

Action Plan

Grantee: Hamilton City, OH

Grant: B-08-MN-39-0009

LOCCS Authorized Amount:	\$ 2,385,315.00
Grant Award Amount:	\$ 2,385,315.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 24,075.85
Total Budget:	\$ 2,409,390.85

Funding Sources

Funding Source	Funding Type
Program Income	Program Income

Narratives

Areas of Greatest Need:

For emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The City will concentrate its efforts in the following Immi areas. Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Distribution and Uses of Funds:

The City will use its funds for the following eligible Neighborhood Stabilization Program (NSP) activities: Acquisiton -\$400,000 Clearance/Demolition - \$450,000 Rehabilitation/Reconstruction and New Construction \$759,000 Funding Mechanisms for Purchase - \$430,000 Public Facilities/Improvements - \$131,000 Administration - \$215,315 The city will also make sure at least 25% of the funds and their associated activities benefit residents that are at or below 50% of AMI.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP1-1	Purchase and Rehab - Acquisition	01/1	Acquisition of Foreclosed and Abandoned Properties
		01/2	Acquisition of Foreclosed and Abandoned - 25% set
NSP2-1	Demolish Blighted Structures	02/1	Clearance & Demolition of Blighted Structures
NSP3-1	Redevelopment -	03/1	Rehab/Reconstruction
		03/7	Rehab of 726 Campbell Ave
NSP3-2	Redevelopment -	03/2	Rehab and Construction
NSP3-3	Redevelopment - New Construction	03/3	NHSH New Construction Harmon Ave four units
NSP3-4	Redevelopment - New Construction	03/4	NHSH New Construction of Rental Housing
		03/6	TriState Habitat for Humanity New Construction
NSP3-5	Redevelop Properties -Housing	03/5	Homebuyer Counseling
NSP4-1	Financing Mechanisms	04/1	Funding Mechanisms
NSP4-2	Financing Mechanisms - 25% set aside	04/2	Funding Mechanisms
NSP5-1	Redevelopment - Public Facilities and	05/1	Infrastructure Improvements - RiversEdge
NSP6-1	Administration	06/1	Administration/Planning
NSP7-1	Land Holding	07/1	Land Bank



Activities

Project # / Title: NSP1-1 / Purchase and Rehab - Acquisition

Grantee Activity Number: 01/1
Activity Title: Acquisition of Foreclosed and Abandoned Properties

Activity Type:

Acquisition - general

Project Number:

NSP1-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Purchase and Rehab - Acquisition

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 323,017.52

Other Funds \$ 0.00

Total Funds \$ 323,017.52

Proposed Beneficiaries

of Persons

Total

59326

Low

18694

Mod

14312

Low/Mod%

55.63

Proposed Accomplishments

of Housing Units

Total

8

of Properties

8

LMI%:

55.63

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hamilton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed



Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.201(a) Acquire foreclosed, vacant and abandoned residential properties from financial institutions to stabilize neighborhoods. The purchase will be at a discount from the current market-appraised value of the home or property. City will average at least 10% below a current appraised value.

Transferred \$5,000.00 to activity 03/3 New Construction per approved program amendment dated 4/28/10 EOR2010-4-30.

Transferred \$35,000.00 from activity 04/1 Funding Mechanism per approved program amendment dated 7/28/10 EOR2010-7-64 to further acquisitions and projects costs associated with these properties.

Transferred \$21,768.51 from activity 06/1 Administration per approved program amendments dated 8/25/10 EOR2010-8-79 and 9/8/10 EOR2010-9-80 to further acquisitions and project costs associated with properties.

Transferred \$28,000.00 to activity 02/1 Clearance and Demolition and \$8,049.24 to 03/1 Rehabilitation per approved program amendment dated 11/10/10 EOR2010-11-95. Correction 4/29/11 should have transferred \$22,000.00 to activity 02/1 instead of \$28,000.00.

Transferred \$3,927.61 to activity 02/1 Clearance and Demolition per approved program amendment dated 4/13/11 EOR2011-4-24.

Revised vouchers totaling \$93,961.95 that were for acquisition only but should have been made part of the 25% set aside rehab or redevelopment project. Revisions made on 11/6/12.

