

Action Plan

Grantee: Middletown, OH

Grant: B-08-MN-39-0011

LOCCS Authorized Amount:	\$ 2,144,379.00
Grant Award Amount:	\$ 2,144,379.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 725,000.00
Total Budget:	\$ 2,869,379.00

Funding Sources

Funding Source	Funding Type
NSP	Do not select this item.

Narratives

Areas of Greatest Need:

Areas of Greatest Need: The City of Middletown's is utilizing the information provided by HUD that lists the percentages of high cost loans, vacant properties, and the predicted 18 month underlying foreclosure rate in the LMMI census tracts. We have added these 3 percentages for each census tract and sorted the information from highest percentage to the lowest. The City has also created a map showing the census tracts at < 80% of median income and < 120% of median income. We pulled a current list of foreclosed properties that were provided by Butler county and overlaid those properties onto the map. Distribution and Uses of Funds: We have separated the LMMI census tracts in the city and for each individual tract have added the percentages of: foreclosed/vacant properties, properties financed with Hi-cost financing, and the estimated foreclosure for the next 18 months. Much of our efforts will be focused in the areas with those higher total percentages. However, staff has determined that ALL areas of the City are facing high risk. Therefore, the City will administer all NSP programs on a city-wide basis. Although projects may be in several different census tracts, the vast majority of the work will be in areas with a foreclosure abandonment risk score of at least 9 or higher. Definitions and Descriptions: The definition of a blighted structure can fall under one or several categories that we utilize: 1.)The cost to rehab the property to bring it to code must exceed 60% of the tax assessed value. 2.)It is deemed unsafe for the area and has to come down due to public safety. 3.)The property has been vacant for more than 90 days and is dilapidated and neglected and the cost to bring the property to code could not be justified for the area. If the property falls under 1 or more of the above mentioned, then it fits our definition of a blighted structure. Affordable Rents: For the purposes of the NSP program, the City will utilize the definition of low-HOME rents from the HOME Investment Partnerships program. Continued Affordability: On all the properties that are acquired, rehabbed, and resold, the city will provide a repayable second mortgage on the property at 20% of its purchase price. The buyer would then only have to finance 80% of the purchase property through traditional means. The second mortgage with the city will be at a 10 year term with an interest rate ranging from 0 to 3% depending on the buyer's percentage of median income. Housing Rehab Standards: We will use the same standards utilized under the HOME program. All code and insipient code violations will be addressed and repaired. The City will adhere to the International Property Maintenance Code (IPMC) as well as local building codes and ordinances.

Distribution and and Uses of Funds:

Low Income Targeting: Amount of funds committing to less than 50% AMI=\$536,095. Although this number may be higher, we are only committing to utilize 25% of the NSP funds to purchase and redevelop abandoned or foreclosed upon homes for sale to households at or below 50% of area median income. Acquisition and Relocation: The City of Middletown does intend to demolish vacant low and moderate income dwelling units as well as rehabbing some of the properties. - We plan to target at least 50% of our efforts (demolition and rehab) in census tracts that are less than or equal to 80% of area median income. - We estimate 11 NSP affordable housing units to be made available to LMMI households. To reach this goal in our time frame, 1 to 2 properties will have to be completed every 2 months. - An additional estimated 9 units are expected to be made available for households whose income does not exceed 50% of area median income. - Although there is a slight possibility, we are not planning on new construction activity. We are only looking for projects involving acquisition-rehab. Public Comment: The City published a public



notice announcing the availability of the NSP Substantial Amendment for review and comment in the Middletown Journal on 11/10/2008 as well as 11/13/2008 (see certification attached). In addition, on 11/7/2008 the City posted a copy of the amendment on its website at: <http://www.cityofmiddletown.org/nsp> as well as public postings being placed in the city's library, community center, and senior center. The city is allowing 15 days for citizen comments. The comment period will expire on 11/22/2008. All written comments received by the city will be considered before submitting the final amendment to HUD. All comments should be addressed to: City of Middletown Community Revitalization Division, 4th Floor Attn: Kyle Fuchs One Donham Plaza Middletown, OH 45042

***Overview of Comments:** - A citizen sent an email response on 11/12/08 with positive remarks on the city's overall plan. He did inquire as to why there were going to be 34 more demolitions than acquisitions and rehab. - **REPLY:** Due to the time constraint put forth on this program (i.e. 18 months), it simply was not feasible to commit to more acquisition and rehab than the city could undertake in that time frame. It is inevitable that the city will be able to undertake more demolition than acquisition and rehab simply due to the cost of each. The amount of funds (and time) it takes for an acquisition and rehab project is about 10 times more than it takes to demolish a blighted property. -The city sent a response to the citizen who made the comment explaining the above mentioned. - A fax was received by the city on 11/20/2008 from Legal Aid Society of Southwest Ohio, LLC. They commented that the city be open to rent to own programs for those households < 50% of median income due to the market making it more difficult for those households to get financed. They also commented that it may be a good idea to leave open the possibility of providing some rental housing under the program. - **REPLY:** First and foremost the City of Middletown wants to help as many families as possible become quality homeowners. With the way the city is incorporating the period of affordability by means of a low-interest loan second mortgage, it should help allow more people get approved for a first mortgage. However, if the city finds that loan qualifications do in fact become a problem, the city would be willing to look at other options which may include rent to own programs or forgivable seconds (this may or may not require an NSP amendment depending on the change). The City of Middletown has not decided to incorporate any further rental housing due to the large number of available rental units the city currently has outstanding. The cost to rent in Middletown is still low and rental vacancies are abundant.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	100	Administration
2	Purchase and Rehabilitation to	200	Acq & Rehab for Sale to up to 120% AMI
		201	2605 Elmo
		202	1016 Gage
		203	2210 Arlington
		204	221 Harrison
		205	1018 Yankee Rd
		206	2100 Tytus
258	NSP	0	Administration / Cancel
3	Purchase and Rehabilitation to 50%	300	Acq & Rehab for Sale up to 50% AMI
		301	915 Malvern
		302	100 Red Bud
		303	3523 Jewell
		304	1103 Fourteenth
		305	2903 Oxford Ave



4	Demolish Blighted Structures	400	Demolition of blighted properties
		401	Residential Demo Group 1
		402	Residential Demo Group 2
		403	Residential Demo Group 3
		404	Residential Demo Group 4
		405	Residential Demo Group 5
		406	Residential Demo Group 6
		407	Demo Group 7
		408	Commercial Demo Group 1
		409	Demo Group 9
		410	Demo Group 10
		411	Demo Group 11
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1 / Administration

Grantee Activity Number: 100
Activity Title: Administration

Activity Type:

Administration

Project Number:

1

Projected Start Date:

01/01/2009

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 268,037.00

Other Funds \$ 214,437.00

Total Funds \$ 482,474.00

Program Income Account:

Middletown NSP Program Income

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 214,437.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 214,437.00



Location Description:

City of Middletown 1 Donham Plaza Middletown, OH 45042

Activity Description:

The City will pay for staff and other delivery costs to ensure the NSP program is run efficiently and adhering to the guidelines of the program.

Project # / Title: 2 / Purchase and Rehabilitation to 120% AMI

Grantee Activity Number: 200
Activity Title: Acq & Rehab for Sale to up to 120% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/01/2009

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:

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

07/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 960,000.00

Total Funds \$ 960,000.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
11		11	100.00

Proposed Accomplishments

of Housing Units

Total

11

of Properties

11



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 772,585.24

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 960,000.00

Location Description:

The City of Middletown's primary focus will be in census tracts that have a foreclosure abandonment risk score of 9 or higher.

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. The purpose of this acquisition and rehab program is to alleviate blight and run down properties to encourage home ownership to LMMI households. We will be acquiring and rehabbing an estimated 11 units that will be sold to households at or below 120% of area median income.



Grantee Activity Number: 201
Activity Title: 2605 Elmo

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/20/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

02/28/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 149,989.00

Other Funds: \$ 0.00

Total Funds: \$ 149,989.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 58,714.76

Location Description:

The property is located at 2605 Elmo Pl at parcel Q6532040000015 (Census Tract 127, Blk Grp 2, Risk score=10).

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.



Grantee Activity Number: 202
Activity Title: 1016 Gage

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

02/18/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,942.00

Other Funds \$ 0.00

Total Funds \$ 217,942.00

Program Income Account:

Middletown NSP Program Income

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

#Units with bus/rail access

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 128,700.00

Location Description:

The property is located at 1016 Gage Dr at Parcel Q6531073000027 (Census Tract 126, Blk Grp 3, Risk score = 9).

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.



Grantee Activity Number: 203
Activity Title: 2210 Arlington

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/14/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

05/14/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 129,722.11

Other Funds \$ 0.00

Total Funds \$ 129,722.11

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1
1
1
1
1
1
1
1
1
1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 0.00

Location Description:

The property is located at 2210 Arlington Ave at Parcel Q6541006000167 (Census Tract 132, Blk Grp 1, Risk score = 10).

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.



Grantee Activity Number: 204
Activity Title: 221 Harrison

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/11/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

06/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 136,000.89

Other Funds: \$ 0.00

Total Funds: \$ 136,000.89

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1
1
1
1
1
1
1
1
1
1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 35,000.00

Location Description:

The property is located at 221 Harrison Ave at Parcel #Q6532030000072 (Census Tract 127, Blk Grp 3, Risk score = 10)

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.



Grantee Activity Number: 205
Activity Title: 1018 Yankee Rd

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/30/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 149,114.00

Other Funds: \$ 0.00

Total Funds: \$ 149,114.00

Program Income Account:

Middletown NSP Program Income

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
#Sites re-used	1
#Units with bus/rail access	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
# of Properties	1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 0.00

Location Description:

The property is located at 1018 Yankee Rd at Parcel Q6521034000017 (Census Tract 131, Blk Grp 3, Risk Score = 10)

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.



Grantee Activity Number: 206
Activity Title: 2100 Tytus

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

09/17/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

08/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 142,372.58

Other Funds \$ 0.00

Total Funds \$ 142,372.58

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Middletown

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

City of Middletown

Organization Type

Unknown

Proposed

\$ 59,400.00

Location Description:

The property is located at 2100 Tytus Ave at Parcel #Q6532034000035 (Census Tract 122, Blk Grp 4, Risk Score = 10).

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.

Project # / Title: 258 / NSP**Grantee Activity Number: 0****Activity Title: Administration / Cancel****Activity Type:**

Administration

Activity Status:

Cancelled

Project Number:

258

Project Title:

NSP

Projected Start Date:

05/04/2009

Projected End Date:

09/19/2010

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:

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

Total Budget:

\$ 0.00

Other Funds

\$ 0.00

Total Funds

\$ 0.00

Environmental Assessment:

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 0.00

Location Description:

N/A

Activity Description:

This activity was initially listed under bucket and input incorrectly. Cannot delete. Please disregard.

Project # / Title: 3 / Purchase and Rehabilitation to 50% AMI

Grantee Activity Number:	300
Activity Title:	Acq & Rehab for Sale up to 50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

3

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected Start Date:

01/01/2009

Projected End Date:

07/01/2010

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Total Budget:

\$ 0.00

Other Funds

\$ 539,095.00

Total Funds

\$ 539,095.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

of Households

Total

9

Low

9

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

9

ELI Households (0-30% AMI)

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 456,793.52

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 539,095.00

Location Description:

The City of Middletown's primary focus will be in census tracts that have a foreclosure abandonment risk score of 9 or higher.

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. The purpose of this acquisition and rehab program is to alleviate blight and run down properties to encourage home ownership to households at or below 50% of area median income. We will be acquiring and rehabbing an estimated 9 units which will be sold to those households.



Grantee Activity Number: 301
Activity Title: 915 Malvern

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

01/28/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

08/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 177,631.47

Other Funds \$ 0.00

Total Funds \$ 177,631.47

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

3

10

1

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 13,876.48

Location Description:

The property is located at 915 Malvern St, Parcel Q6532034000085, (Census Tract 122, Blk Grp 4, Risk score=10).

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.



Grantee Activity Number: 302
Activity Title: 100 Red Bud

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

02/12/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 148,582.00

Other Funds: \$ 0.00

Total Funds: \$ 148,582.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 65,000.00

Location Description:

The property is located on 100 Red Bud Dr, Parcel Q6531055000205, (Census Tract 126, Blk Grp 2, Risk score=9). It was purchased from Fannie Mae

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.



Grantee Activity Number: 303
Activity Title: 3523 Jewell

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/30/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

05/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 144,997.00

Other Funds: \$ 0.00

Total Funds: \$ 144,997.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

of Properties

Total

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 34,921.18

Location Description:

The property is located at 3523 Jewell Ave, Parcel #Q6511037000093, (Census Tract 123, Blk Grp 2, Risk Score=10). It was purchased from Fannie Mae.

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.



Grantee Activity Number: 304
Activity Title: 1103 Fourteenth

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

07/01/2010

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 97,831.00

Other Funds: \$ 0.00

Total Funds: \$ 97,831.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 0.00

Location Description:

The property is located at 1103 Fourteenth Ave, Parcel #Q6521007000028, (Census Tract 131, Blk Grp 3, Risk Score=10). It was purchased from Fannie Mae.

Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.



Grantee Activity Number: 305
Activity Title: 2903 Oxford Ave

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

06/03/2013

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:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

11/15/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 105,000.00

Other Funds: \$ 0.00

Total Funds: \$ 105,000.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Dishwashers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Efficient AC added/replaced

of Properties

Total

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 105,000.00

Location Description:

Located at 2903 Oxford Ave, Middletown, OH 45042. Parcel number is: Q6511035000074.

Activity Description:

Project # / Title: 4 / Demolish Blighted Structures

Grantee Activity Number: 400
Activity Title: Demolition of blighted properties

Activity Type:

Clearance and Demolition

Activity Status:

Planned

Project Number:

4

Project Title:

Demolish Blighted Structures

Projected Start Date:

01/01/2009

Projected End Date:

12/01/2010

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:

\$ 0.00

Other Funds

\$ 421,688.00

Total Funds

\$ 421,688.00

Environmental Assessment:

Program Income Account:

Middletown NSP Program Income

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	108		108	100.00

Proposed Accomplishments	Total
# of Housing Units	
# of Non-business Organizations benefitting	
# of Businesses	
# of Public Facilities	
# of buildings (non-residential)	
# of Properties	54

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 10,291.55

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 421,688.00

Location Description:

The City of Middletown's primary focus will be in census tracts that have a foreclosure abandonment risk score of 9 or higher.

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. The purpose of this demolition program is to alleviate blight and density in LMMI areas to help stabilize neighborhoods and property values. In turn this will help increase demand for home ownership in LMMI areas where demand had been weak.



Grantee Activity Number: 401
Activity Title: Residential Demo Group 1

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 06/25/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed

Project Title:
 Demolish Blighted Structures

Projected End Date:
 10/23/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 12,374.38
Other Funds: \$ 0.00
Total Funds: \$ 12,374.38

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	1766	860	423	72.65

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

LMI%:	72.65
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Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 12,374.38

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00



Location Description:

Demolition of the following blighted properties: 723 Tenth Ave and 214 Young St. 723 Tenth: Census Tract 130 Blk Grp 2. Risk score of 10 214 Young: Census Tract 131 Blk Grp 1. Risk score of 10

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: This program will primarily focus on areas that have a foreclosure risk score of 9 or higher. These properties both have a 10. These properties are very blighted and unsafe.



Grantee Activity Number: 402
Activity Title: Residential Demo Group 2

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 08/05/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed

Project Title:
 Demolish Blighted Structures

Projected End Date:
 10/23/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 30,133.17
Other Funds: \$ 0.00
Total Funds: \$ 30,133.17

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5154	2336	1404	72.56
Proposed Accomplishments	Total			
# of Singlefamily Units	4			
# of Housing Units	4			
# of Properties	4			

LMI%:	72.56
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 30,133.17

Location Description:



Demolition of the following blighted properties: 624 Moore St (Census Tract 132 Blk Grp 2, Risk score = 10), 1317 Woodlawn Ave (Census Tract 131 Blk Grp 1, Risk score = 10), 1120 Garfield St (Census Tract 131 Blk Grp 2, Risk score = 10), & 1903 Casper St. (Census Tract 128 Blk Grp 2, Risk score = 10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a score of 10. These properties are very blighted and unsafe.



Grantee Activity Number: 403
Activity Title: Residential Demo Group 3

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 08/05/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed
Project Title:
 Demolish Blighted Structures

Projected End Date:
 12/08/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 38,076.63
Other Funds: \$ 0.00
Total Funds: \$ 38,076.63

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	4284	2159	1139	76.98
Proposed Accomplishments	Total			
# of Singlefamily Units	5			
# of Housing Units	5			
# of Properties	5			

LMI%:	76.98
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 38,076.63

Location Description:



Demolition of the following blighted properties: 1810 Columbia Ave (Census Tract 128 Blk Grp 1, Risk score = 10), 830 Sixteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 527 Baltimore St (Census Tract 131 Blk Grp 1, Risk score = 10), 215 Baltimore St. (Census Tract 131 Blk Grp 1, Risk score = 10), & 1425 Oxford State Rd. (Census 139 Blk Grp 4, Risk score = 10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a risk score of 10. These properties are very blighted and unsafe.



Grantee Activity Number: 404
Activity Title: Residential Demo Group 4

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 08/26/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolish Blighted Structures

Projected End Date:

02/10/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 29,771.97

Other Funds: \$ 0.00

Total Funds: \$ 29,771.97

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	4493	2313	1109	76.16

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

LMI%:	76.16
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 29,771.97

Location Description:



Demolition of the following blighted properties: 814 Fifteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 1117 Young St (Census Tract 131 Blk Grp 2, Risk score = 10), 403 Baltimore St (Census Tract 131 Blk Grp 1, Risk score = 10), & 232 Park St (Census Tract 130 Blk Grp 1, Risk score = 10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a risk score of 10. These properties are very blighted and unsafe.



Grantee Activity Number: 405
Activity Title: Residential Demo Group 5

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 10/15/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed

Project Title:
 Demolish Blighted Structures

Projected End Date:
 03/19/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 31,294.69
Other Funds: \$ 0.00
Total Funds: \$ 31,294.69

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5713	2537	1437	69.56

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

LMI%:	69.56
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 31,294.69

Location Description:



Demolition of the following blighted properties: 115 Crawford St (Census Tract 132 Blk Grp 2, Risk score = 10), 2106 Pearl St (Census Tract 131 Blk Grp 2, Risk Score = 10), 2007 Pearl St (Census Tract 141 Blk Grp 2, Risk Score = 10), 2011 Linden Ave (Census Tract 132 Blk Grp 2, Risk score = 10), 1508 Taylor (Census Tract 141 Blk Grp 2, Risk Score = 10), & 2100 Grand Ave (Census Tract 132 Blk Grp 2, Risk Score = 10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a risk score of 10. These properties are very blighted and unsafe.



Grantee Activity Number: 406
Activity Title: Residential Demo Group 6

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 11/01/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed
Project Title:
 Demolish Blighted Structures

Projected End Date:
 03/09/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 34,194.60
Other Funds: \$ 0.00
Total Funds: \$ 34,194.60

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	5224	1808	1617	65.56
Proposed Accomplishments	Total			
# of Singlefamily Units	4			
# of Housing Units	4			
# of Properties	4			

LMI%:	65.56
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 34,063.57

Location Description:



Demolition of the following blighted properties: 1909 Henry (Census Tract 122 Blk Grp 4, Risk score=10), 2302 Woodlawn (Census Tract 132 Blk Grp 1, Risk score=10), 604 Yankee Rd (Census Tract 130 Blk Grp 1, Risk score=10), and 1721 Sheffield (Census Tract 134 Blk Grp 1, Risk score=9).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." Three of these properties have a risk score of 10. 1721 Sheffield has a risk score of 9. All these properties are very blighted, rundown, and unsafe.



Grantee Activity Number: 407
Activity Title: Demo Group 7

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 12/15/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed
Project Title:
 Demolish Blighted Structures

Projected End Date:
 03/09/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 25,399.25
Other Funds: \$ 0.00
Total Funds: \$ 25,399.25

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	4041	1608	1101	67.04

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

LMI%:	67.04
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 23,050.79

Location Description:



Demolition of the following blighted properties: 1509 Forest (Census Tract 131 Blk Grp 1, Risk score=10), 2301 Wilbraham Rd (Census Tract 122 Blk Grp 3, Risk score=10), 715 Seventh Ave (Census Tract 130 Blk Grp 1, Risk score=10), and 1504 Penfield (Census Tract 131 Blk Grp 2, Risk score=10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." These properties have a risk score of 10 and are very blighted, rundown, and unsafe.



Grantee Activity Number: 408
Activity Title: Commercial Demo Group 1

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 12/21/2009

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed

Project Title:
 Demolish Blighted Structures

Projected End Date:
 06/23/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 190,991.05
Other Funds: \$ 0.00
Total Funds: \$ 190,991.05

Program Income Account:
 Middletown NSP Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	659	349	121	71.32
Proposed Accomplishments	Total			
# of buildings (non-residential)	2			
# of Properties	2			

LMI%:	71.32
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Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 200,000.00

Location Description:
 Demolition of the attached commercial property located at 1325 & 1329 Central Ave. This property is located in

Census Tract 129, Block Group 1, and has a risk score of 10. This group of commercial property has been blighted and dilapidated for many years and has been an eye sore in the downtown area.

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher. This section of commercial property has a risk score of 10 and is very blighted and unsafe.



Grantee Activity Number: 409
Activity Title: Demo Group 9

Activity Type:

Clearance and Demolition

Project Number:

4

Projected Start Date:

01/20/2010

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:

EXEMPT

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolish Blighted Structures

Projected End Date:

04/14/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 22,864.17

Other Funds: \$ 0.00

Total Funds: \$ 22,864.17

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
5108	2501	1359	75.57

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4

LMI%:	75.57
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 22,723.04

Location Description:



Demolition of the following blighted properties: 813 Sixteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 823 Seventeenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 1909 Woodlawn (Census Tract 132 Blk Grp 2, Risk score = 10), 408 Baltimore (Census Tract 131 Blk Grp 1, Risk score = 10).

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." These properties have a risk score of 10 and are very blighted, rundown, and unsafe.



Grantee Activity Number: 410
Activity Title: Demo Group 10

Activity Type:

Clearance and Demolition

Project Number:

4

Projected Start Date:

08/18/2010

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:

EXEMPT

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Demolish Blighted Structures

Projected End Date:

05/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 23,695.00

Other Funds: \$ 0.00

Total Funds: \$ 23,695.00

Program Income Account:

Middletown NSP Program Income

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
3642	1405	1056	67.57

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

2

2

2

LMI%:	67.57
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Middletown

Organization Type

Unknown

Proposed

\$ 21,226.58

Location Description:



Demolition of the following blighted properties: 606 Crawford Ave (Census Tract 132 Blk Grp 2, Risk score=10), and 324 Yankee (Census Tract 130 Blk Grp 1, Risk score=10). Both of these properties are extremely dilapidated and have been a nuisance with the City and neighbors. Many years ago, 324 Yankee was a pharmacy with a residence on the second floor. It has been vacant for several years and has been a big problem with crime and vandalism.

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." These properties have a risk score of 10 and are very blighted, rundown, and unsafe.



Grantee Activity Number: 411
Activity Title: Demo Group 11

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 05/19/2011

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:
 EXEMPT

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Under Way

Project Title:
 Demolish Blighted Structures

Projected End Date:
 06/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,000.00
Other Funds: \$ 0.00
Total Funds: \$ 250,000.00

Program Income Account:
 Middletown NSP Program Income

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

LMI%:

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Middletown

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Middletown	Unknown	\$ 250,000.00

Location Description:

All properties demolished under this activity number are funded with NSP program income. The locations are all in NSP Census tracts with a foreclosure risk score of 9 or higher. All properties show significant blight and are vacant. Eliminating



these properties from the current housing stock will help curb crime and vandalism and improve the overall values of the neighborhoods.

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures: "This program will focus on areas that have a foreclosure risk score of 9 or higher." All the properties demolished under this activity number were funded with program income resulting from the acquisition/rehab/resale of properties under this grant.

Action Plan Comments:

- Reviewer - Grantee has added project data to their Purchase and Rehab, Purchase and Rehab LH 25, and Demolition activities. - KD 4.9.10
Concurrence in Reviewer's comments: RTH 4/9/10
- Reviewer - Grantee adjusted activity numbers and added the following properties: #203 - 2210 Arlington Ave and #304 - 1103 Fourteenth Ave. KD 7.20.10
- Reviewer - Grantee updated narratives and budgets to reflect obligations and activity.-KD 10.14.10
Concurrence and recommending approval of this updated action plan. RTH 10/14/10
- Reviewer - grantee updated plan following 1.28 action item guidance. - KD 2.2.11
- Reviewer - Concurrence and approval of the changes to the plan. RTH 2/3/11
- Reviewer - grantee revised demo activities to reflect appropriate national objective. - KD 2.11.11
- Reviewer - Approved - TB - 2/11/11
- Reviewer - Grantee added demolition activity #411 as a continuation of their demolition activities and funded by program income. Addition found to be acceptable. - KD 5.19.11
- Reviewer - Concurrence with reviewer's comments and approval: RTH 6/1/11
- Reviewer - Grantee added PI per the revisions to DRGR. This addition meant having to re-submit the action plan for approval. Recommend approval. BW 1/23/12
- Reviewer - Concurrence and approval. RTH 1/23/12
- Reviewer - Grantee had to resubmit their action plan because they realized that the budgets were not entered correctly. Activities were the Acquisition/Rehab and the Demo Group 11 (Activity 411) were revised. Reviewed and everything looks good. Recommend Approval. BW 1/26/12.



- Reviewer - Recommending approval. RTH 1/27/12

- Reviewer - Grantee has changed budgets around due to PI being added from sale of properties in NSP. Amounts are within the Grant plus PI total amount. Recommend approval. BW 4/25/12

- Reviewer - Recommend Approval. RTH 4/27/12

- Reviewer - Grantee has added additional PI money received to the budget. It does appear that grantee will need to do some clean up to the action plan, but in checking the DRGR reports, the budgets are actually below the grant amount and PI within the system. Recommend Approval. BW 9/24/12.

- Reviewer - Recommend Approval; RTH 9/24/12

- Reviewer - Grantee has added an activity to show a recent purchase of a property for a 50% AMI resident. All other budgets add up and administration is at 10% cap. Recommend Approval. BW 7/18/13

- Reviewer - Recommend Approval: RTH 7/18/13

- Reviewer - Recommend Approval: RTH

- Reviewer - Recommend Approval: RTH

- Reviewer - Recommend Approval: RTH

- Reviewer - Recommend Approval: RTH

- Reviewer - Budget adjusted on Activity 305 rehab project to finish for occupancy by Low Income person/household. Recommend Approval. BW 9/16/14

- Reviewer - Changes made to project budget in order to draw down funds. Recommend approval. BW 10/17/14

- Reviewer - Grantee changed budgets around to continue to implement the NSP1 grant. Recommend Approval. BW 1/29/15

- Reviewer - Grantee added budget for drawdown. No issues found. Recommend Approval. BW 7/9/15

- Reviewer - Completion Date changed for Oxford Drive property. Recommend Approval. BW 10/30/15

Action Plan History

Version	Date
B-08-MN-39-0011 AP#1	10/30/2015
B-08-MN-39-0011 AP#2	07/09/2015
B-08-MN-39-0011 AP#3	01/29/2015
B-08-MN-39-0011 AP#4	10/17/2014
B-08-MN-39-0011 AP#5	09/16/2014
B-08-MN-39-0011 AP#6	07/17/2014
B-08-MN-39-0011 AP#7	04/28/2014
B-08-MN-39-0011 AP#8	03/27/2014
B-08-MN-39-0011 AP#9	03/21/2014
B-08-MN-39-0011 AP#10	07/18/2013



B-08-MN-39-0011 AP#11	09/24/2012
B-08-MN-39-0011 AP#12	04/27/2012
B-08-MN-39-0011 AP#13	01/27/2012
B-08-MN-39-0011 AP#14	01/23/2012
B-08-MN-39-0011 AP#15	06/01/2011
B-08-MN-39-0011 AP#16	07/20/2010

