

# Action Plan

**Grantee: The Community Builders, Inc.**

**Grant: B-09-NN-MA-0003**

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|                                 |                                |
|---------------------------------|--------------------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 78,617,630.89               |
| <b>Grant Award Amount:</b>      | \$ 78,617,630.89               |
| <b>Status:</b>                  | Modified - Resubmit When Ready |
| <b>Estimated PI/RL Funds:</b>   | \$ 127,548,894.00              |
| <b>Total Budget:</b>            | \$ 206,166,524.89              |

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## Funding Sources

| Funding Source                        | Funding Type                |
|---------------------------------------|-----------------------------|
| Neighborhood Stabilization Program 2  | Other Federal Funds         |
| Historic Tax Credits State            | State Funds                 |
| LIHTC Federal                         | Other Federal Funds         |
| Other Private Funding                 | Financial Institution Money |
| Historic Tax Credits                  | Other Federal Funds         |
| Foundation funding for predevelopment | Other Private Funds         |
| LIHTC State                           | State Funds                 |

## Narratives

### Executive Summary:

The Community Builders(TCB) NSP2 Program is designed to house families whose incomes are at or below 120 % of AMI, 25% of these funds are to be allocated to households whose income is below 50% of AMI. TCB has created 1834 units, and is projecting to finance an additional 133 units prior to close out. TCB expended the original program funds by February 2013 and expended an additional \$75,584,402 of program income.

### Target Geography:

The target geography is the 11 states of Connecticut, Illinois, Indiana, Massachusetts, Maryland, Michigan, North Carolina, New York, Ohio, Pennsylvania, and Virginia.

### Program Approach:

TCB is targeting multifamily structures which are in foreclosure or abandoned in communities with high foreclosure and/or vacancy rates. These multifamily properties will drag down the value, safety and desirability of the single family structures if not addressed. The philosophy is to utilize NSP2 funds for acquisition and rehabilitation, demolition and/or new construction to move projects through the pipeline in an expedited time frame. The expectaton is that the permanent financing will be a multi layered financing structure utilizing typical multifamily funding such as tax credits, first mortgages, bonds, risk sharing, soft second and third loans etc. These funds will be utilized to take out the NSP2 funding. The repaid NSP2 dollars will be recommitted to fund additional projects thereby leveraging the NSP2 funding to the greatest extent feasible.



## Consortium Members:

### How to Get Additional Information:

Check the TCBinc.org website and check under NSP2  
Call D. Morgan Wilson, Program Manager  
857 221-8600

## Project Summary

| Project # | Project Title        | Grantee Activity #                   | Activity Title                                 |
|-----------|----------------------|--------------------------------------|--|
| 9999      | Restricted Balance   | <i>No activities in this project</i> |  |
| AA        | Administrative Costs | AN501000                             | Administration and Overhead                    |
| B         | Purchase/rehab       | NSP100048                            | Mashpee Village Rehab                          |
|           |                      | NSP100048B                           | Mashpee Village Activity Delivery              |
|           |                      | NSP200100494-1                       | West Village B                                 |
|           |                      | NSP200100557                         | Mecklenberg Mills                              |
|           |                      | NSP200100558                         | St Stephen's                                   |
|           |                      | NSP200100558B                        | St Stephen's Activity Delivery                 |
|           |                      | NSP200489B                           | Cohoes Falls Program Delivery                  |
|           |                      | NSP20100591                          | Cornerstone Rehab                              |
|           |                      | NSP20100591B                         | Cornerstone Activity Delivery                  |
|           |                      | NSP20100600                          | FNMA Cincinnati Portfolio                      |
|           |                      | NSP20100600-H                        | TCB Cincinnati MF H WH Estates                 |
|           |                      | NSP20100600-J                        | TCB Cincinnati MF J WH Scattered Sites         |
|           |                      | NSP20100600-K                        | TCB Cincinnati MF K Chapel Sq.                 |
|           |                      | NSP20100600-L                        | TCB Cincinnati MF L Lexington                  |
|           |                      | NSP20100600-M                        | TCB Cincinnati MF M Saints Rest                |
|           |                      | NSP20100600-N                        | TCB Cincinnati MF N Raffel                     |
|           |                      | NSP20100600-Q                        | TCB Cincinnati MF Q Eatondale North            |
|           |                      | NSP20100600-R                        | TCB Cincinnati MF R Eatondale                  |
|           |                      | NSP20100600-S                        | TCB Cincinnati MF S Woodside                   |
|           |                      | NSP20100643                          | Avondale Housing II LP                         |
|           |                      | NSP20100643B                         | Avondale Housing II LP Rehab Activity Delivery |
|           |                      | NSP220100002-1                       | Thornwood - B                                  |
| B-2       | Purchase/rehab       | NSP200100494                         | West Village                                   |
|           |                      | NSP200100494B                        | West Village project delivery                  |
|           |                      | NSP200100558B-2                      | St Stephen's B-2                               |
|           |                      | NSP20100489                          | Cohoes Falls                                   |
|           |                      | NSP20100506                          | Depot Crossing                                 |
|           |                      | NSP20100506B                         | Depot Crossing Program Delivery                |
|           |                      | NSP20100591 B-2                      | Cornerstone Rehab B-2                          |
|           |                      | NSP20100600B                         | FNMA Cincinnati Portfolio Activity Delivery    |
|           |                      | NSP20100622                          | Avondale I                                     |
|           |                      | NSP20100643-2                        | Avondale II Rehab B-2                          |
|           |                      | NSP220100002                         | Thornwood                                      |



|     |                              |                  |   |
|-----|------------------------------|------------------|---|
|     |                              | NSP220100002B    | Thornwood Program Delivery                    |
| D   | Demolish Blighted Structures | NSP20100600-F    | TCB Cincinnati MF F Hale Apts                 |
|     |                              | NSP20100600-G    | TCB Cincinnati MF G Shiloh Manor              |
| E   | Redevelop demolished/vacant  | NSP2 00100471    | East Liberty                                  |
|     |                              | NSP2 00100471B   | East Liberty Program Delivery                 |
|     |                              | NSP200100557B    | The Mills Program Delivery                    |
|     |                              | NSP200100561     | Pontiac Square Phase I                        |
|     |                              | NSP200100566     | Nicetown Courts                               |
|     |                              | NSP200100566B    | Nicetown Courts Program Delivery              |
|     |                              | NSP200100592     | Hillcrest Senior Residences                   |
|     |                              | NSP200100592B    | Hillcrest Activity Delivery                   |
|     |                              | NSP20100003B     | 47th Street Lofts Program Delivery            |
|     |                              | nsp20100522      | Northtown Village Senior                      |
|     |                              | NSP20100522B     | Northtown Village Program Delivery            |
|     |                              | NSP20100552      | 93 Grand Street                               |
|     |                              | NSP20100552B     | 93 Grand Activity Delivery                    |
|     |                              | NSP20100557-2    | Noda Mills                                    |
|     |                              | NSP20100571      | The Clarion                                   |
|     |                              | NSP20100571B     | The Clarion Activity Delivery                 |
|     |                              | NSP20100591E     | Cornerstone New Construction                  |
|     |                              | NSP20100596      | Public School 6                               |
|     |                              | NSP20100596B     | Public School 6 Activity Delivery             |
|     |                              | NSP20100613      | Hillside View                                 |
|     |                              | NSP20100613B     | Hillside View Activity Delivery               |
|     |                              | NSP20100617      | 188 Warburton                                 |
|     |                              | NSP20100617B     | 188 Warburton Activity Delivery               |
|     |                              | NSP20100629      | Walnut Hills Revitalization                   |
|     |                              | NSP20100629B     | Walnut Hills Revitalization Activity Delivery |
|     |                              | NSP20100643E     | Avondale Housing II LP New Const              |
|     |                              | NSP20100661      | Broad Creek V                                 |
|     |                              | NSP20100661B     | Broad Creek V Activity Delivery               |
|     |                              | NSP20100684      | Aurora Scattered Sites                        |
|     |                              | NSP20100684B     | Aurora Scattered Sites Activity Delivery      |
|     |                              | NSP20109614      | 92 Grand St.                                  |
|     |                              | NSP220100001     | Province Landing                              |
|     |                              | NSP220100001B    | Province Landing Program Delivery             |
|     |                              | nsp220100003     | 47th Street Lofts                             |
| E-2 | Redevelop demolished/vacant  | NSP2 00100471E-2 | East Liberty E-2                              |
|     |                              | NSP200100566-1   | Nicetown Courts E-2                           |
|     |                              | NSP200100592E-2  | Hillcrest Senior Residences E-2               |
|     |                              | NSP20100522-1    | Northtown Village Senior E-2                  |
|     |                              | NSP20100552 E-2  | 93 Grand Street E-2                           |
|     |                              | NSP20100571E-2   | The Clarion E-2                               |
|     |                              | NSP20100596 E-2  | Public School 6 E-2                           |
|     |                              | NSP20100613E-2   | Hillside View E-2                             |
|     |                              | NSP20100617E-2   | 188 Warburton E-2                             |

|   |                                |                |                                     |
|---|--------------------------------|----------------|-------------------------------------|
| Z | Cincinnati Housing Improvement | NSP20100643E-2 | Avondale II New Construction E-2    |
|   |                                | NSP20100661E-2 | Broad Creek V E-2                   |
|   |                                | NSP220100001-1 | Province Landing E-2                |
|   |                                | NSP20CHIF      | Cincinnati Housing Improvement Fund |



# Activities

**Project # / Title:** AA / Administrative Costs

**Grantee Activity Number:** AN501000  
**Activity Title:** Administration and Overhead

**Activity Type:**

Administration

**Project Number:**

AA

**Projected Start Date:**

02/11/2010

**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:**

Administrative Costs

**Projected End Date:**

12/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 15,141,347.12

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 15,141,347.12

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 15,141,347.12

**Location Description:**



The administration is mostly being performed in the Boston MA corporate offices although some of the activities cover staff time in the regional offices in Chicago, Illinois and Washington, DC.

**Activity Description:**

Staff time for grantee administration, overhead, and prospecting sites.  
The administration budget has been increased to accommodate the additional Program Income taken in.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Project # / Title:** B / Purchase/rehab abandon/foreclosed properties for< LMI

**Grantee Activity Number:** NSP100048  
**Activity Title:** Mashpee Village Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

12/01/2012

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,500,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,500,000.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**



| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                    | Program Income Account |
|--------------------------|---|-----------|--------------------|-----------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B         | NSP100048B         | Mashpee Village Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks the grantees costs for delivering the Mashpee Village national objective.

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 130   |     |     | 0.00     |
| # of Households        | 130   |     |     | 0.00     |

| Proposed Accomplishments           | Total |
|------------------------------------|-------|
| # of Multifamily Units             | 130   |
| # of Housing Units                 | 130   |
| # ELI Households (0-30% AMI)       |       |
| #Units $\geq$ other green          | 130   |
| #Sites re-used                     | 1     |
| #Units exceeding Energy Star       | 39    |
| #Low flow toilets                  | 39    |
| #Refrigerators replaced            | 130   |
| #Light Fixtures (indoors) replaced | 435   |
| #Replaced hot water heaters        | 35    |
| #Replaced thermostats              | 130   |
| #High efficiency heating plants    | 130   |
| # of Properties                    | 1     |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,500,000.00 |

**Location Description:**

Address: One Wompanoag Drive, Mashpee, MA 02649-3202 Census tract: 25001015000

**Activity Description:**

Acquisition and moderate/substantial rehabilitation of 130 units of existing housing, to focus on replacement of the failed septic system with a new wastewater treatment plant (an urgent need) unit kitchen and bath renovations, new



roofs, and improvement of accessibility, energy efficiency and conservation. All 130 units are restricted to moderate-income households. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Mashpee Village is a key affordable housing resource on Cape Cod and the property has a long waiting list. There is a compelling need to maintain affordable housing with easy access to population centers and economic activity. Cape Cod is a high-cost rental area and vacancy rates, particularly for affordable housing developments, are low and declining as a result of foreclosure activity in the home ownership market. By replacing a failed septic system with a new wastewater treatment facility, the project will help to protect and improve the Cape Cod aquifer and coastal waters.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NSP100048B**  
**Activity Title: Mashpee Village Activity Delivery**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 B

**Projected Start Date:**  
 12/01/2012

**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:**  
 Completed

**Project Title:**  
 Purchase/rehab abandon/foreclosed

**Projected End Date:**  
 07/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 22,888.60

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 22,888.60

**Benefit Report Type:**  
 Direct (Households)

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 22,888.60           |

**Location Description:**



**Activity Description:**

This activity segregates grantee costs related the delivery of the Mashpee Village activityactivity including legal and staff time. Performance metrics will be reported under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200100494-1  
**Activity Title:** West Village B

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

04/30/2011

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/19/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 32,094.13

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 32,094.13

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 34           |            | 34         | 100.00          |
| # of Households     | 34           |            | 34         | 100.00          |

**Proposed Accomplishments**

|                                 | <b>Total</b> |
|---------------------------------|--------------|
| # of Multifamily Units          | 34           |
| # of Housing Units              | 34           |
| # ELI Households (0-30% AMI)    |              |
| #Units exceeding Energy Star    | 34           |
| #Units with bus/rail access     | 34           |
| #Low flow toilets               | 34           |
| #Refrigerators replaced         | 34           |
| #Replaced hot water heaters     |              |
| #High efficiency heating plants |              |
| # of Properties                 |              |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 32,094.13    |

**Location Description:**

West Village is located at 52 Howe Street, New Haven, CT 06511 in census tract 09009140700.

**Activity Description:**

West Village is an acquisition and rehabilitation of 127 units, 93 of which are restricted to households at or below 50% AMI and are tracked in a separate "B-2" Activity. The remaining moderate-income units are tracked in this Activity. All of the units are restricted with a Land Use Restriction Agreement (LURA) that is recorded and runs with the land. TCB owns and manages West Village. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. Tenants will be temporarily relocated during construction.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100557  
**Activity Title:** Mecklenberg Mills

**Activity Type:**

Construction of new housing

**Project Number:**

B

**Projected Start Date:**

06/30/2011

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

10/08/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,121,005.98

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,121,005.98

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title             | Program Income Account |
|--------------------------|---|-----------|--------------------|----------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | E         | NSP200100557B      | The Mills Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks the grantee's costs related to the delivery of the national objective for Mecklenberg Mills.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 48    |     |     | 0.00     |
| # of Households     | 48    |     |     | 0.00     |

**Proposed Accomplishments**

|                        | Total |
|------------------------|-------|
| # of Multifamily Units | 48    |
| # of Housing Units     | 48    |
| #Sites re-used         | 2     |
| #Low flow showerheads  | 48    |
| #Low flow toilets      | 80    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 3,121,005.98 |

**Location Description:**

3327 N. Davidson Street, Charlotte North Carolina census tract 37119001400.

**Activity Description:**

The first phase of the NoDa Mills project consists of the substantial renovation of the Mecklenburg Mill building using 4% LIHTC, Federal Historic Credits and State Mill credits. It is related to the NoDa Mills Activity, which includes site preparation as well as construction of additional units. The property features 48 units of affordable housing, restricted with a land use restriction agreement, for families with incomes up to 120% AMI in a mix of studios, one bedroom units and two-bedroom units. The project received enormous community support which resulted in the City of Charlotte making a \$1.25 M grant of CDBG funds despite considerable initial political resistance.

The property is managed by Excel Management. Leases are for one year, and rents are set according to the lowest proram set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100558  
**Activity Title:** St Stephen's

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

05/30/2011

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 22,257,708.18

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 22,257,708.18

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                 | Program Income Account |
|--------------------------|---|-----------|--------------------|--------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B         | NSP200100558B      | St Stephen's Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to delivering the St. Stephen's activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 122   |     | 122 | 100.00   |
| # of Households     | 122   |     | 122 | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 122   |
| # of Housing Units           | 122   |
| # ELI Households (0-30% AMI) |       |
| #Units exceeding Energy Star | 122   |
| #Units with bus/rail access  | 122   |
| #Low flow showerheads        | 122   |
| #Low flow toilets            | 122   |



|                                   |   |
|-----------------------------------|---|
| #Replaced hot water heaters       | 1 |
| #High efficiency heating plants   | 1 |
| #Additional Attic/Roof Insulation | 1 |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget  |
|--------------------------|-------------------|------------------|
| The Community Builders   | Non-Profit        | \$ 22,257,708.18 |

**Location Description:**

St. Stephen's is located in census tract 17031280900 on the West Side of Chicago, Illinois. The address is 2333 West Jackson Blvd. Chicago, IL, 60612.

**Activity Description:**

St Stephen's is an acquisition and rehabilitation of an entire block containing 247 units of housing and community space. 221 units serve households at or below 120% AMI and are restricted for 30 years with a Land Use Restriction Agreement that is recorded and runs with the land. This activity tracks 122 units for moderate income families. The other 99 units will serve low-income households and tracked under the St. Stephen's B-2 activity. The Community Builders owns and manages the property. Rents are set using the low HOME rents and leases are for one year periods.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP200100558B  
**Activity Title:** St Stephen's Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 03/31/2011  
**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

**Activity Status:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 12/31/2013  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 62,992.74  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 62,992.74

**Benefit Report Type:**  
 Direct (Households)

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 62,992.74           |

**Location Description:**



2333 West Jackson Blvd. Chicago, IL, 60612 in census tract 17031280900

**Activity Description:**

This activity segregates grantee costs related the delivery of the St. Stephen's activity including legal and staff time. Performance metrics will be tracked on activity NSP200100558 that is delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200489B  
**Activity Title:** Cohoes Falls Program Delivery

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

11/01/2010

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 103,639.10

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 103,639.10

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

Total

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 103,639.10

**Location Description:**



Cohoes falls is located in Cohoes New York, census tracts numbers 36001012900 and 36001012800

**Activity Description:**

This activity segregates grantee costs related the delivery of the Cohoes Falls NSP20100489 activity including legal and staff time. Performance metrics will be tracked under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

---



**Grantee Activity Number:** NSP20100591  
**Activity Title:** Cornerstone Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

03/01/2012

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/15/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,576,160.65

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,576,160.65

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                | Program Income Account |
|--------------------------|---|-----------|--------------------|-------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B         | NSP20100591B       | Cornerstone Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Cornerstone Rehab activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 45    | 12  |     | 26.67    |
| # of Households     | 45    | 12  |     | 26.67    |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 45    |
| # of Housing Units           | 45    |
| #Sites re-used               | 2     |
| #Units exceeding Energy Star | 45    |
| #Units with bus/rail access  | 45    |
| # of Properties              | 2     |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,576,160.65 |

**Location Description:**

Address: 50th Street and Champlian, Chicago, IL 60615, Census tract: 17031382000

**Activity Description:**

Cornerstone is a continuation of the redevelopment of the Southside neighborhood of Chicago. It is partially located within the 49th / St. Lawrence TIF District, and it is within the same area as two of Chicago's major HOPE VI developments. Recent targeted investment and engagement by the University of Chicago and the Illinois Institute of Technology in neighborhood educational institutions alongside housing redevelopment performed by the City, TCB, and other groups have begun to reverse the area's long decline, but the market is still fragile. This project consists of two apartment buildings, one with 21 family units and the other with 24 family units, which are approximately 100 years old and renovated with LIHTC in the late 1990s, were acquired and renovated with LIHTC, NSP, and perm debt.

This project is combined with new construction on vacant land tracked under activity NSP20100591E. Of the 45 units that have been renovated 12 are restricted to low-income and tracked under the B-2 activity to meet the LH 25 requirement. 33 units are restricted to middle income and tracked under this B activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100591B  
**Activity Title:** Cornerstone Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 06/01/2011  
**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

**Activity Status:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 12/15/2015  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 63,056.21  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 63,056.21

**Benefit Report Type:**  
 Direct (Households)

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 63,056.21           |

**Location Description:**



50th Street and Champlian, Chicago, IL 60615, Census tract: 17031382000

**Activity Description:**

This activity segregates grantee costs related the delivery of the Cornerstone activity including legal and staff time. All the performance metrics will be tracked under the related activities NSP20100591 and NSP20100591E.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP20100600  
**Activity Title:** FNMA Cincinnati Portfolio

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

03/01/2012

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.10

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.10

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

# of Properties

**Total**



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 0.10         |

**Location Description:**

Avondale, Walnut Hills, Over the Rhine neighborhoods of Cincinnati, OH.

**Activity Description:**

TCB NSP money was used to fund predevelopment for NSP-eligible properties within a portfolio of foreclosed, 100% project-based Section 8 multifamily buildings owned by Fannie Mae. TCB has split this portfolio into separate activities, some delivered units, others removed blight, and some activities repaid the NSP2 investment. The related activities include TCB Cincinnati MF Hale Apts, Shiloh Manor, Chapel Square, Lexington, Saints Rest, Raffel, Eatondale North, Eatondale and Woodside. All costs related to this purchase have been allocated to the activities referred to above.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100600-H  
**Activity Title:** TCB Cincinnati MF H WH Estates

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 11/12/2013  
**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:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 11/20/2016  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 797,502.37  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 797,502.37

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 33    |     |     | 0.00     |
| # of Households        | 33    |     |     | 0.00     |

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Multifamily Units   | 33    |
| # of Housing Units       | 33    |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 797,502.37   |

**Location Description:**



Walnut Hills Scattered Sites Apartments, census tracts: 39061003700 and 39061026700 address: Lincoln Ave, 2652 Stanton Ave, 846-849 Oak Street, 718-722 Wayne Street, Cincinnati, OH

**Activity Description:**

Walnut Hills Estates was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. The plan for these properties was unable to be realized, so TCB sold the properties on 11/10/2016 and fully repaid all the NSP2 dollars that were invested and removed the Land Use Restriction Agreement (LURA) and all NSP2 obligations. The repayment has since been transferred to the CHIF PI account and cancelled. CHIF PI account is how TCB program income was transferred to the City of Cincinnati - see activity NSP20CHIF Cincinnati Housing Improvement Fund for more details.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NSP20100600-J**  
**Activity Title: TCB Cincinnati MF J WH Scattered Sites**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

11/20/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 848,711.55

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 848,711.55

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 23    |     |     | 0.00     |
| # of Households     | 23    |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

23

23

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 848,711.55

**Location Description:**



Walnut Hills Scattered Sites Apartments, census tracts: 39061003900 and 39061026700 address: 3100 Woodburn Ave and 2349-2350 Boone St, Cincinnati, OH

**Activity Description:**

Walnut Hills Scattered Sites was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. The plan for these properties was unable to be realized, so TCB sold the properties on 11/10/2016 and fully repaid all the NSP2 dollars that were invested and removed the Land Use Restriction Agreement (LURA) and all NSP2 obligations.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100600-K  
**Activity Title:** TCB Cincinnati MF K Chapel Sq.

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 11/12/2013  
**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:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 11/20/2016  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 1,848,303.64  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,848,303.64

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 49    |     |     | 0.00     |
| # of Households        | 49    |     |     | 0.00     |

| Proposed Accomplishments    | Total |
|-----------------------------|-------|
| # of Multifamily Units      | 49    |
| # of Housing Units          | 49    |
| #Sites re-used              | 3     |
| #Units with bus/rail access | 49    |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,848,303.64 |



**Location Description:**

Chapel Square Apartments, census tracts: 39061003700 and 3906100600 address: 1007 Chapel St, 926 Chapel St. and 869 Buena Vista Place, Cincinnati, OH

**Activity Description:**

Chapel Square was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP20100600-L  
**Activity Title:** TCB Cincinnati MF L Lexington

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/08/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 129,432.02

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 129,432.02

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 6     |     |     | 0.00     |
| # of Households     | 6     |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

#Units with bus/rail access

#Light Fixtures (indoors) replaced

**Total**

6

6

1

6

18

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 129,432.02



**Location Description:**

Lexington Apartments, census tract: 39061003600 address: 872 and 876 Buena Vista Place, Cincinnati, OH in between Kerrper Ave and Walter Ave

**Activity Description:**

Lexington was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100600-M  
**Activity Title:** TCB Cincinnati MF M Saints Rest

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 11/12/2013  
**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:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 07/08/2016  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 470,493.08  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 470,493.08

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 22    |     |     | 0.00     |
| # of Households        | 22    |     |     | 0.00     |

| Proposed Accomplishments           | Total |
|------------------------------------|-------|
| # of Multifamily Units             | 22    |
| # of Housing Units                 | 22    |
| #Sites re-used                     | 1     |
| #Units with bus/rail access        | 22    |
| #Light Fixtures (indoors) replaced | 55    |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 470,493.08   |



**Location Description:**

Saints Rest, census tract: 39061003600 address: 857 Buena Vista Place, Cincinnati, OH in between Kerrper Ave and Walter Ave

**Activity Description:**

Saints Rest was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100600-N  
**Activity Title:** TCB Cincinnati MF N Raffel

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/08/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 274,029.69

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 274,029.69

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 11           |            |            | 0.00            |
| # of Households     | 11           |            |            | 0.00            |

**Proposed Accomplishments**

|                                    | <b>Total</b> |
|------------------------------------|--------------|
| # of Multifamily Units             | 11           |
| # of Housing Units                 | 11           |
| #Sites re-used                     | 2            |
| #Units with bus/rail access        | 11           |
| #Light Fixtures (indoors) replaced | 22           |
| # of Properties                    | 2            |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
|---------------------------------|--------------------------|------------------------|



|                              |            |               |
|------------------------------|------------|---------------|
| The Community Builders       | Non-Profit | \$ 274,029.69 |
| The Community Builders, Inc. | Unknown    | \$ 0.00       |

**Location Description:**

Raffel, census tract: 39061002300 address: 311 Seitz and 316 Mullberry Streets, Cincinnati, OH between Sycamore Street and Lang Street

**Activity Description:**

Raffel was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100600-Q  
**Activity Title:** TCB Cincinnati MF Q Eatondale North

**Activity Type:**

Acquisition - general

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/07/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 482,680.74

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 482,680.74

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 24    |     |     | 0.00     |
| # of Households     | 24    |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

24

24

1

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

The Community Builders, Inc.

**Organization Type**

Non-Profit

Unknown

**Proposed Budget**

\$ 482,680.74

\$ 0.00



**Location Description:**

Eatondale, census tract: 39061010300 address: 925-927 Delhi Ave, Cincinnati, OH on the corner of Delhi Ave and Fairbanks Ave

**Activity Description:**

Eatondale North was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP20100600-R  
**Activity Title:** TCB Cincinnati MF R Eatondale

**Activity Type:**

Acquisition - general

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/07/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 883,617.23

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 883,617.23

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 44    |     |     | 0.00     |
| # of Households     | 44    |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

44

44

1

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

The Community Builders, Inc.

**Organization Type**

Non-Profit

Unknown

**Proposed Budget**

\$ 883,617.23

\$ 0.00



**Location Description:**

Eatondale, census tract: 39061010300 address: 269-281 Fairbanks Ave Cincinnati, OH at the corner of Eatondale Drive and Fairbanks Ave

**Activity Description:**

Eatondale was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100600-S  
**Activity Title:** TCB Cincinnati MF S Woodside

**Activity Type:**

Acquisition - general

**Project Number:**

B

**Projected Start Date:**

11/12/2013

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/07/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 482,233.49

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 482,233.49

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 24    |     |     | 0.00     |
| # of Households     | 24    |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

24

24

1

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

The Community Builders, Inc.

**Organization Type**

Non-Profit

Unknown

**Proposed Budget**

\$ 482,233.49

\$ 0.00



**Location Description:**

Woodside, census tract: 39061006500 address: 4591-4593 Paddock Road Cincinnati, OH in between Egan Court and Tennessee Ave

**Activity Description:**

Woodside was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100643  
**Activity Title:** Avondale Housing II LP

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

12/01/2012

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

08/30/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,100,000.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                                 | Program Income Account |
|--------------------------|---|-----------|--------------------|--|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B         | NSP20100643B       | Avondale Housing II LP Rehab Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to delivering the Avondale II activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 47    |     | 35  | 74.47    |
| # of Households     | 47    |     | 35  | 74.47    |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 47    |
| # of Housing Units           | 47    |
| #Sites re-used               | 4     |
| #Units exceeding Energy Star |       |
| #Low flow showerheads        | 47    |
| #Low flow toilets            | 47    |
| #Refrigerators replaced      | 47    |



|                                 |    |
|---------------------------------|----|
| #Replaced hot water heaters     | 47 |
| #Replaced thermostats           | 47 |
| #Efficient AC added/replaced    |    |
| #High efficiency heating plants |    |
| # of Properties                 | 4  |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 3,100,000.00 |

**Location Description:**

These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

- 3415 Reading Road, Cincinnati, OH; census tract: 39061006700
- 722 Gholston Ave, Cincinnati, OH; census tract: 39061006800
- 3639 Reading Road, Cincinnati, OH; census tract: 39061006800
- 610 Maple Ave, Cincinnati, OH; census tract: 39061006700
- 615 Maple Ave, Cincinnati, OH; census tract: 39061006700
- 802 Blair Ave, Cincinnati, OH; census tract: 39061006700
- 3580 Reading Road, Cincinnati, OH; census tract: 39061006600

**Activity Description:**

Avondale II is one phase of a multi-phase, scattered redevelopment of highly-distressed housing in the Avondale neighborhood. It will be combined with the Avondale I NSP2 Activity. Avondale II is broken into a rehab and new construction component. This Activity will be combined with the housing development portion of the FY12 Avondale Choice grant. Phase II involves the rehab of 59 units acquired from FNMA plus the renovation/new construction of 60 additional units. This phase uses 4% LIHTC and HTC Credits to leverage the Choice Neighborhood funding.

This project is paired with Avondale Redevelopment Phase I ( 100622 ), a 9% LIHTC phase that will rehab 81 assisted units from the Cincinnati MF portfolio.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100643B  
**Activity Title:** Avondale Housing II LP Rehab Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B  
**Projected Start Date:**  
 04/18/2014  
**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:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 08/30/2017  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 40,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 40,000.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    |       |     |     | 0.0      |
| # of Households        |       |     |     | 0.0      |

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Multifamily Units   |       |
| # of Housing Units       |       |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 40,000.00    |



**Location Description:**

These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

3415 Reading Road, Cincinnati, OH; census tract: 39061006700  
722 Gholston Ave, Cincinnati, OH; census tract: 39061006800  
3639 Reading Road, Cincinnati, OH; census tract: 39061006800  
610 Maple Ave, Cincinnati, OH; census tract: 39061006700  
615 Maple Ave, Cincinnati, OH; census tract: 39061006700  
802 Blair Ave, Cincinnati, OH; census tract: 39061006700  
3580 Reading Road, Cincinnati, OH; census tract: 39061006600

**Activity Description:**

This activity segregates grantee costs related the delivery of the Avondale II activity including legal and staff time. Performance metrics and beneficiaries will be tracked under the four activities delivering the national objectives.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP220100002-1  
**Activity Title:** Thornwood - B

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

11/15/2010

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

11/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                            | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|----------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b> | 164          |            | 164        | 100.00          |
| <b># of Households</b>     | 164          |            | 164        | 100.00          |

**Proposed Accomplishments**

|   | <b>Total</b> |
|---|--------------|
| <b># of Multifamily Units</b>             | 164          |
| <b># of Housing Units</b>                 | 164          |
| <b>#Units with bus/rail access</b>        | 164          |
| <b>#Low flow showerheads</b>              | 164          |
| <b>#Low flow toilets</b>                  | 164          |
| <b>#Refrigerators replaced</b>            | 164          |
| <b>#Light Fixtures (indoors) replaced</b> | 651          |
| <b>#Replaced thermostats</b>              | 165          |
| <b># of Properties</b>                    | 1            |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 2,000.00     |

**Location Description:**

Thornwood House Apartments (which is split into B-2 and B Activities) is located at One Thornwood Drive in University Park, IL 60484 in census tract 17197883603.

**Activity Description:**

Thornwood House Apartments is the rehabilitation of an existing building which houses elderly and disabled tenants. The tenants were temporarily relocated during the rehab of the property. A majority of the tenants have incomes at or below 50% of Area Median Income but only 19 units will have deed restrictions requiring tenants to have income at or below 50% of Area Median Income and therefore contribute to the NSP2 LH-25 Set Aside. This project is composed of this B Activity, and also a B-2 Activity which has 19 50% AMI low-income units. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders is the owner and manager of the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The rehab included window replacement, electrical upgrade, new energy efficient heating and hot water plant, energy star appliances, new roof with insulation, new kitchens and bathrooms, replacement of all interior lighting.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title:** B-2 / Purchase/rehab abandon/foreclosed properties LH 25

**Grantee Activity Number:** NSP200100494

**Activity Title:** West Village

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**



04/30/2011

12/19/2012

**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.

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,084,287.95  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 6,800,000.00  
**Total Funds:** \$ 11,884,287.95

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                | Program Income Account |
|--------------------------|---|-----------|--------------------|-------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B-2       | NSP200100494B      | West Village project delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the West Village and West Village B activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 93    | 93  |     | 100.00   |
| # of Households     | 93    | 93  |     | 100.00   |

**Proposed Accomplishments**

|                                   | Total |
|-----------------------------------|-------|
| # of Multifamily Units            | 93    |
| # of Housing Units                | 93    |
| # ELI Households (0-30% AMI)      |       |
| #Units exceeding Energy Star      | 93    |
| #Units with bus/rail access       | 93    |
| #Low flow showerheads             | 93    |
| #Low flow toilets                 | 93    |
| #Refrigerators replaced           | 93    |
| #Replaced hot water heaters       | 1     |
| #High efficiency heating plants   | 1     |
| #Additional Attic/Roof Insulation | 1     |
| # of Properties                   | 1     |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 5,084,287.95

**Funding Source Name**

Neighborhood Stabilization Program 2

**Matching Funds**

No

**Funding Amount**

\$ 6,800,000.00

**Location Description:**

West Village is located at 52 Howe Street, New Haven, CT 06511 in census tract 09009140700.

**Activity Description:**

West Village is an acquisition and rehabilitation of 127 units, 93 of which house tenants with households at or below 50% of AMI and will count toward the LH-25 set aside. The remaining 34 units will be tracked under a separate "B" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100494B  
**Activity Title:** West Village project delivery

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

04/01/2011

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 138,133.66

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 138,133.66

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 138,133.66

**Location Description:**



This activity is in census tract 09009140700 in New Haven Connecticut

**Activity Description:**

This is the program delivery section for West Village

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200100558B-2  
**Activity Title:** St Stephen's B-2

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

05/30/2011

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/28/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,970,647.56

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,970,647.56

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                            | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|----------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b> | 99           | 99         |            | 100.00          |
| <b># of Households</b>     | 99           | 99         |            | 100.00          |

**Proposed Accomplishments**

|                                     | <b>Total</b> |
|-------------------------------------|--------------|
| <b># of Multifamily Units</b>       | 99           |
| <b># of Housing Units</b>           | 99           |
| <b>#Units exceeding Energy Star</b> | 99           |
| <b>#Units with bus/rail access</b>  | 99           |
| <b>#Low flow showerheads</b>        | 99           |
| <b>#Low flow toilets</b>            | 99           |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
|---------------------------------|--------------------------|------------------------|



**Location Description:**

St. Stephen's is located in census tract 17031280900 on the West Side of Chicago, Illinois. The address is 2333 West Jackson Blvd. Chicago, IL, 60612

**Activity Description:**

St Stephen's is an acquisition and rehabilitation of an entire block containing 247 units of housing and community space. 221 units serve households at or below 120% AMI and are restricted for 30 years with a Land Use Restriction Agreement that is recorded and runs with the land. This activity tracks 99 units for low-income families. The other 122 units will serve moderate-income households and tracked under the St. Stephen's B activity. The Community Builders owns and manages the property. Rents are set using the low HOME rents and leases are for one year periods.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100489  
**Activity Title:** Cohoes Falls

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

12/15/2010

**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.

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

07/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 12,785,037.36

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 35,600.00

**Total Funds:** \$ 12,820,637.36

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                | Program Income Account |
|--------------------------|---|-----------|--------------------|-------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B         | NSP200489B         | Cohoes Falls Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Cohoes Falls activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 64    | 64  |     | 100.00   |
| # of Households     | 64    | 64  |     | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 64    |
| # of Housing Units           | 64    |
| #Units $\geq$ other green    | 64    |
| #Sites re-used               | 7     |
| #Units exceeding Energy Star | 64    |
| #Units with bus/rail access  | 64    |
| #Low flow showerheads        | 64    |



|                                   |    |
|-----------------------------------|----|
| #Low flow toilets                 | 64 |
| #Additional Attic/Roof Insulation | 7  |
| # of Properties                   | 7  |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 12,785,037.36

**Funding Source Name**

Foundation funding for predevelopment

**Matching Funds**

Yes

**Funding Amount**

\$ 35,600.00

**Location Description:**

Cohoes Falls located at 2 N. Mohwak Street, Cohoes, New York, 12047 census tract 36111012900.

**Activity Description:**

Cohoes Falls Apartments is a 66-unit project-based Section 8 family development purchased from a private developer and preserved for long term affordability. Sixty-four of the units are restricted to 50% AMI, two are restricted to less than 120% AMI. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders, Inc. is the owner and manger of the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The Environmental Assessment has been approved by HUD.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100506  
**Activity Title:** Depot Crossing

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

01/10/2011

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

05/25/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,201,040.81

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,201,040.81

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                  | Program Income Account |
|--------------------------|---|-----------|--------------------|---------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B-2       | NSP20100506B       | Depot Crossing Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Deopt Crossing activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 32    | 32  |     | 100.00   |
| # of Households     | 32    | 32  |     | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 32    |
| # of Housing Units           | 32    |
| # ELI Households (0-30% AMI) |       |
| #Units exceeding Energy Star | 32    |
| #Low flow showerheads        | 32    |
| #Low flow toilets            | 32    |
| #Refrigerators replaced      | 32    |



|                                   |    |
|-----------------------------------|----|
| #High efficiency heating plants   | 32 |
| #Additional Attic/Roof Insulation | 8  |
| # of Properties                   | 8  |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 5,201,040.81 |

**Location Description:**

The project is located at 125 Minot Rd. Wareham, MA, 02538, census tract 25023545400.

**Activity Description:**

The project is the acquisition and rehabilitation of eight buildings with 32 units. The units are all 2 bedroom. All 32 units are restricted to low-income households and count towards the LH-25 setaside. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders owns the property and HallKeen Management is managing the residential units. Leases are for one year and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

The rehab will includes new exterior finishes and entryway details, new high efficiency mechanical systems, new energy star appliances, new insulated windows with low e glass, upgraded finishes and open green space.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100506B  
**Activity Title:** Depot Crossing Program Delivery

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

01/10/2011

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

02/12/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 29,520.34

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,520.34

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 29,520.34

**Location Description:**



the project is located in Wareham, MA census tract 25023545400

**Activity Description:**

Activity delivery for Depot Crossing. Expenditures cover legal fees for grantee. Unit delivery is reported under the Depot Crossing activity (NSP20100506).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100591 B-2  
**Activity Title:** Cornerstone Rehab B-2

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

03/01/2012

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

12/15/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,510,708.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,510,708.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                            | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|----------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b> | 12           | 12         |            | 100.00          |
| <b># of Households</b>     | 12           | 12         |            | 100.00          |

**Proposed Accomplishments**

|                                     | <b>Total</b> |
|-------------------------------------|--------------|
| <b># of Multifamily Units</b>       | 12           |
| <b># of Housing Units</b>           | 12           |
| <b>#Units exceeding Energy Star</b> | 12           |
| <b>#Units with bus/rail access</b>  | 12           |
| <b># of Properties</b>              | 1            |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 2,510,708.00        |



**Location Description:**

Address: 50th Street and Champlian, Chicago, IL 60615, Census tract: 17031382000

**Activity Description:**

Cornerstone is a continuation of the redevelopment of the Southside neighborhood of Chicago. It is partially located within the 49th / St. Lawrence TIF District, and it is within the same area as two of Chicago's major HOPE VI developments. Recent targeted investment and engagement by the University of Chicago and the Illinois Institute of Technology in neighborhood educational institutions alongside housing redevelopment performed by the City, TCB, and other groups have begun to reverse the area's long decline, but the market is still fragile. This project consists of two apartment buildings, one with 21 family units and the other with 24 family units, which are approximately 100 years old and renovated with LIHTC in the late 1990s, were acquired and renovated with LIHTC, NSP, and perm debt.

This project is combined with new construction on vacant land tracked under activity NSP20100591E. Of the 45 units that have been renovated 12 are restricted to low-income and tracked under this B-2 activity to meet the LH 25 requirement. 33 units are restricted to middle income and tracked under the B activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100600B  
**Activity Title:** FNMA Cincinnati Portfolio Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 B-2  
**Projected Start Date:**  
 05/01/2012  
**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:**  
 Completed  
**Project Title:**  
 Purchase/rehab abandon/foreclosed  
**Projected End Date:**  
 12/31/2018  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 342,858.31  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 342,858.31

**Benefit Report Type:**  
 Direct (Households)

**Proposed Beneficiaries**

# Renter Households  
 # of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units  
 # of Housing Units

**Total**

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

**Responsible Organization**  
 The Community Builders

**Organization Type**      **Proposed Budget**  
 Non-Profit      \$ 342,858.31

**Funding Source Name**  
 Neighborhood Stabilization Program 2

**Matching Funds**      **Funding Amount**  
 No      \$ 0.00



**Location Description:**

**Activity Description:**

This account pays for overhead and salary related to the acquisition and rehabilitation of the FNMA Cincinnati portfolio.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100622  
**Activity Title:** Avondale I

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

02/28/2014

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

08/29/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,340,360.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,340,360.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 81           | 81         |            | 100.00          |
| # Owner Households  |              |            |            | 0.0             |
| # of Households     | 81           | 81         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 81           |
| # of Housing Units           | 81           |
| # ELI Households (0-30% AMI) | 9            |
| #Sites re-used               | 2            |
| #Low flow showerheads        | 81           |
| #Low flow toilets            | 81           |
| #Refrigerators replaced      | 81           |
| #Replaced hot water heaters  | 81           |
| #Replaced thermostats        | 81           |
| # of Properties              | 2            |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 4,340,360.00 |

**Location Description:**

This Activity is located in Cincinnati's Avondale neighborhood, which is also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

Crescent Court Address: 3719 Reading Road, Cincinnati, OH Census Tract:39061006800

Poinciana Address: 3522 Reading Road, Cincinnati, OH Census Tract:39061006600

**Activity Description:**

This Activity rehabilitated two properties revitalizing 81 housing units. This Activity is coordinated with the Avondale II LP and Avondale II LP-New Construction Activities in a comprehensive, scattered-site redevelopment plan for the Avondale neighborhood.

The 81 units are dedicated to low-income households and are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The project exceeds energy star ratings.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100643-2  
**Activity Title:** Avondale II Rehab B-2

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

10/31/2014

**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:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

08/30/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,640,887.99

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,640,887.99

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 54           | 54         |            | 100.00          |
| # of Households     | 54           | 54         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 54           |
| # of Housing Units           | 54           |
| # ELI Households (0-30% AMI) | 54           |
| #Sites re-used               | 5            |
| #Low flow showerheads        | 54           |
| #Low flow toilets            | 54           |
| #Replaced hot water heaters  | 54           |
| #Replaced thermostats        | 54           |
| # of Properties              | 5            |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 4,640,887.99 |

**Location Description:**

These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

3415 Reading Road, Cincinnati, OH; census tract: 39061006700

722 Gholston Ave, Cincinnati, OH; census tract: 39061006800

3639 Reading Road, Cincinnati, OH; census tract: 39061006800

610 Maple Ave, Cincinnati, OH; census tract: 39061006700

615 Maple Ave, Cincinnati, OH; census tract: 39061006700

802 Blair Ave, Cincinnati, OH; census tract: 39061006700

3580 Reading Road, Cincinnati, OH; census tract: 39061006600

**Activity Description:**

Avondale II is one phase of a multi-phase, scattered redevelopment of highly-distressed housing in the Avondale neighborhood. It will be combined with the Avondale I NSP2 Activity. Avondale II is broken into a rehab and new construction component. This Activity will be combine with the housing development portion of the FY12 Avondale Choice grant. Phase II involves the rehab of 59 units acquired from FNMA plus the renovation/new construction of 60 additional units. This phase will be undertaken using 4% LIHTC and HTC Credits to leverage the Choice Neighborhood funding.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP220100002  
**Activity Title:** Thornwood

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

11/15/2010

**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.

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

11/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,355,059.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 12,800,000.00  
**Total Funds:** \$ 14,155,059.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 19           | 19         |            | 100.00          |
| # of Households     | 19           | 19         |            | 100.00          |

**Proposed Accomplishments**

|                                    | <b>Total</b> |
|------------------------------------|--------------|
| # of Multifamily Units             | 19           |
| # of Housing Units                 | 19           |
| # ELI Households (0-30% AMI)       |              |
| #Units with bus/rail access        | 19           |
| #Low flow showerheads              | 19           |
| #Low flow toilets                  | 19           |
| #Refrigerators replaced            | 19           |
| #Light Fixtures (indoors) replaced | 82           |
| #Replaced hot water heaters        | 1            |
| #Replaced thermostats              | 19           |
| #High efficiency heating plants    | 1            |
| #Additional Attic/Roof Insulation  | 1            |
| # of Properties                    | 1            |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,355,059.00

**Funding Source Name**

Other Private Funding

**Matching Funds**

Yes

**Funding Amount**

\$ 12,800,000.00

**Location Description:**

Thornwood House Apartments is located at One Thornwood Drive, University Park, IL 60484 in census tract 17197883603.

**Activity Description:**

Thornwood House Apartments is the rehabilitation of an existing building which houses elderly and disabled tenants. The tenants were temporarily relocated during the rehab of the property. A majority of the tenants have incomes at or below 50% of Area Median Income but only 19 units will have deed restrictions requiring tenants to have income at or below 50% of Area Median Income and therefore contribute to the NSP2 LH-25 Set Aside. This B-2 Activity accounts for the 50% AMI units, and the remainder of the units (164) and beneficiaries will be tracked under a separate B Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders is the owner and manager of the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

The rehab included window replacement, electrical upgrade, new energy efficient heating and hot water plant, energy star appliances, new roof with insulation, new kitchens and bathrooms, replacement of all interior lighting.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP220100002B  
**Activity Title:** Thornwood Program Delivery

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-2

**Projected Start Date:**

11/15/2010

**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

**Activity Status:**

Completed

**Project Title:**

Purchase/rehab abandon/foreclosed

**Projected End Date:**

11/15/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 66,953.93

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 66,953.93

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title | Program Income Account |
|--------------------------|---|-----------|--------------------|----------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | B-2       | NSP220100002       | Thornwood      | General Account        |

**Association Description:**

Thornwood activity delivery is the activity to track TCB's costs associated with delivering the Thornwood activity.

**Proposed Beneficiaries**

**Total      Low      Mod      Low/Mod%**

# Renter Households 0.0

# of Households 0.0

**Proposed Accomplishments**

**Total**

# of Multifamily Units

# of Housing Units



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 66,953.93

**Location Description:**

The Thornwood Project is located at Thornwood Mall in University Park, IL. Census tract 17197883603

**Activity Description:**

This is the activity is where the grantee expenditures are recorded related to the delivery of the Thornwood project. Unit delivery and performance metrics are recorded under the Thornwood activities (NSP220100002 and NSP220100002-1).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: D / Demolish Blighted Structures**

**Grantee Activity Number:** NSP20100600-F

**Activity Title:** TCB Cincinnati MF F Hale Apts

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Completed

**Project Number:**

D

**Project Title:**

Demolish Blighted Structures

**Projected Start Date:**

11/12/2016

**Projected End Date:**

05/31/2017

**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:**

**Total Budget:**

\$ 1,328,002.70



Not Blocked

**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:**

\$ 1,328,002.70

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

**Total**

1

**Low**

**Mod**

**Low/Mod%**

0.00

**Proposed Accomplishments**

# of Properties

**Total**

1

**LMI%:**

88.02

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Contractors

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,328,002.70

**Location Description:**

Hale Apartments, census tract: 39061027000, address: 518 Hale Avenue, Cincinnati, OH in between Hallwood Place and Harvey Ave.

**Activity Description:**

Hale apartments was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After significant effort to maintain the building as affordable housing, the developer, the City of Cincinnati, and HUD Multi-Family have come to the conclusion that the best result for the neighborhood would be to port the HAP Contract, relocate the residents, and demolish the building. The demolition of this building will remove blight in an area where more than 51% of the residents are at or below 120% AMI, therefore meeting the area benefit national objective.

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:**

None





**Grantee Activity Number:** NSP20100600-G  
**Activity Title:** TCB Cincinnati MF G Shiloh Manor

**Activity Type:**

Clearance and Demolition

**Project Number:**

D

**Projected Start Date:**

11/12/2016

**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:**

Completed

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

04/10/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 708,088.26

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 708,088.26

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

**Total**

1

**Low**

**Mod**

**Low/Mod%**

0.00

**Proposed Accomplishments**

# of Properties

**Total**

1

|              |       |
|--------------|-------|
| <b>LMI%:</b> | 75.89 |
|--------------|-------|

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 708,088.26

**Location Description:**

Shiloh Manor, census tract: 39061027000, address: 758 Ridgeway Avenue, Cincinnati, OH in between Reading Road and Perkins Ave



**Activity Description:**

Shiloh Manor was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After significant effort to maintain the building as affordable housing, the developer, the City of Cincinnati, and HUD Multi-Family have come to the conclusion that the best result for the neighborhood would be to port the HAP Contract, relocate the residents, and demolish the building. The demolition of this building will remove blight in an area where more than 51% of the residents are at or below 120% AMI, therefore meeting the area benefit national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title: E / Redevelop demolished/vacant properties as housing**

**Grantee Activity Number:** NSP2 00100471  
**Activity Title:** East Liberty

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

02/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/26/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,374,010.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,374,010.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**



| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|-------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP2 00100471B     | East Liberty Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the East Liberty activities.

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households        | 20    |     | 7   | 35.00    |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 20    |
| # of Housing Units           | 20    |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 20    |
| #Units with bus/rail access  | 20    |
| #Low flow showerheads        | 20    |
| #Low flow toilets            | 20    |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 8,374,010.00 |

**Location Description:**

5836 Penn Ave., Pittsburgh, PA 15206 Census tract:42003111500  
 Located in Pittsburgh's East Liberty neighborhood.

**Activity Description:**

East Liberty Place South Residential is the rental component of a mixed-use, mixed-income development on the South parcel of the former East Mall site in Pittsburgh. It will include 52 rental apartments and 11,000 s.f. of minimally developed commercial space (not funded by NSP2). Seven of these units are restricted to moderate-income households and 13 units are restricted to middle income households and will be tracked in this "E" Activity. The remaining 32 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED



**Environmental Reviews:** None

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**Grantee Activity Number:** NSP2 00100471B  
**Activity Title:** East Liberty Program Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

02/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/26/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 175,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 175,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 175,000.00

**Location Description:**



East Liberty is located in Pittsburg PA in census tract # 42003111500

**Activity Description:**

This is the program delivery section for East Liberty

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200100557B  
**Activity Title:** The Mills Program Delivery

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

02/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

10/08/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 237,830.06

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 237,830.06

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 237,830.06

**Location Description:**



Teh Mills is located in Charlotte North Carolina, census tract number 37119001400

**Activity Description:**

This activity is for program delivery costs for the Mecklenberg and Noda Mills activities.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200100561  
**Activity Title:** Pontiac Square Phase I

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

10/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/31/2013

**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**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Low flow showerheads

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00



**Location Description:**

This Pontiac Square activity is located in census tracts 18003001700, 18003001800 and 18003002700 in Fort Wayne, Indiana.

**Activity Description:**

This project did not move forward, and funds were not expended.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100566  
**Activity Title:** Nicetown Courts

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 75,449.46

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 75,449.46

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                   | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|----------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP200100566B      | Nicetown Courts Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Nicetown Courts activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 24    |     | 24  | 100.00   |
| # of Households     | 24    |     | 24  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 24    |
| # of Housing Units           | 24    |
| #Units exceeding Energy Star | 24    |
| #Units with bus/rail access  | 24    |
| #Low flow showerheads        | 24    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 75,449.46    |

**Location Description:**

Niceton Courts is located at 4428-4470 & 4413-4451 Germantown Ave. and 4428 & 4430 N. Uber Street Philadelphia, PA 19140 in census tract numbers 42101020500 and 42101020400.

**Activity Description:**

Nicetown Court II is a 50 unit new construction property with approximately 6,000 sq.ft. of commercial space in the Nicetown neighborhood on both sides of Germantown Avenue near the SEPTA Wayne Junction railroad station. The project is comprised of 27 2BR, 19 3BR, and 4 4BR units. The General Partner has 3 managing members, The Community Builders (33%), Universal Cos.(33%) and Nicetown CDC (34%). the property is managed by The Community Builders, Inc. Twenty-four of these units are moderate-income and are tracked under this "E" Activity. The remaining 26 units are restricted to households at 50% AMI and are tracked under a separate "E-2" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP200100566B  
**Activity Title:** Nicetown Courts Program Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 247,833.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 247,833.50

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 247,833.50

**Location Description:**



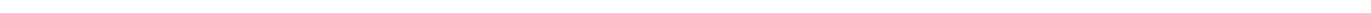
Nicetown Courts is located in Philadelphia, PA in census tract numbers 42101020500 and 42101020400

**Activity Description:**

This is the program delivery for Nicetown Courts. Expenditures include attorney's fees. Unit delivery will be reported under the Nicetown Courts Activities (NSP200100566 and NSP200100566-1)

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100592  
**Activity Title:** Hillcrest Senior Residences

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

08/01/2012

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/31/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,081.41

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,081.41

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title              | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|-----------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP200100592B      | Hillcrest Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Hillcrest Senior activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 43    |     | 32  | 74.42    |
| # of Households     | 43    |     | 32  | 74.42    |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 43    |
| # of Housing Units           | 43    |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 56    |
| #Units with bus/rail access  | 56    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 4,081.41     |

**Location Description:**

The Hillcrest Senior Residences was built on the site of a long-abandoned Giant Eagle grocery store in the Carrick neighborhood of Pittsburgh. Carrick is an older low to moderate income neighborhood on Pittsburgh's south side, located between the suburbs of the South Hills and downtown Pittsburgh. Brownsville Road is the central commercial corridor of the neighborhood. This old inner suburban Pittsburgh neighborhood has been hard hit by residential and commercial vacancies, of which the Giant Eagle site is a highly visible symbol at the gateway to the neighborhood. The address is 2948 Brownsville Road, Pittsburgh, PA 15227, located in census tract:42003290400

**Activity Description:**

Hillcrest will include the new construction of 66 units of senior housing conveniently located near neighborhood amenities and transportation. 56 of the units were funded with NSP2 of which are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year and rents are set according to the lowest program set aside for the unit. For the NSP2 program low HOME rents are used. The project exceeds energy star ratings. In addition to providing quality, affordable and convenient homes for seniors, Hillcrest will remove a source of blight from Carrick's central commercial corridor.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP200100592B  
**Activity Title:** Hillcrest Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

08/01/2012

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/31/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 40,391.98

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 40,391.98

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

Total

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 40,391.98

**Location Description:**



**Activity Description:**

This activity pays for staff and overhead costs related to development of the Hillcrest Senior Residences. Performance metrics and beneficiaries will be reported under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100003B  
**Activity Title:** 47th Street Lofts Program Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 117,319.49

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 117,319.49

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title    | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|-------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | nsp220100003       | 47th Street Lofts | General Account        |

**Association Description:**

47th Street Lofts Program Delivery is the activity created to track the activity delivery costs TCB incurred in order to deliver the national objective associated with the 47th Street Lofts activity.

**Proposed Beneficiaries**

**Total      Low      Mod      Low/Mod%**

# Renter Households 0.0

# of Households 0.0

**Proposed Accomplishments**

**Total**

# of Multifamily Units

# of Housing Units



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 100,000.00

**Location Description:**

City of Chicago, census tract #17031382000

**Activity Description:**

This is a program delivery activity for 47th St Lofts

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** nsp20100522  
**Activity Title:** Northtown Village Senior

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

12/20/2010

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/28/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,170,313.56

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,170,313.56

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                     | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|------------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100522B       | Northtown Village Program Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Northtown Village activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 16    |     | 16  | 100.00   |
| # of Households     | 16    |     | 16  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 16    |
| # of Housing Units           | 16    |
| # ELI Households (0-30% AMI) |       |
| #Sites re-used               | 6     |
| #Units exceeding Energy Star | 16    |
| #Units with bus/rail access  | 16    |
| #Low flow showerheads        | 16    |
| #Low flow toilets            | 16    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,170,313.56 |

**Location Description:**

Northtown Village Senior is located in East Chicago, Indiana in census tracts 18089031000 and 18089030200. The address is 2320 Broadway, East Chicago, IN, 46312.

**Activity Description:**

The project is a new construction four story elevator building containing 56 one-bedroom units for the elderly. Sixteen of these units are restricted to moderate-income households and will be tracked in this "E" Activity. The remaining 40 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. Hispanic Housing Development Corp. is managing the residential units. Leases are for one year, and rents are set using low HOME rents. The project exceeds energy star ratings. The Indiana EPA approved the site remediation plan. That plan was also approved by HUD.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100522B  
**Activity Title:** Northtown Village Program Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 88,461.74

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 88,461.74

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 180,000.00

**Location Description:**



Northtown Village Senior is located in East Chicago, Indiana in census tracts 18089031000 and 18089030200. The address is 2320 Broadway, East Chicago, IN, 46312.

**Activity Description:**

This is for program delivery costs associates with Northtown Village Senior.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100552  
**Activity Title:** 93 Grand Street

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,069,539.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,069,539.40

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title             | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|----------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100552B       | 93 Grand Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the 93 Grand activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 45    |     | 45  | 100.00   |
| # of Households     | 45    |     | 45  | 100.00   |

**Proposed Accomplishments**

|   | Total |
|---|-------|
| # of Multifamily Units                      | 45    |
| # of Housing Units                          | 45    |
| # of Elevated Structures                    |       |
| # ELI Households (0-30% AMI)                |       |
| Activity funds eligible for DREF (Ike Only) |       |
| #Units & other green                        |       |
| #Sites re-used                              | 1     |
| #Units exceeding Energy Star                | 45    |



|                             |    |
|-----------------------------|----|
| #Units with bus/rail access | 45 |
| #Low flow showerheads       | 45 |
| #Low flow toilets           | 45 |
| #Units with solar panels    |    |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 4,069,539.40 |

**Location Description:**

Address: 93 Grand Street, Worcester, MA 01610; Census tract: 25027731300

93 Grand Street is a vacant historic mill building located in the Main South neighborhood of Worcester, MA. The 1.7 acre site was originally built in 1890 as part of the larger Crompton and Knowles Loomworks, a major manufacturer of textile loom equipment. Over the last 40 years, the Crompton and Knowles Company, along with other area manufacturers relocated, leaving the industrial area and surrounding Main South neighborhood heavily disinvested and blighted with vacant land and buildings. These vacant properties are prime opportunities for redevelopment because of Main South's substantial locational assets with close proximity to Clark University and bus service with easy access to Downtown Worcester and rail service to Boston.

**Activity Description:**

The project will involve the substantial rehabilitation of the main part of the historic mill building providing 94 units of new rental housing with all new building systems. The project is also the centerpiece of a HUD Sustainable Communities Challenge Grant focused on the formerly industrial area of the Main South neighborhood. Nineteen of the units are restricted to low-income and tracked under an E-2 activity to count towards the LH 25 requirement. 45 units are restricted to moderate income and tracked under this activity. Sixty-four of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100552B  
**Activity Title:** 93 Grand Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

08/15/2012

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 100,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 100,000.00

**Location Description:**



Address: 93 Grand Street, Worcester, MA 01610; Census tract: 25027731300

**Activity Description:**

This activity funds staff costs and overhead related to the redevelopment of 93 Grand Street. Performance metrics and beneficiaries will be reported under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100557-2  
**Activity Title:** Noda Mills

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

01/31/2013

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

10/01/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,571,204.79

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,571,204.79

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 5     |     |     | 0.00     |
| # of Households     | 5     |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

5

5

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 4,571,204.79

**Location Description:**



The Activity is located in Charlotte, NC, in census tract 37119001400.

**Activity Description:**

Noda Mills is the master planning component of a multi-phase mill redevelopment project. The Meckelenberg Mills "B" Activity is one of the phases. The Noda Mills Activity will deliver newly constructed units.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

---



**Grantee Activity Number:** NSP20100571  
**Activity Title:** The Clarion

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/15/2018

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,350,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,350,000.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|-------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100571B       | The Clarion Activity Delivery | General Account        |

**Association Description:**

Linking the activity delivering the national objective to the activity that accounts for the grantee's legal and staff time.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 39    | 7   | 20  | 69.23    |
| # of Households     | 39    | 7   | 20  | 69.23    |

**Proposed Accomplishments**

|                        | Total |
|------------------------|-------|
| # of Multifamily Units | 39    |
| # of Housing Units     | 39    |
| #Sites re-used         | 11    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,350,000.00 |

**Location Description:**

census tract: 25025082000 address: 1 Quincy Terrace, 281A, 287, 295, 299, 303, 307, 309, 311 Blue Hill Ave, 48 & 46 Holborn Street, Boston, MA

**Activity Description:**

The Clarion redevelopment site comprises 11 contiguous, vacant parcels. Eight of the parcels are owned by the City of Boston with the remainder owned by Habitat for Humanity - Boston (1) and Roxbury Multi-Service Center (2). The Clarion is the proposed new construction of a single, 39 unit, multi-family apartment building with over 5,000 SQFT of commercial space and 32 parking spaces. the project will be along Blue Hill Ave between Quincy Street and Holborn Street in Roxbury, MA. The development with be a mix of 1-, 2-, 3-bedroom units and will target households earning up to 30%, 60%, 100%, and 120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100571B  
**Activity Title:** The Clarion Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/15/2018

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 10,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 39    | 7   | 20  | 69.23    |
| # of Households     | 39    | 7   | 20  | 69.23    |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

39

39

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 10,000.00

**Location Description:**



Boston, MA

**Activity Description:**

This activity represents the Grantee's costs associated with delivering The Clarion activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100591E  
**Activity Title:** Cornerstone New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/01/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/15/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 936,101.37

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 450,000.00

**Total Funds:** \$ 1,386,101.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 14    |     |     | 0.00     |
| # of Households     | 14    |     |     | 0.00     |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

**Total**

14

14

4

14

14

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 936,101.37



**Funding Source Name****Matching Funds****Funding Amount**

Neighborhood Stabilization Program 2

No

\$ 450,000.00

**Location Description:**

Address: 50th Street and Champlain, Chicago, IL 60615 Census Tract: 17031382000

Cornerstone is a continuation of the redevelopment of the Southside neighborhood of Chicago. It is partially located within the 49th / St. Lawrence TIF District, and it is within the same area as two of Chicago's major HOPE VI developments.

**Activity Description:**

The project consists of four lots within a block of foreclosed buildings. The site will be redeveloped into 14 units using typical South Side architectural forms. Recent targeted investment and engagement by the University of Chicago and the Illinois Institute of Technology in neighborhood educational institutions alongside housing redevelopment performed by the City, TCB, and other groups have begun to reverse the area's long decline, but the market is still fragile.

The fourteen units are restricted to middle income households and are part of the larger Cornerstone development tracked under activity NSP20100591. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP20100596  
**Activity Title:** Public School 6

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

02/01/2012

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/29/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,234,066.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,234,066.40

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                    | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|-----------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100596B       | Public School 6 Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Public School 6 activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 27    |     | 27  | 100.00   |
| # of Households     | 27    |     | 27  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 27    |
| # of Housing Units           | 27    |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 27    |
| #Units with bus/rail access  | 27    |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 9,234,066.40 |

**Location Description:**

Public School 6 (PS6) is located in the Ravine Avenue neighborhood of Yonkers and is bordered by the Ashburton Avenue Neighborhood to the west. The address is: 33 and 43 Ashburton Avenue Yonkers, NY 10701 and census tract is: 361190004.02

The City of Yonkers is working to define priorities, long-range goals and develop policy documents for both of these neighborhoods so that public capital investment, urban renewal actions, and zoning changes can be integrated to effectuate comprehensive revitalization in this distressed area of the city. The demolition and redevelopment of (PS6), a long-abandoned, blighted and prominent structure, and its replacement with a new mixed-income community will serve as a positive catalyst for the neighborhood renewal that community and municipal stakeholders are seeking to achieve in both the Ashburton Avenue Urban Renewal Area and in the Ravine URA.

**Activity Description:**

Public School 6 is a dilapidated former school building in the City of Yonkers. This 1.2 acre site was donated to the Housing Authority (MHACY) for use as off site housing, initially for Cottage Place Gardens, an adjacent public housing site, but reconfigured to be for Mulford Gardens, another public housing site. The PS6 site will act as the 5th phase of Mulford's replacement housing efforts and utilize over \$5.0M in public housing funds and as-of-right 4% LIHTC. PS 6 includes 2 mid-rise buildings: a 50 unit senior building and a 70 unit family building atop two underground parking garages. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 27 of the units are restricted for moderate-income households and tracked under the E activity. The remaining 93 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100596B  
**Activity Title:** Public School 6 Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

12/01/2012

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/29/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 100,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 100,000.00

**Location Description:**



**Activity Description:**

This is the Activity Delivery component of the Publis School 6 Activity. Performance metrics and beneficiaries will be reported under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100613  
**Activity Title:** Hillside View

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

05/01/2015

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

04/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,160.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,160.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                  | Program Income Account |
|--------------------------|---|-----------|--------------------|---------------------------------|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | E         | NSP20100613B       | Hillside View Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Hillside View activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 60    |     | 60  | 100.00   |
| # Owner Households  |       |     |     | 0.0      |
| # of Households     | 60    |     | 60  | 100.00   |

**Proposed Accomplishments**

|  | Total |
|--|-------|
| # of Singlefamily Units                |       |
| # of Multifamily Units                 | 60    |
| # of Housing Units                     | 60    |
| # of Elevated Structures               | 9     |
| # of Substantially Rehabilitated Units | 45    |
| # ELI Households (0-30% AMI)           | 17    |



|                                 |    |
|---------------------------------|----|
| #Units $\zeta$ other green      | 60 |
| #Units deconstructed            | 7  |
| #Sites re-used                  | 5  |
| #Units exceeding Energy Star    | 60 |
| #Units with bus/rail access     | 60 |
| #Low flow showerheads           | 60 |
| #Low flow toilets               | 74 |
| #Units with solar panels        | 39 |
| #Dishwashers replaced           | 60 |
| #Clothes washers replaced       |    |
| #Refrigerators replaced         | 60 |
| #Replaced hot water heaters     | 5  |
| #Replaced thermostats           | 3  |
| #Efficient AC added/replaced    | 9  |
| #High efficiency heating plants | 2  |
| # of Properties                 | 12 |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,160.00     |

**Location Description:**

This project is located in the Hamilton Hill neighborhood of Schenectady, NY.

**Activity Description:**

This project will result in 60 units of housing across 9 buildings, including a mix of substantial rehab and new construction. 15% of the units will target veteran households, and 25 units will be dedicated for seniors. Two of the buildings, 602 and 400 Craig Street, are historic schools. Complementing the school conversions, TCB will address the blighting effect of abandoned houses along Stanley and Emmett Streets. Three of the existing 2-family houses will be rehabilitated, while others will be demolished and replaced with new structures. TCB will develop on site management offices and improve side lots with playgrounds and gardens.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** NSP20100613B  
**Activity Title:** Hillside View Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 E  
**Projected Start Date:**  
 05/01/2015  
**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:**  
 Completed  
**Project Title:**  
 Redevelop demolished/vacant properties  
**Projected End Date:**  
 09/30/2018  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 14,320.94  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 14,320.94

**Benefit Report Type:**  
 Direct (Households)

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 14,320.94           |

**Location Description:**





This is the Activity Delivery component of the Hillside View Project E Activity.

**Activity Description:**

This is the Activity Delivery component of the Hillside View Project E Activity. Performance metrics will be reported under the activities delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100617  
**Activity Title:** 188 Warburton

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

03/13/2014

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/23/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 48.71

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 48.71

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                  | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|---------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100617B       | 188 Warburton Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the 188 Warburton activity.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 51    | 25  | 26  | 100.00   |
| # of Households     | 51    | 25  | 26  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 51    |
| # of Housing Units           | 51    |
| # ELI Households (0-30% AMI) | 12    |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 51    |
| #Low flow showerheads        | 57    |
| #Low flow toilets            | 59    |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 48.71        |

**Location Description:**

188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers.

The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

**Activity Description:**

The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq .ft. , 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100617B  
**Activity Title:** 188 Warburton Activity Delivery

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 E

**Projected Start Date:**  
 03/26/2013

**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:**  
 Completed  
**Project Title:**  
 Redevelop demolished/vacant properties

**Projected End Date:**  
 05/26/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 40,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 40,000.00

**Benefit Report Type:**  
 Direct (Households)

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 40,000.00           |

**Location Description:**

188 Warburton is located on a 0.99 acre site in southwest Yonkers.

**Activity Description:**

This is the Activity Delivery for the associated 188 Warburton Activity, so the performance metrics will be tracked under the activity, NSP20100617, delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100629  
**Activity Title:** Walnut Hills Revitalization

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

11/05/2013

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/15/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,303,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,303,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 61           | 49         | 12         | 100.00          |
| # of Households     | 61           | 49         | 12         | 100.00          |

**Proposed Accomplishments**

|   | <b>Total</b> |
|---|--------------|
| # of Multifamily Units                      | 61           |
| # of Housing Units                          | 61           |
| # of Elevated Structures                    |              |
| # ELI Households (0-30% AMI)                | 7            |
| Activity funds eligible for DREF (Ike Only) |              |
| #Units $\zeta$ other green                  |              |
| #Sites re-used                              | 1            |
| #Units exceeding Energy Star                | 61           |
| #Units with bus/rail access                 | 61           |
| #Low flow showerheads                       | 61           |
| #Low flow toilets                           | 91           |
| #Units with solar panels                    |              |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,303,000.00 |

**Location Description:**

Walnut Hills Phase I includes two properties in Cincinnati's Walnut Hills neighborhood: the 2926 Gilbert block and 926 Chapel. Both properties are located in the 45206 zip code. The 2926 Gilbert block, bounded by Gilbert Ave to the west, Foraker Ave to the north, Monfort St to the east, and Lincoln Ave to the south, is in Census tract 36. 926 Chapel, on the northwest corner of Chapel St and Monfort St, is in Census tract 37.

**Activity Description:**

The activity is the first phase of a mixed-use, new construction family housing development. It will provide 49 rehab/replacement units from the FNMA portfolio and leverage 12 additional unassisted units, as well as community and commercial space.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100629B  
**Activity Title:** Walnut Hills Revitalization Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

03/26/2013

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/15/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 40,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 40,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 40,000.00

**Location Description:**





Walnut Hills Phase I includes two properties in Cincinnati's Walnut Hills neighborhood; the 2926 Gilbert block and 926 Chapel. Both properties are located in the 45206 zip code. The 2926 Gilbert block, bounded by Gilbert Ave to the west, Foraker Ave to the north, Monfort St to the east, and Lincoln Ave to the south, is in Census tract 36. 926 Chapel, on the northwest corner of Chapel St and Monfort St, is in Census tract 37.

**Activity Description:**

This is the Activity Delivery for the associated Walnut Hills Revitalization Activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100643E  
**Activity Title:** Avondale Housing II LP New Const

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

05/15/2013

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

08/30/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,000,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,000,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 8            |            |            | 0.00            |
| # of Households     | 8            |            |            | 0.00            |

**Proposed Accomplishments**

|                                 | <b>Total</b> |
|---------------------------------|--------------|
| # of Multifamily Units          | 8            |
| # of Housing Units              | 8            |
| # ELI Households (0-30% AMI)    | 2            |
| #Sites re-used                  | 1            |
| #Units exceeding Energy Star    |              |
| #Low flow showerheads           | 8            |
| #Low flow toilets               | 8            |
| #Refrigerators replaced         | 8            |
| #Replaced hot water heaters     | 8            |
| #Replaced thermostats           | 8            |
| #High efficiency heating plants |              |
| # of Properties                 | 1            |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,000,000.00 |

**Location Description:**

These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

3415 Reading Road, Cincinnati, OH; census tract: 39061006700

722 Gholston Ave, Cincinnati, OH; census tract: 39061006800

3639 Reading Road, Cincinnati, OH; census tract: 39061006800

610 Maple Ave, Cincinnati, OH; census tract: 39061006700

615 Maple Ave, Cincinnati, OH; census tract: 39061006700

802 Blair Ave, Cincinnati, OH; census tract: 39061006700

3580 Reading Road, Cincinnati, OH; census tract: 39061006600

**Activity Description:**

This Activity will provide 8 middle-income NSP2 units. Together with the other Avondale II Activities, they will produce 119 units of new or redeveloped housing in the Avondale neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100661  
**Activity Title:** Broad Creek V

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

06/09/2014

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/08/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,273.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,273.40

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title                  | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|---------------------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP20100661B       | Broad Creek V Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Broad Creek V activities.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 10    |     | 10  | 100.00   |
| # of Households     | 10    |     | 10  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 10    |
| # of Housing Units           | 10    |
| # of Elevated Structures     |       |
| # ELI Households (0-30% AMI) |       |
| #Units exceeding Energy Star |       |
| #Units with bus/rail access  | 10    |
| #Low flow showerheads        | 10    |
| #Low flow toilets            | 10    |



**#Units with solar panels**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,273.40

**Location Description:**

The Activity will take place on two census tracts. Census tract number 517100043.00 and 517100044.00. The address is 2500 - 2592 Joe Austin Drive, Norfolk, VA 23504

**Activity Description:**

The Activity project is a follow-up to the highly successful Broad Creek HOPE VI collaboration between TCB and the Norfolk Housing & Redevelopment Authority (NRHA). The Activity will develop 10 out of 50 units of replacement housing for former Moton Circle public housing residents. The remaining 40 units are in activity NSP20100661 Broac Creek V E-2. All of the units are restricted with a Land Use Restriction Agreement (LURA) that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100661B  
**Activity Title:** Broad Creek V Activity Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

07/01/2014

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/08/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 24,256.13

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 24,256.13

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Housing Units

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

**Total**



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 24,256.13

**Location Description:**

**Activity Description:**

This activity is Activity Delivery for the associated Broad Creek V activity. Performance metrics reported under the Broad Creek V activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100684  
**Activity Title:** Aurora Scattered Sites

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

11/06/2017

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/28/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,250,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,250,000.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type   | Project # | Grantee Activity # | Activity Title                           | Program Income Account |
|--------------------------|---|-----------|--------------------|--|------------------------|
| The Community Builders   | Rehabilitation/reconstruction of residential structures | E         | NSP20100684B       | Aurora Scattered Sites Activity Delivery | General Account        |

**Association Description:**

Associating the activity that tracks grantee costs related to the delivery of the Aurora Scattered Sites activitie.

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 38    |     | 38  | 100.00   |
| # of Households     | 38    |     | 38  | 100.00   |

**Proposed Accomplishments**

|                              | Total |
|------------------------------|-------|
| # of Multifamily Units       | 38    |
| # of Housing Units           | 38    |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 38    |
| #Units with bus/rail access  | 38    |
| #Low flow showerheads        | 38    |
| #Low flow toilets            | 38    |





|                              |    |
|------------------------------|----|
| #Replaced thermostats        | 38 |
| #Efficient AC added/replaced | 38 |
| # of Properties              | 1  |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 1,250,000.00 |

**Location Description:**

The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

**Activity Description:**

The 38 new apartments on the upper floors of the Aurora Arts Centre will provide the opportunity for residents to live in the heart of the Fox Valley Region's greatest and growing arts district. We expect these apartments to attract working artists from throughout Chicagoland in search of a supportive atmosphere and affordable rents. All the units will be restricted to moderate income households using a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders, Inc will own and manage the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100684B  
**Activity Title:** Aurora Scattered Sites Activity Delivery

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 E

**Projected Start Date:**  
 11/06/2017

**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:**  
 Redevelop demolished/vacant properties

**Projected End Date:**  
 12/28/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 27,580.56

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 27,580.56

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 38    |     | 38  | 100.00   |
| # of Households        | 38    |     | 38  | 100.00   |

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Multifamily Units   | 38    |
| # of Housing Units       | 38    |
| #Sites re-used           | 1     |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 27,580.56    |



**Location Description:**

The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

**Activity Description:**

This activity is the activity delivery component of Aurora Scattered Sites NSP20100684. The beneficiaries and performance metrics will be reported under the activity delivering the national objective.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20109614  
**Activity Title:** 92 Grand St.

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

04/07/2014

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

04/07/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 43,767.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 43,767.50

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
|       |     |     | 0.0      |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 43,767.50

**Location Description:**



The site is located across from TCB's existing Loomworks project (also funded by NSP2) in the Main South neighborhood of Worcester, MA.

**Activity Description:**

It was determined this project was not going to move forward, so the NSP2 funds were repaid.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP220100001  
**Activity Title:** Province Landing

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

11/30/2010

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,575,288.99

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 10,575,288.99

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 45           |            | 45         | 100.00          |
| # of Households     | 45           |            | 45         | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 45           |
| # of Housing Units           | 45           |
| #Units $\geq$ other green    | 45           |
| #Sites re-used               | 45           |
| #Units exceeding Energy Star | 45           |
| #Low flow showerheads        | 45           |
| #Low flow toilets            | 45           |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 10,575,288.99

**Location Description:**

Province Landing is located at 90 Shank Painter Road, Provincetown Massachusetts , 02657 in census tract 25001010100.

**Activity Description:**

Province Landing is a new construction multi family project. Forty-five of the project's 50 units are tracked under this "E" Activity. The remaining five units are tracked under a separate "B-2" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders manage the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The project consists of six wood frame Cape Cod style buildings connected by walkways and parking. The buildings contain 25 one bedroom units, 21 two bedroom units and 4 three bedroom units. They were built to LEED Home/Energy Star standards.

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:**

None



**Grantee Activity Number:** NSP220100001B  
**Activity Title:** Province Landing Program Delivery

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

11/30/2010

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/02/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 305,491.18

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 305,491.18

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

| Responsible Organization | Activity Type               | Project # | Grantee Activity # | Activity Title   | Program Income Account |
|--------------------------|-----------------------------|-----------|--------------------|------------------|------------------------|
| The Community Builders   | Construction of new housing | E         | NSP220100001       | Province Landing | General Account        |

**Association Description:**

Province Landing activity delivery is the activity that tracks the costs incurred by TCB to deliver the national objective associated with the Province Landing activity.

**Proposed Beneficiaries**

**Total      Low      Mod      Low/Mod%**

# Renter Households 0.0

# of Households 0.0

**Proposed Accomplishments**

**Total**

# of Multifamily Units

# of Housing Units





**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 305,491.18

**Location Description:**

Province Landing is located on Shank Painter Road in Provincetown, MA in census tract 25001010100

**Activity Description:**

This is the program delivery for Province Landing. Unit delivery is reported under the two Province Landing activities (NSP220100001 amd NSP220100001-1).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** nsp220100003  
**Activity Title:** 47th Street Lofts

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

01/30/2011

**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

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

10/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,300,000.01

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,300,000.01

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 27           |            | 27         | 100.00          |
| # of Households     | 27           |            | 27         | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 27           |
| # of Housing Units           | 27           |
| #Sites re-used               | 1            |
| #Units exceeding Energy Star | 27           |
| #Units with bus/rail access  | 27           |
| #Low flow showerheads        | 27           |
| #Low flow toilets            | 27           |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 2,300,000.01

**Location Description:**

This project is located at 4700 South Cottage Grove, Chicago, IL 60615 on Chicago's southside. It is in census tract 17031382000.

**Activity Description:**

New construction of 96 residential units on vacant land. 27 units will serve households with incomes at or below 120% AMI, which are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The building will be a mixed use project with commercial space on the first floor and residential units above. The Community Builders is managing the residential units. Leases are for one year, and rents are set using low HOME rents.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title:** E-2 / Redevelop demolished/vacant properties as housing LH

**Grantee Activity Number:** NSP2 00100471E-2

**Activity Title:** East Liberty E-2

**Activity Type:**

Construction of new housing

**Activity Status:**

Completed

**Project Number:**

E-2

**Project Title:**

Redevelop demolished/vacant properties

**Projected Start Date:**

02/01/2011

**Projected End Date:**

11/26/2014

**Project Draw Block by HUD:**

Not Blocked

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

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

|   |                 |
|---|-----------------|
| <b>Total Budget:</b>                        | \$ 8,375,000.00 |
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00         |
| <b>Other Funds:</b>                         | \$ 0.00         |
| <b>Total Funds:</b>                         | \$ 8,375,000.00 |

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 32           | 32         |            | 100.00          |
| # of Households     | 32           | 32         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 32           |
| # of Housing Units           | 32           |
| #Sites re-used               | 1            |
| #Units exceeding Energy Star | 32           |
| #Units with bus/rail access  | 32           |
| #Low flow showerheads        | 32           |
| #Low flow toilets            | 32           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 8,375,000.00        |

**Location Description:**

5836 Penn Ave., Pittsburgh, PA 15206 Census tract:42003111500

Located in Pittsburgh's East Liberty neighborhood.

**Activity Description:**

East Liberty Place South Residential is the rental component of a mixed-use, mixed-income development on the South parcel of the former East Mall site in Pittsburgh. It will include 52 rental apartments and 11,000 s.f. of minimally developed commercial space (not funded by NSP2). Seven of these units are restricted to moderate-income households and 13 units are restricted to middle income households and will be tracked under a



separate "E" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP200100566-1  
**Activity Title:** Nicetown Courts E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

05/01/2011

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,571,129.43

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,571,129.43

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 26           | 26         |            | 100.00          |
| # of Households     | 26           | 26         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 26           |
| # of Housing Units           | 26           |
| #Units exceeding Energy Star | 26           |
| #Units with bus/rail access  | 26           |
| #Low flow showerheads        | 26           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 1,571,129.43        |



**Location Description:**

Nicetown Courts is located at 4428-4470 & 4413-4451 Germantown Ave. and 4428 & 4430 N. Uber Philadelphia, PA 19140 in census tract numbers 42101020500 and 42101020400

**Activity Description:**

Nicetown Court II is a 50 unit new construction property with approximately 6,000 sq.ft. of commercial space in the Nicetown neighborhood on both sides of Germantown Avenue near the SEPTA Wayne Junction railroad station. The project is comprised of 27 2BR, 19 3BR, and 4 4BR units. The General Partner has 3 managing members, The Community Builders (33%), Universal Cos.(33%) and Nicetown CDC (34%). the property is managed by The Community Builders, Inc. Twenty-six of these units are restricted to 50% AMI-households and are tracked under this "E-2" Activity. The remaining 24 units are tracked under a separate "E" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP200100592E-2  
**Activity Title:** Hillcrest Senior Residences E-2

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 E-2

**Projected Start Date:**  
 08/01/2012

**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:**  
 Completed  
**Project Title:**  
 Redevelop demolished/vacant properties

**Projected End Date:**  
 07/31/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,238,842.94  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 2,238,842.94

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 25    | 25  |     | 100.00   |
| # of Households        | 25    | 25  |     | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 25    |
| # of Housing Units           | 25    |
| #Units exceeding Energy Star | 25    |
| #Units with bus/rail access  | 25    |

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 2,238,842.94 |





**Location Description:**

The Hillcrest Senior Residences was built on the site of a long-abandoned Giant Eagle grocery store in the Carrick neighborhood of Pittsburgh. Carrick is an older low to moderate income neighborhood on Pittsburgh's south side, located between the suburbs of the South Hills and downtown Pittsburgh. Brownsville Road is the central commercial corridor of the neighborhood. This old inner suburban Pittsburgh neighborhood has been hard hit by residential and commercial vacancies, of which the Giant Eagle site is a highly visible symbol at the gateway to the neighborhood.

The address is 2948 Brownsville Road, Pittsburgh, PA 15227, located in census tract:42003290400

**Activity Description:**

Hillcrest will include the new construction of 66 units of senior housing conveniently located near neighborhood amenities and transportation. 56 of the units were funded with NSP2 of which are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 25 of the units are for very low-income households and are recorded under this activity. The other 43 units are in project E under activity Hillcrest Senior Residences. TCB owns and manages the property. Leases are for one year and rents are set according to the lowest program set aside for the unit. For the NSP2 program low HOME rents are used. The project exceeds energy star ratings. In addition to providing quality, affordable and convenient homes for seniors, Hillcrest will remove a source of blight from Carrick's central commercial corridor.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100522-1  
**Activity Title:** Northtown Village Senior E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

12/20/2010

**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.

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

12/28/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,581,365.44

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,581,365.44

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 40           | 40         |            | 100.00          |
| # of Households     | 40           | 40         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 40           |
| # of Housing Units           | 40           |
| # ELI Households (0-30% AMI) | 22           |
| #Sites re-used               | 1            |
| #Units exceeding Energy Star | 40           |
| #Units with bus/rail access  | 40           |
| #Low flow showerheads        | 40           |
| #Low flow toilets            | 40           |
| #Units with solar panels     |              |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The Community Builders   | Non-Profit        | \$ 8,581,365.44 |

**Location Description:**

Northtown Village Senior is located in East Chicago, Indiana in census tracts 18089031000 and 18089030200. The address is 2320 Broadway, East Chicago, IN, 46312

**Activity Description:**

The project is a new construction four story elevator building containing 56 one bedroom units for the elderly. Forty of the units are restricted to households earning 50% AMI or below and will be tracked in this E-2 Activity. The remaining 16 units will be tracked under a separate E Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. Hispanic Housing Development Corp. is managing the residential units. Leases are for one year, and rents are set using low HOME rents.

The project exceeds energy star ratings. The Indiana EPA approved the site remediation plan. That plan was also approved by HUD.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100552 E-2  
**Activity Title:** 93 Grand Street E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

06/01/2011

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/31/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,069,539.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,069,539.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                            | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|----------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b> | 19           | 19         |            | 100.00          |
| <b># of Households</b>     | 19           | 19         |            | 100.00          |

**Proposed Accomplishments**

|                                     | <b>Total</b> |
|-------------------------------------|--------------|
| <b># of Multifamily Units</b>       | 19           |
| <b># of Housing Units</b>           | 19           |
| <b>#Sites re-used</b>               | 1            |
| <b>#Units exceeding Energy Star</b> | 19           |
| <b>#Low flow showerheads</b>        | 19           |
| <b>#Low flow toilets</b>            | 19           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
|---------------------------------|--------------------------|------------------------|



**Location Description:**

Address: 93 Grand Street, Worcester, MA 01610; Census tract: 25027731300

93 Grand Street is a vacant historic mill building located in the Main South neighborhood of Worcester, MA. The 1.7 acre site was originally built in 1890 as part of the larger Crompton and Knowles Loomworks, a major manufacturer of textile loom equipment. Over the last 40 years, the Crompton and Knowles Company, along with other area manufacturers relocated, leaving the industrial area and surrounding Main South neighborhood heavily disinvested and blighted with vacant land and buildings. These vacant properties are prime opportunities for redevelopment because of Main South's substantial locational assets with close proximity to Clark University and bus service with easy access to Downtown Worcester and rail service to Boston.

**Activity Description:**

The project will involve the substantial rehabilitation of the main part of the historic mill building providing 94 units of new rental housing with all new building systems. The project is also the centerpiece of a HUD Sustainable Communities Challenge Grant focused on the formerly industrial area of the Main South neighborhood. Nineteen of the units are restricted to low-income and tracked under this E-2 activity to count towards the LH 25 requirement. 45 units are restricted to moderate income and tracked under an E activity. Sixty-four of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100571E-2  
**Activity Title:** The Clarion E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

06/15/2018

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

07/15/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,350,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,350,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 7     | 7   |     | 100.00   |
| # of Households     | 7     | 7   |     | 100.00   |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Units with bus/rail access

**Total**

7

7

7

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,350,000.00



**Location Description:**

census tract: 25025082000 address: 1 Quincy Terrace, 281A, 287, 295, 299, 303, 307, 309, 311 Blue Hill Ave, 48 & 46 Holborn Street, Boston, MA

**Activity Description:**

The Clarion redevelopment site comprises 11 contiguous, vacant parcels. Eight of the parcels are owned by the City of Boston with the remainder owned by Habitat for Humanity - Boston (1) and Roxbury Multi-Service Center (2). The Clarion is the proposed new construction of a single, 39 unit, multi-family apartment building with over 5,000 SQFT of commercial space and 32 parking spaces. the project will be along Blue Hill Ave between Quincy Street and Holborn Street in Roxbury, MA. The development will be a mix of 1-, 2-, 3-bedroom units and will target households earning up to 30%, 60%, 100%, and 120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** NSP20100596 E-2  
**Activity Title:** Public School 6 E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

02/01/2012

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/29/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,234,066.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,234,066.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 93    | 93  |     | 100.00   |
| # of Households     | 93    | 93  |     | 100.00   |

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

**Total**

93

93

1

93

93

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 9,234,066.00





**Location Description:**

Public School 6 (PS6) is located in the Ravine Avenue neighborhood of Yonkers and is bordered by the Ashburton Avenue Neighborhood to the west. The address is: 33 and 43 Ashburton Avenue Yonkers, NY 10701 and census tract is: 361190004.02

The City of Yonkers is working to define priorities, long-range goals and develop policy documents for both of these neighborhoods so that public capital investment, urban renewal actions, and zoning changes can be integrated to effectuate comprehensive revitalization in this distressed area of the city. The demolition and redevelopment of (PS6), a long-abandoned, blighted and prominent structure, and its replacement with a new mixed-income community will serve as a positive catalyst for the neighborhood renewal that community and municipal stakeholders are seeking to achieve in both the Ashburton Avenue Urban Renewal Area and in the Ravine URA.

**Activity Description:**

Public School 6 is a dilapidated former school building in the City of Yonkers. This 1.2 acre site was donated to the Housing Authority (MHACY) for use as off site housing, initially for Cottage Place Gardens, an adjacent public housing site, but reconfigured to be for Mulford Gardens, another public housing site. The PS6 site will act as the 5th phase of Mulford's replacement housing efforts and utilize over \$5.0M in public housing funds and as-of-right 4% LIHTC. PS 6 includes 2 mid-rise buildings: a 50 unit senior building and a 70 unit family building atop two underground parking garages. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 27 of the units are restricted for moderate-income households and tracked under the E activity. The remaining 93 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100613E-2  
**Activity Title:** Hillside View E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

05/01/2015

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

04/30/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,748,840.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,748,840.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 16           | 16         |            | 100.00          |
| # of Households     | 16           | 16         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 16           |
| # of Housing Units           | 16           |
| #Sites re-used               | 2            |
| #Units exceeding Energy Star | 16           |
| #Units with bus/rail access  | 16           |
| #Low flow showerheads        | 16           |
| #Low flow toilets            | 16           |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The Community Builders

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

**Responsible Organization**

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,748,840.00

**Location Description:**

This project is located in the Hamilton Hill neighborhood of Schenectady, NY.

**Activity Description:**

This project will result in 60 units of housing across 9 buildings, including a mix of substantial rehab and new construction. 15% of the units will target veteran households, and 25 units will be dedicated for seniors. Two of the buildings, 602 and 400 Craig Street, are historic schools. Complementing the school conversions, TCB will address the blighting effect of abandoned houses along Stanley and Emmett Streets. Three of the existing 2-family houses will be rehabilitated, while others will be demolished and replaced with new structures. TCB will develop on site management offices and improve side lots with playgrounds and gardens.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP20100617E-2  
**Activity Title:** 188 Warburton E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

03/13/2014

**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:**

Redevelop demolished/vacant properties

**Projected End Date:**

05/23/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,736,676.29

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,736,676.29

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 25           | 25         |            | 100.00          |
| # of Households     | 25           | 25         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 25           |
| # of Housing Units           | 25           |
| #Sites re-used               | 1            |
| #Units exceeding Energy Star | 25           |
| #Low flow showerheads        | 25           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| The Community Builders          | Non-Profit               | \$ 1,736,676.29        |



**Location Description:**

188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers.

The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

**Activity Description:**

The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq .ft. , 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:**            COMPLETED

**Environmental Reviews:**    None

**Grantee Activity Number:** NSP20100643E-2  
**Activity Title:** Avondale II New Construction E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

05/15/2013

**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.

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

08/30/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 500,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 500,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 10           | 10         |            | 100.00          |
| # of Households     | 10           | 10         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 10           |
| # of Housing Units           | 10           |
| # ELI Households (0-30% AMI) | 10           |
| #Sites re-used               | 1            |
| #Units with bus/rail access  | 10           |
| #Low flow toilets            | 10           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
|---------------------------------|--------------------------|------------------------|



**Location Description:**

These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

3415 Reading Road, Cincinnati, OH; census tract: 39061006700

722 Gholston Ave, Cincinnati, OH; census tract: 39061006800

3639 Reading Road, Cincinnati, OH; census tract: 39061006800

610 Maple Ave, Cincinnati, OH; census tract: 39061006700

615 Maple Ave, Cincinnati, OH; census tract: 39061006700

802 Blair Ave, Cincinnati, OH; census tract: 39061006700

3580 Reading Road, Cincinnati, OH; census tract: 39061006600

**Activity Description:**

This Activity will provide 10 low-income NSP2 units. Together with the other Avondale II Activities, they will produce 119 units of new or redeveloped housing in the Avondale neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP20100661E-2  
**Activity Title:** Broad Creek V E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

06/09/2014

**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:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/08/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,741,596.11

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,741,596.11

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 40           | 40         |            | 100.00          |
| # of Households     | 40           | 40         |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 40           |
| # of Housing Units           | 40           |
| # ELI Households (0-30% AMI) | 40           |
| #Units with bus/rail access  | 40           |
| #Low flow showerheads        | 40           |
| #Low flow toilets            | 40           |

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
|---------------------------------|--------------------------|------------------------|





**Location Description:**

The Activity will take place on two census tracts. Census tract number 517100043.00 and 517100044.00. The address is 2500 - 2592 Joe Austin Drive, Norfolk, VA 23504

**Activity Description:**

The Activity project is a follow-up to the highly successful Broad Creek HOPE VI collaboration between TCB and the Norfolk Housing & Redevelopment Authority (NRHA). The Activity will develop 40 of 50 units of replacement housing for former Moton Circle public housing residents. All of the units are restricted with a Land Use Restriction Agreement (LURA) that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** NSP220100001-1  
**Activity Title:** Province Landing E-2

**Activity Type:**

Construction of new housing

**Project Number:**

E-2

**Projected Start Date:**

11/30/2010

**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.

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished/vacant properties

**Projected End Date:**

11/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,453,456.77

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,453,456.77

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 5            | 5          |            | 100.00          |
| # of Households     | 5            | 5          |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 5            |
| # of Housing Units           | 5            |
| #Units $\geq$ other green    | 5            |
| #Sites re-used               | 5            |
| #Units exceeding Energy Star | 5            |
| #Low flow showerheads        | 5            |
| #Low flow toilets            | 5            |



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

The Community Builders

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

The Community Builders

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,453,456.77

**Location Description:**

Province Landing is located on 90 Shank Painter Road, Provincetown, MA 02657 in census tract 25001010100.

**Activity Description:**

Province Landing is a new construction multi-family project. Forty-five of the project's 50 units are tracked under a separate "E" Activity. The remaining five units are tracked under this "E-2" Activity. The project consists of six wood frame Cape Cod style buildings connected by walkways and parking. The buildings contain 25 one bedroom units, 21 two bedroom units and 4 three bedroom units. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders, Inc. is managing the residential units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The units will be built to LEED Home/Energy Star standards.

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:**

None

**Project # / Title: Z / Cincinnati Housing Improvement Fund****Grantee Activity Number:**

NSP20CHIF

**Activity Title:**

Cincinnati Housing Improvement Fund

**Activity Type:**

Administration

**Activity Status:**

Completed

**Project Number:**

Z

**Project Title:**

Cincinnati Housing Improvement Fund

**Projected Start Date:**

01/03/2018

**Projected End Date:**

02/09/2018

**Project Draw Block by HUD:**

Not Blocked

**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

**Benefit Report Type:**

NA

**Activity Draw Block Date by HUD:**

|   |                 |
|---|-----------------|
| <b>Total Budget:</b>                        | \$ 1,500,000.00 |
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00         |
| <b>Other Funds:</b>                         | \$ 0.00         |
| <b>Total Funds:</b>                         | \$ 1,500,000.00 |

**Program Income Account:**

CHIF Program Income Account

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

The City of Cincinnati

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| The City of Cincinnati   | Local Government  | \$ 1,500,000.00 |

**Location Description:**

City of Cincinnati, and specific neighborhoods of Avondale, Walnut Hills and Over the Rhine.

**Activity Description:**

The Cincinnati Housing Improvement Fund will be administered by the City of Cincinnati. The purpose of the Fund will be to fund housing-related investments, including the improvement of occupied, blighted rental housing subsidized by HUD with project-based contracts whose occupants have 80% or less AMI without any allocation for general administrative expenses.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None



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## Action Plan Comments:

- Reviewer - HA - 5-20-10 - HUD rejects grantee's action plan so that grantee can include eligible activities.
- Reviewer - Jen Hylton - 6/4/10 - HUD Rejects plan so that the grantee can add additional activities under all of their projects.
- Reviewer - Hunter Kurtz 6/10 rejected to allow grantee to make changes to plan
- Reviewer - Hunter Kurtz 6/11/10 approved so so they can draw admin funds
- Reviewer - Reviewer Hunter Kurtz - 7/12/10 rejected to allow them to change plan to remove tracts not in action plan
- Reviewer - 7/12/10 Approved plan after corrections were made
- Reviewer - Hunter Kurtz - 10/21/10 approved after corrections made by grantee
- Reviewer - RHK - 11/15/10 Approved after additions of new projects
- Reviewer - Hunter K. Approved after reviewing action plan. Due to computer problems he used Njeri's computer to approve plan. 12/10/10
- Reviewer - RHK - 1/6/11 approved
- Reviewer - RHK - 3/18/11 approved
- Reviewer - RHK- 3/29/11 rejected to allow grantee to make changes
- Reviewer - RHK- Approved 4/6/09
- Reviewer - RHK - Approved 4/14/11
- Reviewer - RHK - approved 6/20/11 - though there are questions about the how some of the activities should be put into DRGR, HUD HQ is making a determination and will inform TCB ASAP if they need to change their action plan
- Reviewer - RHK - 7/11/11 - so TCB can make changes
- Reviewer - RHK - 7/11/11 approved Plan
- Reviewer - RHK - 9/7/11 approved plan changes to fix QPR
- Reviewer - 10/3/11 RHK approved plan
- Reviewer - Hunter Kurtz, Rep to TCB, asked me to approve the AP. 1.09.12
- Reviewer - RHK - approved plan 1/18/12 so that changes could be made to QPR
- Reviewer - RHK - rejected to allow for change with Admin



Reviewer - Bree McLean approved for Hunter Kurtz (locked out of DRGR)

Reviewer - RHK Approved 5/25/12

Reviewer - RHK Approved 6/11/12

Reviewer - RHK Approved 6/11/12

Reviewer - RHK Approved 6/21/12

Reviewer - RHK Approvedd 6/21

Reviewer - RHK Approvedd 6/21

Reviewer - RHK Approved 8/10/12

Reviewer - RHK - Approved 8/21/12

Reviewer - RHK Approved 9/25/12

Reviewer - RHK approved 9/28

Reviewer - RHK Approved 11/15/12

Reviewer - RHK Approved 11/15/12

Reviewer - RHK Approved 11/16/12

Reviewer - RHK Approved 12/27/12

Reviewer - RHK Approved 4/10/13

Reviewer - RHK- approved 5/17/13

Reviewer - RHK - Approved 4/1/14



Reviewer - Rejected at request of TCB

Reviewer - Approved to allow for submittal of QPR.

Reviewer - Action Plan approved 10/5/17

Reviewer - Approved by NAS-C.

Reviewer - NSC approve

## Action Plan History

| Version              | Date       |
|----------------------|------------|
| B-09-NN-MA-0003 AP#1 | 11/15/2010 |
| B-09-NN-MA-0003 AP#2 | 10/03/2011 |
| B-09-NN-MA-0003 AP#3 | 01/09/2012 |
| B-09-NN-MA-0003 AP#4 | 01/18/2012 |
| B-09-NN-MA-0003 AP#5 | 04/09/2012 |
| B-09-NN-MA-0003 AP#6 | 05/25/2012 |
| B-09-NN-MA-0003 AP#7 | 06/11/2012 |
| B-09-NN-MA-0003 AP#8 | 06/11/2012 |
| B-09-NN-MA-0003 AP#9 | 06/22/2012 |



|                       |            |
|-----------------------|------------|
| B-09-NN-MA-0003 AP#10 | 06/22/2012 |
| B-09-NN-MA-0003 AP#11 | 08/10/2012 |
| B-09-NN-MA-0003 AP#12 | 08/21/2012 |
| B-09-NN-MA-0003 AP#13 | 08/23/2012 |
| B-09-NN-MA-0003 AP#14 | 09/25/2012 |
| B-09-NN-MA-0003 AP#15 | 09/25/2012 |
| B-09-NN-MA-0003 AP#16 | 09/28/2012 |
| B-09-NN-MA-0003 AP#17 | 09/28/2012 |
| B-09-NN-MA-0003 AP#18 | 11/15/2012 |
| B-09-NN-MA-0003 AP#19 | 11/15/2012 |
| B-09-NN-MA-0003 AP#20 | 11/15/2012 |
| B-09-NN-MA-0003 AP#21 | 11/16/2012 |
| B-09-NN-MA-0003 AP#22 | 12/27/2012 |
| B-09-NN-MA-0003 AP#23 | 04/10/2013 |
| B-09-NN-MA-0003 AP#24 | 05/17/2013 |
| B-09-NN-MA-0003 AP#25 | 05/20/2013 |
| B-09-NN-MA-0003 AP#26 | 05/23/2013 |
| B-09-NN-MA-0003 AP#27 | 07/09/2013 |
| B-09-NN-MA-0003 AP#28 | 10/17/2013 |
| B-09-NN-MA-0003 AP#29 | 10/18/2013 |
| B-09-NN-MA-0003 AP#30 | 10/28/2013 |
| B-09-NN-MA-0003 AP#31 | 04/01/2014 |
| B-09-NN-MA-0003 AP#32 | 07/08/2014 |
| B-09-NN-MA-0003 AP#33 | 07/22/2014 |
| B-09-NN-MA-0003 AP#34 | 10/10/2014 |
| B-09-NN-MA-0003 AP#35 | 10/24/2014 |
| B-09-NN-MA-0003 AP#36 | 11/04/2014 |
| B-09-NN-MA-0003 AP#37 | 12/04/2014 |
| B-09-NN-MA-0003 AP#38 | 12/30/2014 |
| B-09-NN-MA-0003 AP#39 | 01/22/2015 |
| B-09-NN-MA-0003 AP#40 | 02/26/2015 |
| B-09-NN-MA-0003 AP#41 | 03/13/2015 |
| B-09-NN-MA-0003 AP#42 | 03/30/2015 |
| B-09-NN-MA-0003 AP#43 | 04/10/2015 |
| B-09-NN-MA-0003 AP#44 | 05/22/2015 |
| B-09-NN-MA-0003 AP#45 | 05/28/2015 |
| B-09-NN-MA-0003 AP#46 | 06/01/2015 |
| B-09-NN-MA-0003 AP#47 | 07/09/2015 |
| B-09-NN-MA-0003 AP#48 | 08/07/2015 |
| B-09-NN-MA-0003 AP#49 | 11/10/2015 |





|                       |            |
|-----------------------|------------|
| B-09-NN-MA-0003 AP#50 | 11/30/2015 |
| B-09-NN-MA-0003 AP#51 | 01/14/2016 |
| B-09-NN-MA-0003 AP#52 | 04/08/2016 |
| B-09-NN-MA-0003 AP#53 | 07/01/2016 |
| B-09-NN-MA-0003 AP#54 | 08/30/2016 |
| B-09-NN-MA-0003 AP#55 | 10/07/2016 |
| B-09-NN-MA-0003 AP#56 | 12/20/2016 |
| B-09-NN-MA-0003 AP#57 | 12/28/2016 |
| B-09-NN-MA-0003 AP#58 | 02/27/2017 |
| B-09-NN-MA-0003 AP#59 | 03/29/2017 |
| B-09-NN-MA-0003 AP#60 | 06/12/2017 |
| B-09-NN-MA-0003 AP#61 | 10/05/2017 |
| B-09-NN-MA-0003 AP#62 | 12/28/2017 |
| B-09-NN-MA-0003 AP#63 | 01/09/2018 |
| B-09-NN-MA-0003 AP#64 | 03/27/2018 |
| B-09-NN-MA-0003 AP#65 | 07/10/2018 |
| B-09-NN-MA-0003 AP#66 | 10/04/2018 |
| B-09-NN-MA-0003 AP#67 | 12/20/2018 |