Transferred \$131.96 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

Grantee Activity Number: 01/2
Activity Title: Acquisition of Foreclosed and Abandoned - 25% set

Activity Type:

Acquisition - general

Project Number:

NSP1-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase and Rehab - Acquisition

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 56,973.08

Other Funds \$ 0.00

Total Funds \$ 56,973.08

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hamilton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hamilton2

Organization Type

Local Government

Proposed

\$ 0.00



Location Description:**Activity Description:**

Acquisition of 83 Linda Lane for rehabilitation for rental or home ownership to an income qualified individual. Revised voucher #125168 totaling \$56,973.08 that was for acquisition only but should have been made part of this 25% set aside acquisition for rehab project. Revisions made on 11/6/12.

Project # / Title: NSP2-1 / Demolish Blighted Structures

Grantee Activity Number:	02/1
Activity Title:	Clearance & Demolition of Blighted Structures

Activity Type:

Clearance and Demolition

Project Number:

NSP2-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolish Blighted Structures

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:	\$ 534,959.71
Other Funds	\$ 0.00
Total Funds	\$ 534,959.71

Proposed Beneficiaries**# of Persons**

Total	Low	Mod	Low/Mod%
59326	18694	14312	55.63

Proposed Accomplishments**# of Singlefamily Units****# of Housing Units****Total**

25

25



# of Businesses	1
# of Properties	25

LMI%:	55.63
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Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
City of Hamilton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Hamilton1	Unknown	\$ 390,000.00

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.201(d) Demolition and clearance of vacant dilapidated residential and commercial structures that have been determined to have a blighted effect and foreclosed and/or abandoned single family properties that would require more funds to rehabilitate than to demolish and reconstruct in order to stabilize and improve targeted neighborhoods.
Transferred \$15,000.00 to activity 03/1 Rehab/Reconstruction per approved program amendment dated 4/28/10 EOR2010-4-30.
Transferred \$104,500.00 from various activities per approved program amendment dated 6/23/10 EOR2010-6-46.
Transferer \$28,000.00 from activity 01/1 Acquisition per approved program amendment dated 11/10/10 EOR2010-11-95.
Correction 4/29/11 should have been \$22,000.00
Transferred \$30,000.00 from activity 04/1 Funding Mechanisms per approved amendment dated 7/28/10 EOR2010-7-64 for project delivery costs associated with demolition of blighted and nuisance properties.
Transferred \$15,000.00 from activity 03/1 Rehabilitation per approved amendment dated 9/8/10 EOR2010-9-80 for demolition costs associated with blighted and nuisance properties.
Transferred \$3,977.35 various activities per approved amendment dated 4/13/11 EOR2011-4-24 for demolition and related project costs.

Project # / Title: NSP3-1 / Redevelopment - Rehab/Reconstruction

Grantee Activity Number: 03/1
Activity Title: Rehab/Reconstruction

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP3-1

Project Title:
Redevelopment - Rehab/Reconstruction

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 393,331.51

Other Funds

\$ 0.00

Total Funds

\$ 393,331.51

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

2

Low

2

Mod**Low/Mod%**

100.00

Owner Households

3

3

100.00

of Households

5

2

3

100.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Hamilton1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Hamilton1

Organization Type

Unknown

Proposed

\$ 353,461.25



Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.202 Rehabilitate and reconstruct acquired foreclosed and abandoned residential properties to bring to standard and marketable conditions and associated project costs.

13 Gordon Ave, 614 S. 4th St., 1069 Hayes, 135 Grant Circle and 11 Mavern.

Transferred \$2,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$50,000 from activity 04/1 Funding Mechanism and 07/1 Land Holding per approved program amendment dated 7/28/10 EOR2010-7-64 for rehab costs associated with 135 Grant Circle and project delivery costs.

Transferred \$15,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 9/8/10 EOR2010-9-80.

Transferred \$8,049.24 from activity 01/1 Acquisition per approved program amendment dated 11/10/10 EOR2010-11-95.

Transferred \$49.24 to activity 02/1 Clearance/Demolition per approved program amendment dated 4/13/11 EOR2001-4-24.

Grantee Activity Number: 03/7
Activity Title: Rehab of 726 Campbell Ave

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment - Rehab/Reconstruction

Projected End Date:

03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,925.17

Other Funds \$ 0.00

Total Funds \$ 8,925.17

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Replaced hot water heaters	1
#Efficient AC added/replaced	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Housing Services of Hamilton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

726 Campbell Ave, Hamilton, OH 45011

Activity Description:

Rehabilitation of a single-family dwelling located at 726 Campbell Ave for purchase or rent to an income qualified individual or family.

Transferred \$7,775.17 from various activities per approved program amendment dated 1/9/13 OR2013-1-2.

Unit was sold to single parent, low-income and first-time homebuyer on 6/3/14. Project is now complete.

Project # / Title: NSP3-2 / Redevelopment - Rehab/Reconstruction - 25% set

Grantee Activity Number: 03/2
Activity Title: Rehab and Construction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-2

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment - Rehab/Reconstruction - 25%

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 5,538.75**Other Funds** \$ 0.00**Total Funds** \$ 5,538.75**Proposed Beneficiaries**

of Households

Total**Low****Mod****Low/Mod%**

0.0

Proposed Accomplishments**Total**

of Housing Units

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Hamilton1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Hamilton1

Organization Type

Unknown

Proposed

\$ 187,500.00

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.202 Rehabilitate and reconstruct acquired foreclosed and abandoned residential properties to bring to standard and marketable condition. Focusing on homeownership activities and "rent-to-own" activities; rental before conversions to home ownership will be a maximum of thirty (30) months and made available to families earning up to 50% AMI.

As the 25% set aside for families earning up to 50% AMI has been met through new construction activities, transferred \$181,961.25 to 03/1 Rehab/Recon non 25% set aside activity for actual rehab costs of 5 properties and associated project costs. Expenditures for inspectors time associated with these properties.

Project # / Title: NSP3-3 / Redevelopment - New Construction NHHH Harmon**Grantee Activity Number:** 03/3**Activity Title:** NHHH New Construction Harmon Ave four units**Activity Type:**

Construction of new housing

Activity Status:

Completed

Project Number:

NSP3-3

Project Title:

Redevelopment - New Construction NHHH

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:****Activity Draw Block Date by HUD:**

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Total Budget:

\$ 402,694.25

Other Funds

\$ 0.00

Total Funds

\$ 402,694.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Housing Services of Hamilton

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Neighborhood Housing Services of Hamilton	Unknown	\$ 435,000.50

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

Activity Description:

24CRF570.201(m) In the event that rehabilitation or reconstruction is financially infeasible, new construction will be used. Amendment to budget per approved program amendment dated 4/29/10 EOR2010-4-30. Funds provided to NHSH toward the construction on Harmon Avenue of one (1) structure with four (4) units containing two (2) bedrooms each of affordable rental housing for very low-income eligible individuals and families whose income do not exceed 50% of area median. Revised voucher #114532 totaling \$13,794.84 that was for acquisition only but should have been made part of this 25% set aside redevelopment project. Revisions made on 11/6/12.



Project # / Title: NSP3-4 / Redevelopment - New Construction NHHSH and Habitat

Grantee Activity Number: 03/4
Activity Title: NHHSH New Construction of Rental Housing

Activity Type:

Construction of new housing

Project Number:

NSP3-4

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment - New Construction NHHSH and

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 110,877.58**Other Funds** \$ 0.00**Total Funds** \$ 110,877.58**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Neighborhood Housing Services of Hamilton

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Neighborhood Housing Services of Hamilton

Organization Type

Unknown

Proposed

\$ 220,000.00

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.201(m) In the event that rehabilitation or reconstruction is financially infeasible, new construction will be used to serve persons at or below 50% AMI.

Amendment to activity for new construction of 1 duplex, 2 rental housing units on S. 2nd and Minster Street with Neighborhood Housing Services of Hamilton (NHS) to serve persons at or below 50% AMI. Site location changed to Garden Avenue, this site was determined to be more feasible for new construction.

Transferred \$10,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Revised voucher #128529 totaling \$10,985.02 that was for acquisition only but should have been made part of this 25% set aside redevelopment project. Revisions made on 11/6/12.

Transferred \$25,000.00 from activity 07/1 Land Holding. A program amendment was not required as this did not fall under the City's Consolidated Plan Amendment Procedures.

Transferred \$139,713.08 to activity 05/1 Public Facilities and Improvements per approved program amendment dated 11/28/12 OR2012-11-87.

Grantee Activity Number: 03/6
Activity Title: TriState Habitat for Humanity New Construction

Activity Type:

Construction of new housing

Project Number:

NSP3-4

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment - New Construction NHSH and

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 72,209.01

Other Funds \$ 0.00

Total Funds \$ 72,209.01

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units exceeding Energy Star

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

TriState Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

TriState Habitat for Humanity

Organization Type

Unknown

Proposed

\$ 60,000.00



Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

Activity Description:

24 CFR 570.201(m) In the event that rehabilitation or reconstruction is financially infeasible, new construction will be used to serve persons at or below 50% AMI.

Amendment to action plan for new construction of 1 residential unit for homebuyer on 1140 Azel Avenue with TriState Habitat for Humanity to serve persons at or below 50% AMI.

Revised voucher #115268 totaling \$12,209.01 that was for acquisition only but should have been made part of this 25% set aside redevelopment project. Revisions made on 11/6/12.

Project # / Title: NSP3-5 / Redevelop Properties -Housing Counseling

Grantee Activity Number: 03/5
Activity Title: Homebuyer Counseling

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3-5

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelop Properties -Housing Counseling

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 3,000.00

Other Funds \$ 0.00

Total Funds \$ 3,000.00

Proposed Beneficiaries**Total****Low****Mod****Low/Mod%**

# Owner Households	3	0.00
# of Households	3	0.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hamilton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Hamilton1	Unknown	\$ 3,000.00

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR507.201(n) As a component of this activity, each homebuyer will receive and complete at least 8 hours of homebuyer counseling from a HUD-approved counseling agency before obtaining a mortgage loan.
Three (3) of the five (5) rehabed homes were sold to income eligible homebuyers and two (2) homes became affordable rental units. Housing counseling was provided to three (3) homebuyers.
Transferred \$2,000.00 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

Project # / Title: NSP4-1 / Financing Mechanisms

Grantee Activity Number:	04/1
Activity Title:	Funding Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP4-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Activity Status:

Cancelled

Project Title:

Financing Mechanisms

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:



Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total **Low** **Mod** **Low/Mod%**

Owner Households 0.0

of Households 0.0

Proposed Accomplishments

Total

of Housing Units 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hamilton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hamilton1

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.206 The City will provide resources to finance those wishing to purchase or rehabilitate, reconstructed or newly constructed housing on foreclosed upon property. The form of assistance includes down payment assistance as well as other eligible financing mechanisms.

Transferred \$50,000.00 from activity 05/1 per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$100,00.00 to various activities per approved program amendment dated 7/28/10 EOR2010-7-64.



Project # / Title: NSP4-2 / Financing Mechanisms - 25% set aside**Grantee Activity Number: 04/2**
Activity Title: Funding Mechanisms**Activity Type:**

Homeownership Assistance to low- and moderate-income

Project Number:

NSP4-2

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:**Activity Status:**

Cancelled

Project Title:

Financing Mechanisms - 25% set aside

Projected End Date:

06/21/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Other Funds** \$ 0.00**Total Funds** \$ 0.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

Total
of Housing Units
5

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**City of Hamilton¹**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
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Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

24CFR570.206 These funds will be used to assist households at or below 50% AMI. The City will provide resources to finance those wishing to purchase a rehabilitated, reconstructed or newly constructed housing on foreclosed upon property. The form of assistance includes down payment assistance as well as other eligible financing mechanisms. Transferred \$250,000 to activity 03/3 New Construction per approved program amendment dated 4/28/10 EOR2010-4-30. Canceled 6/21/10.

Project # / Title: NSP5-1 / Redevelopment - Public Facilities and Improvements

Grantee Activity Number:	05/1
Activity Title:	Infrastructure Improvements - RiversEdge

Activity Type:

Construction/reconstruction of streets

Project Number:

NSP5-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Redevelopment - Public Facilities and

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:	\$ 267,741.28
Other Funds	\$ 0.00
Total Funds	\$ 267,741.28

Proposed Beneficiaries

of Persons

Total

59326

Low

18694

Mod

14312

Low/Mod%

55.63

LMI%:

55.63

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Hamilton1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Hamilton1

Organization Type

Unknown

Proposed

\$ 113,228.20

Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

Activity Description:

Funds will be used for the redevelopment of vacant land including design and construction drawings related to the Rivers Edge project per approved program amendment dated 4/28/10 EOR201-4-18.

Transferred \$31,000.00 to activity 03/1 Rehab/Recon per approved program amendment dated 4/28/10 EOR2010-4-30 and \$50,000.00 to activity 04/1 Financing Mechanism per approved program amendment dated 6/23/10 EOR2010-6-4.

Transferred \$139,713.08 from 03/4 Redevelopment New Construction per approved program amendment dated 11/28/12 OR2012-11-87.

PI receipted 802-810.205 2/13/14 from property disposition to Land Bank (22 properties) approved by City Council emergency OR2013-11-97 on 11-20-13.

