

Action Plan

Grantee: Dayton, OH

Grant: B-09-CN-OH-0029

LOCCS Authorized Amount:	\$ 29,060,888.79
Grant Award Amount:	\$ 29,060,888.79
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 6,000,000.00
Total Budget:	\$ 35,060,888.79

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

NSP2 requires that the funding and activities must make a tangible impact within the selected target areas. Staff analyzed eligible census tracts and the potential of acquiring foreclosed properties to stabilize the neighborhood and increase the health of the housing market within these target areas. The result is to narrow the NSP1 target geography for the NSP2 program. Through analysis, the Consortium believes that the program outlined in this application will make a significant improvement to the stability and marketability of the targeted neighborhoods. Economic struggles within the Dayton region have contributed greatly to the decline of the targeted neighborhoods. By the second quarter of 2009, the current recession was already the longest since WWII and is stacking up to be the worst since the great depression. Unlike most of the nation, the Dayton region has been mired in economic decline for nearly a decade. Since 2000, the region has lost over 45,000 jobs. In fact, in December of 2008, the region had its lowest level of employment since the late 1980s. In other words, the region did not recover from the last recession in 2001. The major cause of the economic malaise can be summed up in one word: manufacturing. Moreover, the region's economic decline has been exacerbated by the current global recession; after losing 45,000 jobs or 43% of the employment base, manufacturing has continued this descent in 2009 as seen in the chart below. And, although most pronounced in the manufacturing sector, jobs losses over the last decade have been widespread and include every sector save three: financial services, education & health services, and leisure & hospitality. Since the recession began in December 2007, losses have continued to mount at an alarming rate claiming the incomes of 13,200 individuals and likely affecting a multiple of that number as the losses accrue to the worker's family, neighborhood and community. Evidence of the social distress is apparent in the growing ranks of unemployed and underemployed. Unemployment in the region currently stands at 11.3% up from 5.9% in December 2008 while Dayton is even higher at 12.5% in the most recently released data from the Bureau of Labor Statistics. Given that the majority of the Consortium member's revenue sources is income tax, the recent downturn and loss of jobs translates into significantly lower revenues, which leads to diminished services to the residents, and fewer resources to address the decline within the Consortium's target areas. As mentioned above, what precipitated the current deep recession were record level mortgage foreclosure filings and plunging property values that have subtracted approximately \$5 trillion in equity from the U.S. housing market. Due to its weak market conditions, the Dayton region did not participate in the rapid price appreciation experienced in such markets as Las Vegas, Miami, Phoenix, and Los Angeles. Yet, we have not been immune to the precipitous declines in home sales and home prices coupled with some of the highest foreclosure rates in the nation. Interestingly, the contracting local economy over the past decade was largely responsible for our high foreclosure rate. Conversely, it was the mortgage meltdown that caused economic decline across the nation. Foreclosures in the late 1990s and for the last three years have registered more than 5,000 foreclosures or 2% of housing units annually. This is a five-fold increase from 1995. Though foreclosures did decline in the most recent report, they show scant evidence of slowing.

Target Geography:

Census Tracts: 5, 6, 8.01, 8.02, 9, 15, 19, 22, 26, 33, 36, 37, 38, 39, 210, 213.02, 503.01, 503.02, 505.01, 602, 603, 702.01, 703, 704



, 705, 801, 903.02
906, 1003.01, 1003.02, 1004, 2005, and amended to include Census Tract 3.

Program Approach:

