties entering Toledo foreclosure auctions put the metro area fourth in total Real Estate Owned (REOs) and third in rate of increased filings.

The 2010 third quarter report for the National Association of Realtors showed Toledo&rsquos foreclosure prime rate of 3.19% in August greater than the national average of 3.10%. The report also showed that homeownership rate in Toledo had fallen from historical average of 69.4% to 61.3% in 2009 below the national average of 67.4%.

To ensure that the funds be concentrated in highest needs census tracts to achieve significant impact, the City of Toledo used HUD minimum risk score of 17. These are areas with highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgage related loans, and areas likely to face significant rise in the rate of home foreclosures. The areas of greatest need for NSP3 include census tracts 16, 21, 29, 30, 66, 67, 68, and 74 for acquisition/rehabilitation and redevelopment activities. Census tracts 66, 67, 68 and 74 contain one of the four original NSP1 tipping point areas, Secor Garden/Sleepy Hollow. Census tracts 16, 21, 29, and 30 contain two historic districts.
The overall average score in the areas for these activities is 18.75.

For demolition activities, NSP3 may include census tracts 62, 2, 3, 4, 57.03, 6, 7, 63, 16, 17, 18, 19, 12.02, 30, 29, 22, 21, 24.02, 25, 26, 74,

66, 67, 31, 32, 33, 35, 36, 68, 39, 40, 44, 43.02, 42, 41, 38, 53, 51, 48, and 47.01.&nb

How Fund Use Addresses Market Conditions:

sp; These census tracts include the original NSP1 and NSP2 CDC target neighborhoods where high levels of vacancies and blight have contributed to the need to tear down homes. In addition, they include the four NSP tipping point neighborhoods identified in NSP1 application. The overall score for the acquisition/rehabilitation redevelopment and demolition selected areas is 18.54.

Ensuring Continued Affordability:

All units shall be occupied by households at or below 120% area median income (AMI) based upon bedroom size. For all rental units intended for households with incomes between 81% and 120% AMI, the rents shall be established at or below HUD&rsquos published 65% rent limits, based upon bedroom size. For all rental units to be occupied by households between 51% and 80% AMI, the rents shall be established at FMR based upon bedroom size. For rental units intended for household with incomes at or below 50% AMI, the rents shall be established at or below HUD&rsquos published 50% rent limits based upon bedroom size, but no higher than fair market rate.

Units assisted with NSP3 funds must meet the affordability requirements for not less than the applicable specified period. The affordability period will be applied by use of a deed restriction on the assisted property:

Rents are recalculated by HUD periodically and distributed. The rents for a project are not required to be lower than the rent limits for the project in effect at the time of project commitment

Project owners will be provided with information on updated rent limits so rents may be adjusted in accordance with written agreement between the agency and the owner. Owners must provide annual information on rents and occupancy of the assisted units to demonstrate compliance.

Any increase in rents for the assisted units is subject to the provisions of the outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

Definition of Blighted Structure:

"A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare", as defined by the Federal Register Vol. 73, No. 194.
For grant purposes, the City of Toledo is using the following definition: A structure that has one or more of the following conditions: a) a structure that is dilapidated, unsanitary, unsafe, or vermin-infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use: b) a structure that poses a dire threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination; and c) tax or special assesment delinquencies exceeding the fair value of the land that remains unpaid 35 days after notice to pay has been mailed.

Definition of Affordable Rents:

The City of Toledo will require deed restrictions to be placed on the properties at the time of property transfer from the lender to the City or the City&rsquos agents, including NSP subrecipients or NSP contractors. Additionally, the affordability requirement will be included as one of the conditions within any grant agreements, loan agreements, and mortgages. The City of Toledo currently provides for affordability requirements within its current HOME grant and loan documents.

Homeownership affordability will use the HOME standards at 24 CFR 92.254 which include:

- The house must be single-family
- The house must be modest
- Housing must serve families and individuals whose incomes do not exceed 120% AMI
- Houses must be the principal residence of the households through out the affordability period

- Periods of affordability:

- $1 to $14,999.00 - 5-year term,
- $15,000.00 to 39,999.00&ndash 10-year term
- $40,999.00 or more &ndash 15-year term

- Recapture requirements shall be applied to ensure affordability. Recapture provisions will ensure that all or portion of NSP3 assistance to homebuyers, if the house ceases to be the principal residence of the household for the affordability period, is returned to the city to be used in assisting eligible homebuyers. Acceptable recapture options will include: 9(a) recapture of the entire amount of assistance from the homeowner; (b) reduction of the amount based on the length of time the property was owned and occupied by the homeowner.

Housing Rehabilitation/New Construction Standards:

The City of Toledo will utilize the City of Toledo housing standards currently utilized for its Owner-Occupied Rehabilitation Program and its Housing Development Fund Program, both funded in part with HOME funding. The components of the City of Toledo&rsquos housing standards include the following:

· Code violations &ndash All building, nuisance and housing code violations will be corrected. Properties will be inspected to identify code violations and rehab specifications with estimated cost will be developed to clearly identify corrections of all such violations.
· Lead-Based Paint Hazards &ndash A Lead-Based Paint Inspection (XRF testing and dust wipe sampling) and Risk Assessment by licensed personnel will be performed on each property to identify the existence and scope of any lead-based paint hazards. The standards of &ldquoLead-Based Paint Poisoning Prevention in Federally Owned or Federally Assisted Housing&rdquo, found in 24 CFR Part 35, will apply.
· Energy Efficiency &ndash All newly constructed residential buildings shall meet HUD&rsquos Energy-Efficiency Model Code. All rehabilitated structures will be made as energy efficient as possible within the program guideline limits. Anticipated work will include sealing exterior openings; insulating walls, attics, and crawl spaces; replacement of energy inefficient windows and furnaces, etc. Where financially feasible, NSP-funded homes will utilize green building materials.
· Incipient Code items &ndash New homeowners, especially lower-income households, often have limited access to resources necessary for large maintenance and capital expenses in the short term. Once costs for corrections of code violations, lead-based hazard control work and energy-efficiency have been completed, additional program improvements may be used to replace structural and mechanical systems, including roofs, hot water tanks, furnaces, plumbing/lighting fixtures, that have a short remaining life.

Vicinity Hiring:

Hiring employees who reside in the vicinity of NSP3 projects or contracting with small business that are owned and operated by persons residing in the vicinity of the project including information on existing local ordinances that address these requirements:Funding will give priority to those developers that meet Section requirements and emphasize Section 3 recruitment and hiring practices.
Hiring employees who reside in the vicinity of NSP3 projects or contracting with small business that are owned and operated by persons residing in the vicinity of the project including information on existing local ordinances that address these requirements:Funding will give priority to those developers that emphasize Section 3 recruitment and hiring practices.

Procedures for Preferences for Affordable Rental Dev.:

Preference for development of affordable rental housing:
Funding will give priority to those developers that emphasize affordable rental housing activities. Only projects with at least 20% of the rental units being affordable for low and moderate-income households will be eligible for NSP3 financing. Higher preference will be given to those projects with higher low -income household restrictions.

Grantee Contact Information:

Kattie M. Bond, Director, Department of Neighborhoods, City of Toledo, OH
(419)936-3647
(419)245-1413

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$3,978,654.80
Total Budget	$0.00	$3,978,654.80
Total Obligated	$0.00	$3,978,654.80
Total Funds Drawdown	$0.00	$3,681,966.27
Program Funds Drawdown	$0.00	$3,295,026.47
Program Income Drawdown	$0.00	$386,939.80
Program Income Received	$0.00	$386,939.80
Total Funds Expended	$14,830.00	$3,670,794.49
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	$538,757.25	$0.00
Limit on Admin/Planning	$359,171.50	$352,171.50
Limit on State Admin	$0.00	$352,171.50

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$359,171.50	$359,171.50

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$897,928.75	$897,928.75

Overall Progress Narrative:

To date a total of $346,996.10 has been spent to demolish a vacant and abandoned nursing home complex and 56 vacant and blighted housing units. A total of $136,131.29 of program income was generated from the sale of two properties during this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3: 01, NSP3: Acq/Rehab-LMMI	$0.00	$1,594,383.05	$1,335,044.13
NSP3: 02, NSP3: Acq/Rehab (25%)	$0.00	$897,928.75	$892,191.79
NSP3: 03, Redevelopment/ New Construction	$0.00	$768,000.00	$429,557.52
NSP3: 04, NSP3: Demolition	$0.00	$359,171.50	$338,496.10
NSP3: 05, NSP3: Administration	$0.00	$359,171.50	$299,736.93

Activities

Project # / Title: NSP3: 01 / NSP3: Acq/Rehab-LMMI

Grantee Activity Number:	**NSP3: Acq/Rehab - City of Toledo**
Activity Title:	**NSP3 - City of Toledo - Acq.Rehab**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP3: 01

Project Title:
NSP3: Acq/Rehab-LMMI

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Toledo

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$577,560.92
Total Budget	$0.00	$577,560.92
Total Obligated	$0.00	$577,560.92
Total Funds Drawdown	$0.00	$523,870.92
Program Funds Drawdown	$0.00	$425,353.25
Program Income Drawdown	$0.00	$98,517.67
Program Income Received	$0.00	$152,117.67
Total Funds Expended	$0.00	$425,353.25
City of Toledo	$0.00	$425,353.25
Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Location Description:

Census tracts: 74, 66, and 67 in Toledo, OH.
The minimum risk score averages 18.3

Activity Progress Narrative:

The City of Toledo acquired three properties. The properties were renovated and sold in prior quarters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/3
# of Singlefamily Units	0	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	2/0	2/3	100.00
# Owner Households	0	0	0	0/0	2/0	2/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	NSP3: Acq/Rehab - Fort Industry
Activity Title:	NSP3 - Fort Industry - LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP3: 01

Project Title:
NSP3: Acq/Rehab-LMMI

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Fort Industry Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$366,822.13
Total Budget	$0.00	$366,822.13
Total Obligated	$0.00	$366,822.13
Total Funds Drawdown	$0.00	$346,441.48
Program Funds Drawdown	$0.00	$259,690.88
Program Income Drawdown	$0.00	$86,750.60
Program Income Received	$0.00	$106,822.13
Total Funds Expended	$0.00	$259,690.88
Fort Industry Development	$0.00	$259,690.88
Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Location Description:

The minimum risk score averages 18.3, Census tracts are 74,66, and 67.

Activity Progress Narrative:

Fort Industry Development acquired two properties, renovated them, and sold them in prior quarters.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	NSP3: Acq/Rehab - Gant LLC
Activity Title:	NSP3 - Gant LLC - LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP3: 01

Project Title:
NSP3: Acq/Rehab-LMMI

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
R. Gant, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$400,000.00
Total Budget	$0.00	$400,000.00
Total Obligated	$0.00	$400,000.00
Total Funds Drawdown	$0.00	$400,000.00
Program Funds Drawdown	$0.00	$400,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$400,000.00
R. Gant, LLC	$0.00	$400,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Location Description:

The minimum risk score averages 19 and the census tract is 29 and 68.

Activity Progress Narrative:

R. Gant LLC is to provide six rental housing units from the Hill Avenue rental project to individuals and families whose incomes do not exceed 120% AMI. Project was completed in a prior quarter. No funds were reported during this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3: Acq/Rehab - UNC/OWE Assoc.
Activity Title:	NSP UNC/OWE Assoc - LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP3: 01

Project Title:
NSP3: Acq/Rehab-LMMI

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
United North Corporation, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$250,000.00
Total Budget	$0.00	$250,000.00
Total Obligated	$0.00	$250,000.00
Total Funds Drawdown	$0.00	$250,000.00
Program Funds Drawdown	$0.00	$250,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$30.00	$250,030.00
United North Corporation, Inc.	$30.00	$250,030.00
Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.
Proposed accomplishment changed on March 2014 to reflect two renters (no owners).

Location Description:

The minimum risk score averages 19.25 and the census tracts are 16, 21, 29, and 30.

Activity Progress Narrative:

United North and the Old West End Association (UN/OWEA) acquired a two-unit rental structure (1026 Huron) that was rehabilitated and rented during this quarter. $30 was spent during the 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	

Project # / Title: NSP3: 02 / NSP3: Acq/Rehab (25%)

Grantee Activity Number:	**NSP3: AcqRehab 25% - Gant (R)**
Activity Title:	**NSP3 - Gant (Rental) - AcqRehab 25% set-aside**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP3: 02

Project Title:
NSP3: Acq/Rehab (25%)

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
R. Gant, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$400,000.00
Total Budget	$0.00	$400,000.00
Total Obligated	$0.00	$400,000.00
Total Funds Drawdown	$0.00	$400,000.00
Program Funds Drawdown	$0.00	$394,263.04
Program Income Drawdown	$0.00	$5,736.96
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$400,000.00
R. Gant, LLC	$0.00	$400,000.00

Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Location Description:

Census tract is 68 and 29 and the minimum risk score is 19.

Activity Progress Narrative:

529 Elm, a four-unit apartment structure is under construction. No funds were 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:	NSP3: AcqRehab 25% - Gant LLC
Activity Title:	NSP3 - Gant LLC - 25% Set aside

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP3: 02

Project Title:
NSP3: Acq/Rehab (25%)

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
R. Gant, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$497,928.75
Total Budget	$0.00	$497,928.75
Total Obligated	$0.00	$497,928.75
Total Funds Drawdown	$0.00	$497,928.75
Program Funds Drawdown	$0.00	$497,928.75
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$497,928.75
R. Gant, LLC	$0.00	$497,928.75
Match Contributed	$0.00	$0.00

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Location Description:

The minimu risk score is 19 and the census tract is 74.

Activity Progress Narrative:

Eight residential units of the Legacy Hills Apartment complex will be made available to individuals and families whose incomes do not exceed 50% AMI. No funds were 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	

Project # / Title: NSP3: 03 / Redevelopment/ New Construction

Grantee Activity Number:	**NSP3: Redelopment - MVHFH**
Activity Title:	**NSP3 - MVHFH - LMMI**

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP3: 03

Project Title:
Redevelopment/ New Construction

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Habitat For Humanity

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$768,000.00
Total Budget	$0.00	$768,000.00
Total Obligated	$0.00	$768,000.00
Total Funds Drawdown	$0.00	$564,557.52
Program Funds Drawdown	$0.00	$429,557.52
Program Income Drawdown	$0.00	$135,000.00
Program Income Received	$0.00	$128,000.00
Total Funds Expended	$14,800.00	$707,818.28
Habitat For Humanity	$14,800.00	$707,818.28

Match Contributed	$0.00	$0.00

Activity Description:

This program will involve the reuse of vacant properties, including vacant structures and demolished properties. Vacant structures may be commercial, single-family, or multi-family properties. Activities under this section may include acquisition of blighted structures, demolition and redevelopment costs of building rental or ownership units.

Location Description:

The minimum risk score averages 18.3 and the census tracts are 74, 66, and 67.

Activity Progress Narrative:

Maumee Valley Habitat for Humanity (MVHH) is to build four new houses. MVHH built two new houses and sold them in prior quarters. MVHH also acquired a vacant and foreclosed property (635 Carver) with program income funds in a prior quarter for rehabilitation. The house rehabilitated in the previous quarter was sold during this quarter. The house benefited a single, middle-income white female with a household size of five. The sale generated $67,000 program income.
Two of the four MVHH redevelopment projects were awarded to R. Gant LLC. R Gant LLC has acquired two vacant properties to rehabilitate. 635 Carver and 828 Clifton, renovated in the previous quarters, were sold during this quarter. 635 Carver was sold to a single, middle-income white $67,000. 828 Clifton was sold to a middle-income Hispanic female with a household of five. The sale generated $69,131.29 program income. $14,800 was spent as down payment assistance towards the purchase of 828 Clifton in this quarter. 612 Moran is under construction and will be sold soon.

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Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/4	100.00
# Owner Households	0	0	0	1/0	0/0	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
Program Income	$0.00
Total Other Funding Sources	$0.00

Project # / Title: NSP3: 04 / NSP3: Demolition

Grantee Activity Number: NSP3: Demolition - City of Toledo

Activity Title: NSP3 - City of Toledo - Demolition

Activitiy Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
NSP3: 04

Project Title:
NSP3: Demolition

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Toledo

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$359,171.50
Total Budget	$0.00	$359,171.50
Total Obligated	$0.00	$359,171.50
Total Funds Drawdown	$0.00	$346,996.10
Program Funds Drawdown	$0.00	$338,496.10
Program Income Drawdown	$0.00	$8,500.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$346,996.10
City of Toledo	$0.00	$346,996.10
Match Contributed	$0.00	$0.00

Activity Description:

The properties demolished with NSP3 funds will be blighted structures.

Once a blighted is identified, city will contract and/or perform eligible activities. Eligible activities are cost directly associated with:

- Deconstruction and demolition (includes utility shut-off. Hazardous materials testing, and removal);
- Clearance, removal, and disposition of materials;
- Site restoration (grading, seeding, and curb replacement)

The following outlines the general terms and conditions of this activity:

This activity will address local housing conditions by: Demolishing blighted structures to remove blighting and criminal influences in order to promote property values in those neighborhoods and support existing or planned investment. Demolition activities will be prioritized based upon their proximity to recent or planned development and areas where demolitions will help to stabilize the neighborhoods. The lots will be redeveloped when demand for rental or homeownership opportunities returns.

Location Description:

All identifed census tracts as indicated in the 2010-2011 Substantial Amendment. The minimum risk score averages 18.54.

Activity Progress Narrative:

$346,996.10 has been spent to demolish a former vacant and abandoned nursing home and 56 dilapidated housing units. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/45

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: NSP3: 05 / NSP3: Administration

Grantee Activity Number:	**NSP3: Administration - City of Toledo**
Activity Title:	**NSP3 - City of Toledo - Admin.**

Activitiy Category:
Administration

Activity Status:
Planned

Project Number:
NSP3: 05

Project Title:
NSP3: Administration

Projected Start Date:
05/01/2011

Projected End Date:
05/01/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Toledo

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$359,171.50
Total Budget	$0.00	$359,171.50
Total Obligated	$0.00	$359,171.50
Total Funds Drawdown	$0.00	$352,171.50
Program Funds Drawdown	$0.00	$299,736.93
Program Income Drawdown	$0.00	$52,434.57
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$382,977.23
City of Toledo	$0.00	$382,977.23
Match Contributed	$0.00	$0.00

Activity Description:

Funding will be utilized for the planning and administrative costs related to overseeing the program, including reporting, marketing, homeownerhsip training, and other general administrative activities.

Location Description:

All identified census tracts as indicated in the substantial amendment

Activity Progress Narrative:

The city continues to sell acquired and rehabilitated houses to qualified homebuyers. No expenditure was reported in 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	