Equipment purchase of: seven (7) steel strap park benches, eight (8) trash receptacles, two (2) steel wheel bike racks; installed by City Parks Division on 3/21/14. Project is now complete.

Project # / Title: NSP6-1 / Administration**Grantee Activity Number:**

06/1

Activity Title:

Administration/Planning

Activity Type:

Administration

Activity Status:

Completed

Project Number:

NSP6-1

Project Title:

Administration

Projected Start Date:**Projected End Date:**

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

COMPLETED

Benefit Report Type:

NA

09/18/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 172,245.99

Other Funds \$ 0.00

Total Funds \$ 172,245.99

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hamilton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hamilton1

Organization Type

Unknown

Proposed

\$ 215,315.00

Location Description:

Activity Description:

24CFR570.206 Administration cost related to NSP activities.

Transferred \$1,000.50 to activity 03/3 New Construction and \$3,000.00 to activity 03/1 Rehab/Recon per approved program amendment date 4/28/10 eor2010-4-30. Transferred \$17,300.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$21,768.51 to activity 01/1 Acquisition per approved program amendments dated 8/25/10 EOR2010-8-79 and 9/8/10 EOR2010-9-80.



Project # / Title: NSP7-1 / Land Holding

Grantee Activity Number: 07/1
Activity Title: Land Bank

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

NSP7-1

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Land Holding

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 57,877.00

Other Funds \$ 3,520.21

Total Funds \$ 61,397.21

Proposed Beneficiaries

of Persons

Total

59326

Low

18694

Mod

14312

Low/Mod%

55.63

Proposed Accomplishments

of Housing Units

Total

5

of Properties

5

LMI%:

55.63

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Housing Services of Hamilton

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Housing Services of Hamilton

Organization Type

Unknown

Proposed

\$ 57,877.00

Funding Source Name

Matching Funds

Funding Amount



Location Description:

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

Activity Description:

24 CFR 570.201 (a) Acquisition, (b) Disposition. The City of Hamilton planned to work with Neighborhood Housing Services of Hamilton (NHS) to establish and operate a land bank for foreclosed homes and residential properties. It has since been decided that a long term property management agreement method will be used.

Transferred \$80,000.00 to activity 05/1 Construction/reconstruction of streets per approved program amendment dated 4/28/10 EOR2010-4-18 and \$50,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$15,000.00 to activity 01/1 Acquisition per approved program amendment dated 7/28/10 EOR2010-7-64.

Transferred \$25,000.00 to activity 03/4 New Construction - Garden Avenue project. A program amendment was not required as this did not fall under the City's Consolidated Plan Amendment Procedures.

Transferred \$5,643.21 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

Action Plan Comments:

- Reviewer - Land Banking project and activity added for \$255,000 along with additional New Construction allocation of \$80,000. -KJD 3.4.10
- Reviewer - Grantee has requested rejection due to accidentally inputting the wrong national objective. Should be LH-25. - BLG 6/24/10
- Reviewer - Grantee has made a variety of changes to the Action Plan as identified in submitted substantial amendment documentation as a restructuring and redistribution of some remaining program funding. KJD 6.29.10
- Approved - TB - 6/29/10
- Reviewer - Grantee has made changes to the Action Plan as identified in submitted substantial amendment documentation from 7.28.10 as a redistribution of program funding from financing mechanisms to acquisition, rehab and demolition activities. -KD 8.11.10
- Concurrence in Reviewer's comments and approval of the changes. RTH 8/11/10
- Reviewer - Grantee has made the following Action Plan changes and provided documentation of amendment. Transferred \$21,768.51 from Administration per approved program amendments dated 8/25/10 and 9/8/10 to further acquisitions and project costs associated with properties. Transferred \$21,768.51 to Acquisition per approved program amendments dated 8/25/10 and 9/8/10. Transferred \$15,000.00 to Clearance/Demolition per approved program amendment dated 9/8/10. Transferred \$15,000.00 from Rehabilitation per approved amendment dated 9/8/10 for demolition costs associated with blighted and nuisance properties. - KJD 9.13.10 Approved - TB - 9/13/10

- Reviewer - Grantee made several budgeting changes including moving \$28,000 to demolition, \$8050 to housing, and \$2000 to admin following an approved substantial amendment. Action plan found to be acceptable. - KD 11.17.10
Concurrence with Reviewer's comments and we recommend approval of the changes to the Action Plan: RTH 11/17/10
- Reviewer - Grantee updated two activities (03/2 Rehab and Construction and 06/1 Administration) to completed status. Action plan found to be acceptable. -KJD 1.13.11
- Reviewer - grantee updated action plan to include 'action item' information. - KJD 2.4.11
- Reviewer - Concurrence and approval of the updated Action Plan: RTH 2/4/11
- Reviewer - grantee made revisions to activity budgets. changes found to be acceptable. -KD 4.29.11
- Reviewer - Concurrence and approval: RTH 5/2/11
- Reviewer - Grantee changed the status of two activities (03/6 and 05/1) to completed and needed to make the revision to the action plan. Changes are acceptable and I am recommending approval- BW 10/12/11
- Reviewer - Approved - TB - 10/12/11
- Reviewer - Grantee added estimated PI to action plan. Budget totals are under budget and grantee is under the 10% admin cap. Recommend Approval. BW 4/23/12
- Reviewer - Recommend approval. RTH 4/23/12
- Reviewer - Grantee added \$739.73 of PI to activity 07/1. Activity budgets are within the estimated PI budget and grant amount. Recommend Approval. BW 6/11/12
- Reviewer - Recommend Approval. RTH 6/13/12
- Reviewer - Grantee has changed budgets to implement an infrastructure project within NSP. Budgets add up to the grant amount and PI received at this point. Everything matches the information provided to me by the grantee. Recommend Approval. BW 6/28/12
- Reviewer - Recommend Approval. RTH 6/28/12
- Reviewer - Grantee changed performance measures on Activity 3/1. Needed to add renter accomplishments to performance measures. Recommend Approval. BW 7/19/12
- Reviewer - Recommend Approval. RTH 7/19/12
- Reviewer - Recommend Approval. RTH 7/19/12
- Reviewer - Grantee added PI to the budgets of activities NSP 3-4 and 7-1. No other changes made. Budgets add up to an amount within the Grant and estimated PI. Recommend Approval. BW 10/11/12
- Reviewer - Recommend Approval. RTH 7/19/12
Recommend Approval: RTH 10/12/12
- Reviewer - Grantee made changes to grant to accommodate new construction of a LH25 unit and to re-classify another unit as LH25. Budgets are within the grant amount and estimated PI. Recommend Approval. BW 11/14/12
- Reviewer - Recommend Approval: RTH 11/15/12
- Reviewer - Grantee added a small bit of PI which was expended and approximately \$139,700 was transferred to the infrastructure project. Grantee is still under the admin cap and all budgets are under the grant amount and PI

total. Recommend Approval. BW 11/30/12

Reviewer - Recommend Approval: RTH 12/4/12

Reviewer - Grantee added an activity that will incorporate NSP 1 and NSP 3 funds for completion. No issues. Admin within the cap and total budget is below the grant and estimated PI. Recommend Approval. BW 1/22/13

Reviewer - Recommend Approval: RTH 1/23/13

Reviewer - Grantee marked finished activities as completed, triggered an action plan amendment. Recommend Approval. BW 5/16/13

Reviewer - Grantee marked two activities, 1/1 and 5/1 as completed. No other changes made. BW 7/11/13

Reviewer - Grantee has completed three activities, thus causing the action plan to be amended. Recommend approval. BW 9/25/13

Reviewer - Acknowledging the P/I added and to be used for NSP 1 activity; Plan Approved: RTH

Reviewer - Acknowledging the revisions noted in the city's 3/27/14 e-mail. Recommend Approval RTH

Reviewer - Recommend Approval: RTH

Action Plan History

Version	Date
B-08-MN-39-0009 AP#1	08/25/2014
B-08-MN-39-0009 AP#2	06/27/2014
B-08-MN-39-0009 AP#3	03/27/2014
B-08-MN-39-0009 AP#4	12/06/2013
B-08-MN-39-0009 AP#5	09/26/2013
B-08-MN-39-0009 AP#6	07/11/2013
B-08-MN-39-0009 AP#7	05/17/2013
B-08-MN-39-0009 AP#8	01/23/2013
B-08-MN-39-0009 AP#9	12/04/2012
B-08-MN-39-0009 AP#10	11/15/2012
B-08-MN-39-0009 AP#11	10/12/2012
B-08-MN-39-0009 AP#12	07/19/2012
B-08-MN-39-0009 AP#13	06/28/2012
B-08-MN-39-0009 AP#14	06/13/2012
B-08-MN-39-0009 AP#15	04/23/2012
B-08-MN-39-0009 AP#16	10/12/2011
B-08-MN-39-0009 AP#17	06/29/2010