The Consortium plans to undertake various methods to stabilize the targeted neighborhoods including: 1. NSP Eligible Use A: Establishing financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties; 2. NSP Eligible Use B: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; 3. NSP Eligible Use D: Demolish blighted structures; 4. NSP Eligible Use E: Redevelop demolished or vacant properties as housing; In most cases, NSP2 funds will be used to expand and enhance the current efforts of the NSP1 program and other redevelopment activities underway in the target geographies. Given the high vacancy rates and very low absorption rates, the Consortium will seek to demolish at least 770 blighted housing units, purchase and rehabilitate at least 155 units, redevelop 81 units, and provide financing incentives to purchase and rehabilitate at least 259 units of foreclosed and abandoned housing. As a targeted approach, the Consortium is proposing to address 21% (32 census tracts) of the 153 total census tracts in the Consortium. As the market study recommended, redevelopment activities will be focused with blight elimination taking place in a larger geography within the target areas. Areas with relatively low vacancies and few blighted structures will be targeted for NSP2 Eligible Use A. Partnerships with local lending institutions and Realtors established through NSP1 will be expanded to provide incentives for LMMI homebuyers to purchase foreclosed homes with NSP2 funds. In areas with high vacancy rates and high numbers of blighted structures, demolition strategies along with redevelopment will be employed to bring the vacancy rates to a more sustainable level of less than 10%. Due to an excess housing supply of over 5000 units, demolition in addition to preservation is a sound strategy. The Consortium is requesting that 20% of the NSP2 funds be used for the demolition of blight. The Consortium has significant experience in the design, implementation, and management of neighborhood revitalization efforts. Recent neighborhood revitalization projects are good examples of successful approaches: the Phoenix Project, the Genesis Project, Wiles Creek, and the HOPE VI Project. The Genesis Project was the winner of the 2004 Audrey Nelson Community Development Achievement Award given by the National Community Development Association. The Consortium members are confident that the proposed activities will stabilize the targeted neighborhoods. NSP2 funds will provide the needed catalyst for private sector funds to be injected into the target neighborhoods. The market study that was commissioned by the Consortium has the following observations and recommendations regarding the proposed approach. The market study is available online at www.cityofdayton.org.

Consortium Members:

City of Dayton, Ohio
City of Fairborn, Ohio
City of Kettering, Ohio
Dayton Metropolitan Housing Authority
Montgomery County Ohio

How to Get Additional Information:

City of Dayton, Ohio
Dept. of Planning & Community Development
101 W. Third St.
Dayton, OH 45402
(937) 333-3670

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Financing Mechanisms (Eligible Use	1a - Dayton Homebuyer Assistance	Dayton Homebuyer Assistance
2	Purchase and Rehabilitation	2a - Twin Towers Housing	Twin Towers New Housing
		2b - Roosevelt Homes	Roosevelt Homes
		2c - Germantown and Broadway	Germantown and Broadway
		2e - Montgomery County LIHTC	Mont Co. 25% LIHTC project
		2f - Montgomery County Purchase / Rehab	Montgomery County - Purchase / Rehab
		2g - Fairborn Purchase / Rehab	Purchase / Rehab
		2h - Dayton - St. Mary Rehab	Dayton - St. Mary Rehab Project
		2i - Dayton CityWide/SWCDC	Dayton - CityWide / SWCDC Rehab
		2j - Habitat for Humanity	Habitat for Humanity
		2k - Tawawa CDC	Tawawa CDC
		2l - CityWide Purchase/Rehab	CityWide Purchase/Rehab



		2m - Kettering Purchase/Rehab	Kettering Purchase/Rehab
3	Landbanking (Eligible Use C)	<i>No activities in this project</i>	
4	Demolition (Eligible Use D)	4a - Dayton Demo	Dayton Blight Removal
		4b - Mont. Co. Demo	Montgomery County Demolition
5	Redevelopment (Eligible Use E)	5a - Kettering Redevelopment	Kettering Redevelopment
		5b - Downtown Dayton Redevelopment	Lotz Paper Company
		5d - Germantown & Broadway	Germantown Village
		5e - Montgomery County	Montgomery County 25% Set-Aside
		5f - Roosevelt Homes	Roosevelt Homes
		5g - Fairborn Redevelopment	Redevelopment
		5h - Twin Towers Redevelopment	5h - Twin Towers Redevelopment
5f	Roosevelt Homes	<i>No activities in this project</i>	
6	NSP2 Administration	6a - Mont. Co. Admin	Administration
		6b - Kettering Admin	Kettering Admin funds
		6c - Fairborn Admin	Fairborn Admin Funds
		6d - Dayton Admin	Dayton Administrative Funds
		6e - CityWide Admin	CityWide Admin
9999	Restricted Balance	<i>No activities in this project</i>	
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver



Activities

Project # / Title: 1 / Financing Mechanisms (Eligible Use A)

Grantee Activity Number: 1a - Dayton Homebuyer Assistance
Activity Title: Dayton Homebuyer Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Financing Mechanisms (Eligible Use A)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 105,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 105,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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70		50	71.43
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of Households

70		50	71.43
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Proposed Accomplishments

of Housing Units

Total

70

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CityWide Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CityWide Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 105,000.00



Location Description:

City of Dayton NSP2 target areas

Activity Description:

Direct homebuyer assistance to purchase foreclosed and abandoned homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 2 / Purchase and Rehabilitation (Eligible Use B)

Grantee Activity Number: 2a - Twin Towers Housing

Activity Title: Twin Towers New Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/17/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:**Activity Status:**

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

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

Not Blocked

National Objective:

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

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	Total	Low	Mod	Low/Mod%
# of Households	45			0.00
Proposed Accomplishments	Total			
# of Singlefamily Units	45			
# of Housing Units	45			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

East End Community Services Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
East End Community Services Corporation	Non-Profit	\$ 0.00

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2b - Roosevelt Homes
Activity Title: Roosevelt Homes

Activity Type:

Construction of new housing

Project Number:

2

Projected Start Date:

06/17/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

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

	Total	Low	Mod	Low/Mod%
# Renter Households	40	40		100.00
# of Households	40	40		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	40
# of Housing Units	40
# ELI Households (0-30% AMI)	
#Sites re-used	40
#Units exceeding Energy Star	40
#Units with bus/rail access	40
#Low flow showerheads	40
#Low flow toilets	40



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Mary Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Mary Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 1,500,000.00

Location Description:

Project will be undertaken in the Roosevelt Neighborhood.

Activity Description:

Project will involve the acquisition and redevelopment of up to 40 homes to benefit households below 50% AML.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2c - Germantown and Broadway
Activity Title: Germantown and Broadway

Activity Type:

Construction of new housing

Project Number:

2

Projected Start Date:

06/17/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

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

	Total	Low	Mod	Low/Mod%
# Renter Households	50	50		100.00
# of Households	50	50		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	50
# of Housing Units	50
# ELI Households (0-30% AMI)	
#Sites re-used	50
#Units exceeding Energy Star	50
#Units with bus/rail access	50
#Low flow showerheads	50
#Low flow toilets	50



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dayton Metropolitan Housing Authority¹

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dayton Metropolitan Housing Authority¹

Organization Type

Local Government

Proposed Budget

\$ 1,380,000.00

Location Description:

Project will take place in the Innerwest Planning district adjacent to an existing DMHA facility.

Activity Description:

Project will involve the construction of 50 units of senior housing in eight buildings for residents at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2e - Montgomery County LIHTC
Activity Title: Mont Co. 25% LIHTC project

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Montgomery County Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# of Households	30	30		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	30
# of Housing Units	30
# ELI Households (0-30% AMI)	
#Sites re-used	30
#Units exceeding Energy Star	30
#Units with bus/rail access	30
#Low flow showerheads	30
#Low flow toilets	30
#Efficient AC added/replaced	30
#High efficiency heating plants	30
#Energy Star Replacement Windows	30
# of Properties	30



Activity is being carried out by Grantee:

No

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

Montgomery County1

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

Montgomery County1

Organization Type

Local Government

Proposed Budget

\$ 1,724,780.00

Location Description:

Census tracts 801, 704, 705, 602, 603, 903.02, 906, 1003.01, 1003.02, 1004, 503.01, 503.02, and 505.01 in Montgomery County, Ohio.

Activity Description:

Acquisition and reconstruction of 30 residential units that will be sold under a lease-purchase agreement to eligible families whose income does not exceed 50% of the AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2f - Montgomery County Purchase / Rehab
Activity Title: Montgomery County - Purchase / Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 6,850,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,850,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Montgomery County Program Income

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
40		40	100.00
40		40	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Efficient AC added/replaced

#High efficiency heating plants

#Energy Star Replacement Windows

of Properties

Total

40

40

40

40

40

40

40

40

40

200

40



Activity is being carried out by Grantee:

No

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

Montgomery County1

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

Montgomery County1

Organization Type

Local Government

Proposed Budget

\$ 6,510,000.00

Location Description:

Census tracts 801,702.01, 703, 704, 705, 602, 603, 903.02, 906, 1003.01, 1003.02, 1004, 503.01, 503.02, and 505.01 in Montgomery County, Ohio.

Activity Description:

Purchase 40 residential properties and facilitate the rehabilitation and resale of each unit to families whose income does not exceed 120% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2g - Fairborn Purchase / Rehab
Activity Title: Purchase / Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 421,475.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 421,475.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Fairborn Program Income

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Sites re-used	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Energy Star Replacement Windows	10
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fairborn

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fairborn

Organization Type

Local Government

Proposed Budget

\$ 140,000.00

Location Description:

The location of this activity will be contained within census tract 2005 in Fairborn, Ohio.

Activity Description:

Two single-family properties will be acquired, rehabilitated, and sold to individuals or families whose income does not exceed 50% of area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2h - Dayton - St. Mary Rehab
Activity Title: Dayton - St. Mary Rehab Project

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/04/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,609,834.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,609,834.00

Program Income Account:

St. Mary Development Corporation PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10		10	100.00
10		10	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Efficient AC added/replaced

#High efficiency heating plants

#Energy Star Replacement Windows

of Properties

Total

10

10

10

10

10

10

10

10

10

10

10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Mary Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Mary Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 1,000,000.00

Location Description:

Project will take place in Historic Inner East and Triangle Neighborhoods

Activity Description:

The activity will involve the acquisition and renovation of up to 10 single family homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2i - Dayton CityWide/SWCDC
Activity Title: Dayton - CityWide / SWCDC Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/10/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

02/02/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 513,456.67

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 513,456.67

Benefit Report Type:

Direct (Households)

Program Income Account:

CityWide Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Sites re-used	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Energy Star Replacement Windows	10
# of Properties	10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CityWide Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CityWide Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 450,000.00

Location Description:

Westwood Planning District

Activity Description:

Purchase and rehabilitation of 10 homes in Westwood Planning District

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2j - Habitat for Humanity
Activity Title: Habitat for Humanity

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/23/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 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)

Program Income Account:

Habitat for Humanity PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10	5	5	100.00
10	5	5	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Efficient AC added/replaced

#High efficiency heating plants

#Energy Star Replacement Windows

of Properties

Total

10

10

10

10

10

10

10

10

10

10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00

Location Description:

Program activities will be carried out in the NSP2 target areas.

Activity Description:

Habitat for Humanity will oversee the purchase and rehabilitation of up to 10 foreclosed properties. The properties will be located in the NSP2 target area, which include: Philadelphia Woods, Hillcrest, Fairview, Santa Clara, Five Oaks, Westwood, Roosevelt, Macfarlane, Wolf Creek, Five Points, Historic Inner East, Walnut Hills and Linden Heights. The properties purchased will be rehabbed for families who earn less than 120% of the Area Median Income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Grantee Activity Number: 2k - Tawawa CDC
Activity Title: Tawawa CDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

07/28/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 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

	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Sites re-used	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Energy Star Replacement Windows	10
# of Properties	10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tawawa CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Tawawa CDC

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00

Location Description:

Tawawa Community Development Corporation will oversee the purchase and rehabilitation or redevelopment of up to 30 foreclosed or abandoned units of residential property. These activities will take place in eligible target neighborhoods that include: University Row, Dayton View Triangle, Mount Vernon, Santa Clara, Roosevelt, Wolf Creek, and Westwood.

Activity Description:

The goal of the project is to strategically select foreclosed, blighted and/or abandoned properties within these target neighborhoods where redevelopment/rehab will have a significant impact. Once the properties are redeveloped/rehabbed they will be offered for purchase to buyers at or below 120% AMI, therefore protecting the integrity of an otherwise stabilized area in the target neighborhood.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2I - CityWide Puchase/Rehab
Activity Title: CityWide Purchase/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/17/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

12/13/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,600,000.00

Program Income Account:

CityWide Program Income

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10			0.00
10			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Efficient AC added/replaced

#High efficiency heating plants

#Energy Star Replacement Windows

of Properties

Total

10

10

10

10

10

10

10

10

10

10

10



Activity is being carried out by Grantee:

No

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

CityWide Development Corporation

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

CityWide Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 3,150,000.00

Location Description:

CityWide will administer the program in the following neighborhoods: Dayton View Triangle, Fairview, Downtown, Five Oaks, Hillcrest, Historic Inner East, Linden Heights, Roosevelt, MacFarlane, Santa Clara, Mt. Vernon, Twin Towers, University Row, Walnut Hills, Westwood, Wright-Dunbar and Wolf Creek.

Activity Description:

CityWide will use NSP2 funds to administer a purchase and rehabilitation program to households earning less than 120% of the Average Median Income (AMI) to purchase foreclosed and abandoned homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 2m - Kettering Purchase/Rehab
Activity Title: Kettering Purchase/Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation (Eligible Use B)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 384,522.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 384,522.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Kettering Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Energy Star Replacement Windows	3
# of Properties	3



Activity is being carried out by Grantee:

No

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

City of Kettering1

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

City of Kettering1

Organization Type

Local Government

Proposed Budget

\$ 384,522.00

Location Description:

The location of this activity will be contained within census tracts 210 and 213.02 in Kettering, Ohio.

Activity Description:

The City of Kettering will purchase three residential properties and facilitate the rehabilitation and sale of each unit under a lease-purchase agreement to individuals and families whose income does not exceed 50% of the area median income.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Project # / Title: 4 / Demolition (Eligible Use D)****Grantee Activity Number:** 4a - Dayton Demo**Activity Title:** Dayton Blight Removal**Activity Type:**

Clearance and Demolition

Activity Status:

Completed

Project Number:

4

Project Title:

Demolition (Eligible Use D)

Projected Start Date:

06/01/2010

Projected End Date:

12/31/2012

Project Draw Block by HUD:

Blocked by Aaron Sorrell

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

Not Blocked

National Objective:

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

Total Budget: \$ 4,324,450.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,324,450.73

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

Dayton Demolition Program Income

Proposed Beneficiaries

of Persons

Total

2000

Low

2000

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

570

of Housing Units

570

of Properties

570

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dayton1

Dayton Works Plus II

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 3,190,000.00

\$ 1,060,000.00

Location Description:

City of Dayton Census Tracts: 5, 6, 8.01, 8.02, 9, 15, 19, 22, 26, 33, 36, 37, 38, 39

Activity Description:

Demolition of blighted structures in targeted neighborhoods.

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number:	4b - Mont. Co. Demo
Activity Title:	Montgomery County Demolition

Activity Type:

Clearance and Demolition

Project Number:

4

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Blocked by Aaron Sorrell

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Demolition (Eligible Use D)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget:

\$ 2,182,757.89

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 2,182,757.89

Benefit Report Type:

NA

Proposed Accomplishments

of Housing Units

of Properties

Total

200

200

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dayton1

Montgomery County1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 0.00

\$ 1,634,040.00

Location Description:

Montgomery County Census Tracts: 503.01, 503.02, 505.01, 602, 603, 702.01, 703, 704, 705, 801, 903.02, 906, 1003.01, 1003.02, 1004



Activity Description:

Demolition of blighted structures in Montgomery County.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 5 / Redevelopment (Eligible Use E)

Grantee Activity Number: 5a - Kettering Redevelopment
Activity Title: Kettering Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

04/26/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:**Activity Status:**

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

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

Not Blocked

National Objective:

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

Total Budget: \$ 1,400,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,400,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Kettering Program Income

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11		11	100.00
11		11	100.00

of Households



Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Housing Units	11
#Sites re-used	11
#Units exceeding Energy Star	11
#Units with bus/rail access	11
#Low flow showerheads	11
#Low flow toilets	11
#Efficient AC added/replaced	11
#High efficiency heating plants	11
#Energy Star Replacement Windows	11
# of Properties	11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kettering2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Kettering2	Local Government	\$ 1,400,000.00

Location Description:

The location of this activity will be contained within census tracts 210 and 213.02 in Kettering, Ohio.

Activity Description:

The City of Kettering will purchase 11 residential properties and facilitate the rehabilitation or new construction and sale of each home. All units will be sold to individuals and families whose income does not exceed 120% of area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 5b - Downtown Dayton Redevelopment
Activity Title: Lotz Paper Company

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

12/07/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 357,574.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 357,574.25

Benefit Report Type:

Direct (Households)

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
#Sites re-used	1
#Units with bus/rail access	32
#Low flow showerheads	32
#Low flow toilets	32
#Refrigerators replaced	32
#Light Fixtures (indoors) replaced	50
#Replaced thermostats	32
#Efficient AC added/replaced	32
#High efficiency heating plants	32
#Energy Star Replacement Windows	32
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

One City Block LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

One City Block LLC

Organization Type

For Profit

Proposed Budget

\$ 1,500,000.00

Location Description:

607 E. Third St. Dayton, Ohio 45402

Activity Description:

Redevelopment of a vacant and abandoned commercial building into 32 rental units.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 5d - Germantown & Broadway
Activity Title: Germantown Village

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

06/17/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

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)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
60	60		100.00
60	60		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

60

of Housing Units

60

of Elevated Structures

ELI Households (0-30% AMI)

15

#Sites re-used

15

#Units exceeding Energy Star

60

#Units with bus/rail access

50

#Low flow showerheads

60

#Low flow toilets

80

#Units with solar panels



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dayton Metropolitan Housing Authority2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dayton Metropolitan Housing Authority2

Organization Type

Non-Profit

Proposed Budget

\$ 1,500,000.00

Location Description:

Germantown and South Broadway Streets area.

Activity Description:

Construction of 60 units of affordable rental housing in five two- and three-story buildings.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	5e - Montgomery County
Activity Title:	Montgomery County 25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

06/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 2,525,286.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,525,286.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Montgomery County Program Income

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# of Households	35	35		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	30
# of Multifamily Units	5
# of Housing Units	35
#Sites re-used	35
#Units exceeding Energy Star	35
#Units with bus/rail access	35
#Low flow showerheads	35
#Low flow toilets	35
#Efficient AC added/replaced	35
#High efficiency heating plants	35
#Energy Star Replacement Windows	35
# of Properties	35



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery County1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Montgomery County1

Organization Type

Local Government

Proposed Budget

\$ 2,325,286.00

Location Description:

Census tracts 801,702.01, 703, 704, 705, 602, 603, 903.02, 906, 1003.01, 1003.02, 1004, 503.01, 503.02, and 505.01 in Montgomery County, Ohio.

Activity Description:

Montgomery County will acquire and redevelop 35 units for families with a household income at or below 50% of the AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 5f - Roosevelt Homes
Activity Title: Roosevelt Homes

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

06/17/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

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)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
40	40		100.00
40	40		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \geq other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

40

40

40

40

40

40

40

40



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Mary Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Mary Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:

Roosevelt Neighborhood Planning District

Activity Description:

acquisition, demolition and redevelopment of 40 new single family homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 5g - Fairborn Redevelopment
Activity Title: Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

06/10/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 133,525.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 133,525.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Fairborn Program Income

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00
2		2	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow toilets

#Efficient AC added/replaced

#High efficiency heating plants

#Energy Star Replacement Windows

of Properties

Total

2

2

2

2

2

2

2

2

10

2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fairborn

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fairborn

Organization Type

Local Government

Proposed Budget

\$ 133,525.00

Location Description:

The location of this activity will be contained within census tract 2005 in Fariborn, Ohio.

Activity Description:

The Consortium member will purchase 2 residential properties and facilitate the demolition and redevelopment of those properties for the purposes of providing homeownership opportunities to individuals and families whose income does not exceed 120% of the area median income. It should be noted that applicable NSP 1 funds may also be utilized in conjunction with this use.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 5h - Twin Towers Redevelopment
Activity Title: 5h - Twin Towers Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment (Eligible Use E)

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 2,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	44	44		100.00
# Owner Households				0.0
# of Households	44	44		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	44
# of Multifamily Units	
# of Housing Units	44
# ELI Households (0-30% AMI)	44
#Units deconstructed	40
#Sites re-used	44
#Units exceeding Energy Star	44
#Units with bus/rail access	44
#Low flow showerheads	44
#Low flow toilets	44
#Efficient AC added/replaced	44
#High efficiency heating plants	44
#Energy Star Replacement Windows	44
# of Properties	44



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

East End Community Services Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

East End Community Services Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 2,050,000.00

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 6 / NSP2 Administration

Grantee Activity Number: 6a - Mont. Co. Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

NSP2 Administration

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked



National Objective:

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

Total Budget: \$ 155,456.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 155,456.14

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

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

Montgomery County1

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

City of Dayton1

Montgomery County1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 0.00

\$ 767,985.00

Location Description:

NA

Activity Description:

Funds to administer Montgomery County NSP2 program.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Grantee Activity Number: 6b - Kettering Admin
Activity Title: Kettering Admin funds

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

NSP2 Administration

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 127,005.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 127,005.00

Benefit Report Type:

NA

Program Income Account:

Kettering Program Income

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kettering1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kettering1

Organization Type

Local Government

Proposed Budget

\$ 127,005.00

Location Description:

N/A

Activity Description:

Funds to administer Kettering NSP2 Program



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 6c - Fairborn Admin
Activity Title: Fairborn Admin Funds

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

NSP2 Administration

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 56,343.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 56,343.11

Benefit Report Type:

NA

Program Income Account:

Fairborn Program Income

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fairborn

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fairborn

Organization Type

Local Government

Proposed Budget

\$ 56,343.11

Location Description:

N/A

Activity Description:

Funds to administer Fairborn NSP2 Program



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number:	6d - Dayton Admin
Activity Title:	Dayton Administrative Funds

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:**Activity Status:**

Completed

Project Title:

NSP2 Administration

Projected End Date:

12/31/2012

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

Not Blocked

National Objective:

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

Total Budget:	\$ 2,164,203.00
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Most Impacted and Distressed Budget:	\$ 0.00
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Other Funds:	\$ 0.00
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Total Funds:	\$ 2,164,203.00
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Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

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

City of Dayton1

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

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 1,714,428.80

Location Description:

N/A

Activity Description:

Funds to administer Dayton NSP2 Program



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 6e - CityWide Admin
Activity Title: CityWide Admin

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Completed

Project Title:

NSP2 Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 150,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 150,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CityWide Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CityWide Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 150,000.00

Location Description:

Activity Description:

Administrative support for purchase rehab activities



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Blocked by Derek McCain

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

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

Program Income Account:

NSP2 PI Waiver Account

Activity is being carried out by Grantee:

No

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

City of Dayton1

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

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:**Activity Description:**

Temporary activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015.

Environmental Assessment: EXEMPT**Environmental Reviews:** None

Action Plan Comments:

Reviewer - Action Plan is rejected so that Dayton can make a small change to the narrative. - BLG 4/14/2010

Reviewer - The Dayton Consortium added to their narrative, and it is acceptable. All activities are found to be acceptable and consistent with the NSP2 application. Additional activities will be added as the program moves forward. - BLG 4/20/10

OK to approve - TB - 4/20/10

Reviewer - Dayton has added activities to the NSP2 projects. These activities are consistent with the original NSP2 application and the Appendix A. Action Plan is found to be acceptable. - BLG 6/22/10

Approved - TB - 6/22/10

Reviewer - Grantee activities, funding and units added are consistent with their Appendix A. Grantee will continue to add additional activities as program moves forward. - KD 10.12.10

Concurrence with Reviewer's comments and approval of the Plan - RTH 10/12/10

Reviewer - Project budgets were updated based on contracts approved and executed by the City of Dayton. Updates found to be acceptable. -KJD 1.7.11

Reviewer - Concurrence with Reviewer's comments and we are approving the noted changes. RTH 1/10/11.

Reviewer - Grantee updated plan to include an activity under Use B for a consortium member (Fairborn) to purchase/rehab and sell 4 single-family units to end-users with incomes at or below 50% AMI. Total budget is \$140,000. Update found to be acceptable. -KJD 3.28.11

Reviewer - Concurrence with Reviewer's comments and we are approving the noted changes; RTH 4/4/11

Reviewer - Grantee added activities based on contracts put in place for activities 2h and 2i. Changes found to be consistent with application and acceptable. -KD 5.31.11

Reviewer - Concurrence with reviewer's comments and approval of the Action Plan: RTH 6/1/11

Reviewer - Grantee added additional activities 2j-Habitat, 2k-Tawawa, 2l-CityWide Purch/Rehab, 2m-Kettering Purch/Rehab. Performance measurements were also updated for many projects to reflect activity accomplishments. Modifications found to be acceptable. KD 9.28.11

Reviewer - Concurrence with Reviewer's comments and approval of the Action Plan: RTH 10/3/11

Reviewer - Grantee deleted two previously cancelled activities (2d-DMHA Belmont Homes and 2n-Germantown/Broadway Extension). Changes found to be acceptable. - KD 10.14.11

Reviewer - Concurrence with Reviewer's comments and plan approval; RTH 10/18/11

Reviewer - Grantee reduced admin funds by \$195511.20. Additional activity was added for Lotz Paper Company redevelopment project. Changes found to be consistent with action plan. KD 12.29.11

Reviewer - Grantee added environmental information to Lotz Redevelopment project. Changes acceptable. KD 1.4.12

Reviewer - Concurrence and approval; RTH 1/5/12

Reviewer - Grantee updated projected program income budget to reflect estimates. Changes acceptable. -KD 4.10.12

Reviewer - Recommending approval. RTH 4/10/12

Reviewer - Recommending approval. RTH 4/11/12

Reviewer - Grantee updated budgets and revised projects. Changes acceptable. -KD 7.13.12

Reviewer - intermediate approval so grantee can make additional modifications and resubmit. KD 12.31.12

Reviewer - grantee adjusted budgets for financing mechanisms, purchase rehab, and redevelopment projects. Changes acceptable. -KD 01.02.13

Reviewer - Recommend Approval: RTH 1/2/13

Reviewer - Grantee is in the process of a DRGR clean up. Clean-up includes revising activities to proper categories and moving expenditures to correct activities. Minor edits made. Changes acceptable. - KD 3.21.13

Reviewer - Recommend Approval: RTH 3/22/13

Reviewer - Grantee made minor budget changes to multiple projects to clean up amounts. Changes acceptable. -KD 6.27.13

Reviewer - Recommend Approval: RTH 6/27/13

Reviewer - Recommend Approval: RTH 10/18/13

Reviewer - Acknowledging minor change made to the Action Plan. Recommend Approval: RTH

Reviewer - Minor changes made to reconcile Program Income prior to submitting QPR.
Recommend approval: RTH

Reviewer - Rcommend Approval: RTH

Reviewer - Changes made to the budget. All projects budgets within the caps placed by the regulations. Recommend Approval. BW 12/11/14

Reviewer - Changes made to add PI to action plan and relevant accounts. No issues. Recommend Approval. BW 1/27/15

Reviewer - Added PI Waiver activity to utilize waiver for FIFO draws. Recommend Approval. BW 6/16/15

Reviewer - Made changes since the PI waiver activity was set up and slight changes on budget. Recommend Approval. BW 8/26/15

Reviewer - PI recently received from Fairborn project added to the budget. Admin still within the 10% cap. Recommend Approval. BW 8/28/15

Reviewer - City of Dayton made changes to the action plan due to not being able to draw down line of credit funds by the deadline of 9/30/15. This amendment was based upon HQ guidance to reduce the budget and obligation by \$42,791.38. Recommend Approval. BW 11/2/15

Reviewer - City of Dayton made no budget changes. Changes were made to reflect the status of the activities. Recommend Approval. 12/1/15 BW

Reviewer - City of Dayton changed the number of units on the Germantown Village project. No other changes. Recommend Approval. 12/2/15 BW

Reviewer - City updated the narrative and activities were marked as completed. Some minor budget adjustments occurred as well. No issues found. