

Action Plan

Grantee: Toledo, OH

Grant: B-08-MN-39-0013

LOCCS Authorized Amount:	\$ 12,270,706.00
Grant Award Amount:	\$ 12,270,706.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,829,092.68
Total Budget:	\$ 15,099,798.68

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Toledo has been severely impacted by home foreclosures. According to RealtyTrac, a recognized leader in collection of foreclosed data, foreclosure filings in metro-Toledo rose from 2,086 in the first six months in 2006 to 3,152 in the first half of 2007- a 51% increase. RealtyTrac stated that metro-Toledo ranked 20th worst among the nation's 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nation's top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. There is little indication that the problem is abating. The data from RealtyTrac portrays a very serious foreclosure situation in Toledo. It is noteworthy to stress that foreclosed properties are not confined in the central city, but scattered throughout the city. A total of 1,897 properties with Toledo addresses were sold at the Lucas County Sheriff's Sales from October 1, 2007 through September 30, 2008. The City of Toledo created a five-step priority ranking from the HUD-provided Census Tract Block Group data, with ten as the areas of greatest risk of foreclosures and further deterioration. The rankings are as follows: Risk Factor 10: 10,11,16,17,18,19,21,22,23,25,26,33,34 Risk Factor 9: 2,37,12.01,43.02,73.03,63,65,62,57.03 Risk Factor 8: 79.02,59.01,60,61,75,72.04,86 Risk Factor 7: 78,77,73.01,72.05,72.02,72.03 Risk Factor 1-6: 83.02,83.01,45.04,13.01,13.04,100.01,100.02 The other two areas of greatest need; namely, areas with highest percentage of homes financed by a subprime loan and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures

Distribution and Uses of Funds:

The NSP funds will be spent in the three stipulated need categories which include areas with greatest percentage of home foreclosures, areas with the highest percentage of homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. To comply with NSP regulations, 100% of the NSP funds (\$12,270,706) shall be used to benefit individuals and households, whose incomes do not exceed 120% Area Median Income (AMI) (see Attachment A). As required by the regulations, the City of Toledo will ensure that at least 25% (\$3,067,678.50) of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Administration cost of the program will not exceed 10% (\$1,227,070.60) of the NSP grant and 10% of the program income. The City of Toledo intends to use the funds in five primary activities, plus administration: 1) Acquisition/Rehabilitation (NSP 1); The City anticipates spending \$2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units. 2) Demolition (NSP 2); The City of Toledo plans to spend \$1,618,110 to demolish 220 housing units. Demolition will be used as a strategy to remove blighted structures in the targeted neighborhoods within the central city. The priority central city neighborhoods include: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood. 3) Redevelopment/New Construction (NSP 3); Redevelopment activities would be used as infill in some tipping-point neighborhoods, or be used to implement adopted New School New Neighborhood strategies. Twelve single-family houses, or rental units are planned for construction at an estimated



cost of \$1,920,000. The City of Toledo plans to subcontract with third-party developers for this activity. 4) Landbanking (NSP 4); The City of Toledo has budgeted \$235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, vacant properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development. 5) Financing Mechanisms (NSP 5); Financing Mechanisms may include down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing. The down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing will come from program income generated from payments of construction financing. 6) Administration (NSP 6). While \$435,420.60 is budgeted to the City of Toledo for personnel costs to administer its Neighborhood Stabilization Program, the remaining funds (\$791,650.00) will pay for the administrative costs of outside contractors, vendors, equipment and supplies.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Administration	NSP1: Administration	NSP1-Admin	NSP1-City-Admin.
B-Acquis/Rehab-LMMI	NSP1: Acq/Rehab-LMMI	NSP1-Acq.Rehab-COT	NSP1-COT-LMMI
		NSP1-Acq.Rehab-FNV	NSP1-FNV-LMMI
		NSP1-Acq.Rehab-Fort Industry	NSP1-Fort Industry-LMMI
		NSP1-Acq.Rehab-GANT	NSP1-GANT-LMMI
		NSP1-Acq.Rehab-HRS	NSP1-HRS-LMMI
		NSP1-Acq.Rehab-NHS	NSP1-NHS-LMMI
		NSP1-Acq.Rehab-Summerfield	NSP1-Summerfield-LMMI
		NSP1-Acq.Rehab-Valencia	NSP1-Valencia-LMMI
B2-Acquis/Rehab-25%	NSP1: Acq/Rehab-25%	NSP1-25%Acq.Rehab-GANT (M)	NSP1-GANT-25%
		NSP1-25%Acq.Rehab-GANT (S)	NSP-GANT-25% Single
		NSP1-25%Acq.Rehab-Jessco	NSP1-Jessco-25%
cancelled	Cancelled	cancelled	cancelled
Cancelled	Cancelled	Cancel	cancelled
D-Demolition	NSP1: Demolition	NSP1-Demo-COT PubServ	NSP1-COT PubServ-LMMI
E-Redevelopment	NSP1: Redevelopment/ New	NSP1-Redevelopment-GANT	NSP1-GANT-LMMI
		NSP1-Redevelopment-HFH.25%	NSP1-HFH-LMMI
		NSP1-Redevelopment-NHS	NSP1-NHS-LMMI
		NSP1-Redevelopment-ONYX.25%	NSP1-ONYX-LMMI
		NSP1-Redevelopment-R Gant, LLC	NSP1-R Gant, LLC-LMMI
		NSP1-Redevelopment-UNC.25%	NSP-UNC-LMMI





Activities

Project # / Title: Administration / NSP1: Administration

Grantee Activity Number: NSP1-Admin
Activity Title: NSP1-City-Admin.

Activity Type:

Administration

Project Number:

Administration

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)

Activity Status:

Under Way

Project Title:

NSP1: Administration

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,227,060.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,227,060.60

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

CITY OF TOLEDO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF TOLEDO

Organization Type

Unknown

Proposed Budget

\$ 1,227,060.60

Location Description:



Toledo, OH

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: B-Acquis/Rehab-LMMI / NSP1: Acq/Rehab-LMMI

Grantee Activity Number: NSP1-Acq.Rehab-COT
Activity Title: NSP1-COT-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 584,867.12

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 584,867.12

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

4

Low

Mod

Low/Mod%

0.00

of Households

4

0.00



Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Sites re-used	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Toledo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Toledo	Local Government	\$ 308,119.49

Location Description:

Toledo, OH

Activity Description:

The City of Toledo's original goal was to rehabilitate 2 houses. Due to the receipt of program income, two more units are being rehabbed under this activity. Projected number of units is four.

Environmental Assessment: UNDERWAY

Environmental Reviews: None





Grantee Activity Number: NSP1-Acq.Rehab-FNV
Activity Title: NSP1-FNV-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,004,022.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,004,022.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# Owner Households	5			0.00
# of Households	9			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
#Sites re-used	9
#Units with bus/rail access	9
#Low flow showerheads	9
#Low flow toilets	9
#Dishwashers replaced	9
#Refrigerators replaced	9
#Light fixtures (outdoors) replaced	9
#Light Fixtures (indoors) replaced	9
#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
#High efficiency heating plants	9
#Additional Attic/Roof Insulation	9



#Energy Star Replacement Windows

9

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Friendship New Vision (FNV)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Friendship New Vision (FNV)

Organization Type

Non-Profit

Proposed Budget

\$ 866,030.15

Location Description:

Toledo, OH

Activity Description:

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

Environmental Assessment:

UNDERWAY

Environmental Reviews: None

Grantee Activity Number: NSP1-Acq.Rehab-Fort Industry
Activity Title: NSP1-Fort Industry-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 702,459.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 702,459.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Sites re-used	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Dishwashers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5



of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Fort Industry Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Fort Industry Development

Organization Type

State

Proposed Budget

\$ 370,052.43

Location Description:

Toledo, OH

Activity Description:

Fort Industry Development will acquire three houses as originally proposed, in addition to two houses undertaken with program income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Acq.Rehab-GANT
Activity Title: NSP1-GANT-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 610,875.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 610,875.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

5

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 610,875.36

Location Description:



Toledo, OH

Activity Description:

R. Gant LLC will acquire five houses for rehabilitation. One unit qualifies under the 25% set-aside and will be noted in the final report.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Acq.Rehab-HRS
Activity Title: NSP1-HRS-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,411,547.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,411,547.73

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	12			0.00
# of Households	12			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
#Sites re-used	12
#Units with bus/rail access	12
#Low flow showerheads	12
#Low flow toilets	12
#Dishwashers replaced	12
#Refrigerators replaced	12
#Light fixtures (outdoors) replaced	12
#Light Fixtures (indoors) replaced	12
#Replaced hot water heaters	12
#Replaced thermostats	12
#Efficient AC added/replaced	12
#High efficiency heating plants	12
#Additional Attic/Roof Insulation	12
#Energy Star Replacement Windows	12



of Properties

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hme Renewal Systems (HRS)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF TOLEDO

Hme Renewal Systems (HRS)

Organization Type

Unknown

Unknown

Proposed Budget

\$ 0.00

\$ 1,289,833.32

Location Description:

Toledo, OH

Activity Description:

Home Renewal Systems (HRS) will rehabilitate 12 houses.

Environmental Assessment:

UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Acq.Rehab-NHS
Activity Title: NSP1-NHS-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 110,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 110,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	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, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Housing Services, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 110,000.00

Location Description:

Toledo, OH

Activity Description:

Neighborhood Housing Services (NHS) will acquire one house for rehabilitation. This house, originally slated for home-ownership, will be tenant-occupied. Next QPR will be amended to reflect this.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Acq.Rehab-Summerfield
Activity Title: NSP1-Summerfield-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 455,689.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 455,689.72

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
#Sites re-used	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Dishwashers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	3



of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Summerfield Group, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Summerfield Group, LLC

Organization Type

Unknown

Proposed Budget

\$ 330,689.72

Location Description:

Toledo, OH

Activity Description:

Summerfield will acquire three houses for rehabilitation.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Acq.Rehab-Valencia
Activity Title: NSP1-Valencia-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-Acquis/Rehab-LMMI

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-LMMI

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,021,044.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,021,044.59

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
#Sites re-used	8
#Units with bus/rail access	8
#Low flow showerheads	8
#Dishwashers replaced	8
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#High efficiency heating plants	8
#Additional Attic/Roof Insulation	8
#Energy Star Replacement Windows	8
# of Properties	8



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Valencia

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Valencia

Organization Type

Unknown

Proposed Budget

\$ 1,021,044.59

Location Description:

Toledo, OH

Activity Description:

Valencia will acquire eight houses.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: B2-Acquis/Rehab-25% / NSP1: Acq/Rehab-25%

Grantee Activity Number: NSP1-25%Acq.Rehab-GANT (M)

Activity Title: NSP1-GANT-25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B2-Acquis/Rehab-25%

Project Title:

NSP1: Acq/Rehab-25%

Projected Start Date:

03/01/2009

Projected End Date:

12/31/2012

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

Total Budget:	\$ 2,297,619.20
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 2,297,619.20

National Objective:

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	78			0.00
# of Households	78			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	78
# of Housing Units	78
#Sites re-used	3
#Units with bus/rail access	78
#Low flow showerheads	78
#Low flow toilets	78
#Dishwashers replaced	78
#Refrigerators replaced	78
#Light fixtures (outdoors) replaced	78
#Light Fixtures (indoors) replaced	78
#Replaced hot water heaters	78
#Replaced thermostats	78
#Efficient AC added/replaced	78
#High efficiency heating plants	78
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	78
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
R. Gant, LLC	For Profit	\$ 2,297,619.20



Location Description:

Toledo, OH

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-25%Acq.Rehab-GANT (S)
Activity Title: NSP-GANT-25% Single

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B2-Acquis/Rehab-25%

Projected Start Date:

03/01/2009

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.

Activity Status:

Cancelled

Project Title:

NSP1: Acq/Rehab-25%

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 105,120.55

Location Description:



Under the 25% set-aside, R. Gant LLC is rehabilitating a single-family housing unit.

Activity Description:

Toledo OH

Environmental Assessment: COMPLETED

Environmental Reviews: None



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B2-Acquis/Rehab-25%

Projected Start Date:

03/01/2009

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.

Activity Status:

Under Way

Project Title:

NSP1: Acq/Rehab-25%

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,080,600.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,080,600.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7			0.00
# Owner Households	1			0.00
# of Households	8			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
#Sites re-used	8
#Units with bus/rail access	8
#Low flow showerheads	8
#Low flow toilets	8
#Dishwashers replaced	8
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#High efficiency heating plants	8
#Additional Attic/Roof Insulation	8



#Energy Star Replacement Windows 8
of Properties 8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Jessco Homes

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Jessco Homes

Organization Type

Unknown

Proposed Budget

\$ 1,080,600.00

Location Description:

Toledo, OH

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: Cancelled / Cancelled

Grantee Activity Number: Cancel
Activity Title: cancelled

Activity Type:

Clearance and Demolition

Project Number:

Cancelled

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Status:

Cancelled

Project Title:

Cancelled

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:



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

Activity Draw Block Date by HUD:

Total Budget:	\$ 0.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF TOLEDO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF TOLEDO

Organization Type

Unknown

Proposed Budget

\$ 235,535.40

Location Description:

Activity Description:

Environmental Assessment:

Environmental Reviews: None



Project # / Title: cancelled / Cancelled

Grantee Activity Number: cancelled
Activity Title: cancelled

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

cancelled

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

Activity Status:

Cancelled

Project Title:

Cancelled

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Housing Units

Total

75

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF TOLEDO

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF TOLEDO

Organization Type

Unknown

Proposed Budget

\$ 0.00



Location Description:

The City of Toledo will first target its financing mechanism for abandoned or foreclosed properties activities in the tipping point neighborhoods, which include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping Point Neighborhoods chart below for details). The primary strategy in these neighborhoods will be the purchase and rehabilitation of foreclosed properties to arrest deterioration of properties and subsequent degeneration of these neighborhoods. The City anticipates that it and its third-party partners will complete the acquisition and rehabilitation of 49 units in the tipping-point neighborhoods and 26 in targeted central city neighborhoods. Tipping Point Neighborhoods Zip Codes Neighborhood Census Tracts 43612 & Library Village 57.03, 61, 62, 2, 43613 Close Park 3, 4, 6, 7 13.03 (partial), 63 43605 East Toledo 46, 47.01, 47.02, 48 49, 50, 51, 52, 53 43607 Secor Gardens 66(partial), 67(partial) Sleepy Hollow 74(partial) 43609 Highland Heights 39, 40(partial), Burroughs School 43.02(partial), 44 The second priority in central city neighborhoods include the four New Schools, New Neighborhoods (designated blocks within the Chase, Garfield, Sherman and Stewart Elementary School districts), the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart for details). All are areas where current revitalization plans are active, making it easier to tie in NSP activities. NSP acquisition and rehabilitation activities will also target other CDC areas where substantial investments have already occurred. CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02(partial) 43607 Dorr Street Corridor 24.02 (partial), 25(partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park

Activity Description:

24 CFR 570.206 This activity will be used under NSP to help income-qualified homebuyers purchase houses. Down-payment assistance will be in an amount equal to 20% of the appraised value. Down-payment assistance is intended to encourage a quick sale and avoid the need to obtain private insurance. Assistance will be in the form of a forgivable loan and for a term equal to the schedule below: · \$1 to \$14,999.99 NSP funds - 5-year term; · \$15,000.00 to \$39,999.99 NSP funds – 10-year term; · \$40,999.00 or more NSP funds – 15-year term. The loan will be forgiven on a prorated basis as long as the property remains the primary residence. Loan repayment will be required if there is a change in the property title. There will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes between 50% and 80% AMI, and 4% for families with incomes between 80% and 120% AMI. For those potential homebuyers who meet the program eligibility but are unable to secure private mortgage financing due to the tight credit market, they may be able to secure an NSP mortgage for the remaining balance. The developer/property owner will present potential homebuyer cases and recommendations to the Department of Neighborhoods' Loan Committee. Minimally, approval is contingent upon the following criteria: · Homeowners will have to complete eight hours of housing counseling from one of the qualified HUD housing counseling agencies; · Total debt ratios must be at or below 45%; · Housing debt ratios must be at or below 38%; · The date of discharge of bankruptcy must be at least two years prior to property closing; · No late credit payments may have occurred in the past six months; · No outstanding judgments or collections, excepting collections for medical expenses; · Nontraditional credit sources may be used to determine credit-worthiness; · If eligible for IDA program, there must be at least six months timely payment into IDA for home repairs, with no late payments and continued payments for life of the period of affordability; · If not eligible for IDA program, homebuyers will be required to set up a home repair escrow account with at least \$300 at the time of closing and make at least \$50 per month payments for life of period of affordability; · Homebuyer will need to have a minimum \$500 equity in the purchase. Homebuyers will be given credit for payment of fees and costs associated with the mortgage application or home purchase, including but not limited to earnest moneys, application fees, home inspection fees, pest inspection fees or any combination of eligible fees and costs; and · No cosigners will be allowed. Any funds over \$300 returned to the borrower must be used to write down the City's mortgages, applying to the mortgages with the highest mortgage balance. For permanent financing, there will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes between 50% and 80% AMI, and 4% for families with incomes between 80% and 120% AMI. The term shall be up to 30 years.

Environmental Assessment:

Environmental Reviews: None



Project # / Title: D-Demolition / NSP1: Demolition

Grantee Activity Number: NSP1-Demo-COT PubServ
Activity Title: NSP1-COT PubServ-LMMI

Activity Type:

Clearance and Demolition

Project Number:

D-Demolition

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

Activity Status:

Under Way

Project Title:

NSP1: Demolition

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,318,968.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,318,968.90

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

Total

220

LMI%:	56.3
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CITY OF TOLEDO

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF TOLEDO	Unknown	\$ 1,318,968.90

Location Description:

Target areas for NSP1 were identified based on areas with the greatest percentage of home foreclosures or homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. Those areas include the following census tracts: 2, 3, 4, 6, 7, 12.02, 16, 17, 18, 19, 33, 36, 38, 38, 39, 40, 41, 42, 43.02, 43.02, 44, 47.01, 48, 51, 51, 53, 54, 57.03, 61, 62, 63, 66 and 74.

Activity Description:

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

Environmental Assessment:

Environmental Reviews: None

Project # / Title: E-Redevelopment / NSP1: Redevelopment/ New Construction

Grantee Activity Number: NSP1-Redevelopment-GANT

Activity Title: NSP1-GANT-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 530,178.85

National Objective:

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

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 530,178.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

#Sites re-used

3

#Units with bus/rail access

3

#Low flow showerheads

3

#Low flow toilets

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 394,765.70

Location Description:

Toledo, OH

Activity Description:

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

Environmental Assessment:

UNDERWAY



Environmental Reviews: None



Grantee Activity Number: NSP1-Redevelopment-HFH.25%
Activity Title: NSP1-HFH-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

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.

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 324,234.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 324,234.30

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

2

2

2

2

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat For Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Habitat For Humanity

Non-Profit

\$ 305,234.30

Location Description:

Toledo, OH

Activity Description:

Maumee Valley Habitat for Humanity will construct two new houses, both under the 25% set-aside.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Redevelopment-NHS
Activity Title: NSP1-NHS-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 539,099.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 539,099.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Housing Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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CITY OF TOLEDO

Unknown

\$ 1,920,000.00

Neighborhood Housing Services, Inc.

Non-Profit

\$ 0.00

Location Description:

Toledo, OH

Activity Description:

NHS plans to build one house.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Redevelopment-ONYX.25%
Activity Title: NSP1-ONYX-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

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.

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 650,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 650,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# of Households	4			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

4

4

4

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ONYX, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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ONYX, Inc.

Non-Profit

\$ 650,000.00

Location Description:

TOledo, Oh

Activity Description:

ONYX intends to build four new houses.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Redevelopment-R Gant, LLC
Activity Title: NSP1-R Gant, LLC-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

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

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 179,200.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 179,200.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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R. Gant, LLC

For Profit

\$ 179,200.00

Toledo Community Development Corp, Inc. (TCDC)

Non-Profit

\$ 0.00

Location Description:

Toledo, OH

Activity Description:

TCDC plans to build one house.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP1-Redevelopment-UNC.25%
Activity Title: NSP-UNC-LMMI

Activity Type:

Construction of new housing

Project Number:

E-Redevelopment

Projected Start Date:

03/01/2009

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.

Activity Status:

Under Way

Project Title:

NSP1: Redevelopment/ New Construction

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	5
#Sites re-used	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

United North Corporation, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

United North Corporation, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 250,000.00

Location Description:

Toledo, OH

Activity Description:

United North Corporation will build ten new housing units.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Action Plan Comments:

Reviewer - Action Plan changes are acceptable, but there are a few places where the changes were not made. Therefore, due to the inconsistencies, I am going to reject so that the grantee can make the rest of the modifications.

Reviewer - Toledo made minor changes to the budgets of three projects and their corresponding activities. These changes are found to be acceptable. - BLG 5/26/10

Reviewer - The Action Plan is found to be acceptable. Will follow-up with the grantee on a few minor items. - BLG 7/29/10

Reviewer - grantee updated action plan to include data requested via the 'action item' message. - KD 2.4.11

Reviewer - Concurrence and approval of the updated action plan; RTH 2/4/11



- Reviewer - grantee updated action plan to reflect program progress. - KD 4.18.11
- Reviewer - Concurring with Reviewer's comments and we are approving the updated plan. RTH 4/21/11
- Reviewer - Amended to include national objective changes on Redevelopment activities and proposed totals for Performance Measurements for applicable activities. Error message when updating demo national objective. Will be corrected after submission of next QPR. -KD 12.19.11
- Reviewer - Concurrence with Reviewer's comments and we are approving the updated plan. RTH 12/19/11
- Reviewer - Accidental grantee submission. No changes made. -kd 1.28.13
- Reviewer - City of Toledo changed demolition activity from direct benefit to area benefit. Recommend Approval. BW 6/23/15
- Reviewer - Only changes this submission is changing the name of one activity from TCDC to R. Gant, LLC. No issues found. Recommend Approval. BW 9/16/15
- Reviewer - City added money to a new construction project by R.Gant,LLC. No other changes were made. Administration was under the 10% cap. No other issues found. Recommend Approval. BW 9/21/15
- Reviewer - City of Toledo added budget to Gant project to adjust for Expenditures to the project. Shifted overall budget up. Recommend Approval. BW 8/3/17
- Reviewer - Toledo adjusted budgets within the NSP-1 grant. Admin is under 10%. Recommend Approval. BW 12/19/17

Action Plan History

Version	Date
B-08-MN-39-0013 AP#1	05/27/2010
B-08-MN-39-0013 AP#2	04/21/2011
B-08-MN-39-0013 AP#3	12/19/2011
B-08-MN-39-0013 AP#4	01/28/2013
B-08-MN-39-0013 AP#5	06/23/2015
B-08-MN-39-0013 AP#6	09/16/2015
B-08-MN-39-0013 AP#7	09/21/2015
B-08-MN-39-0013 AP#8	08/03/2017
B-08-MN-39-0013 AP#9	12/19/2017

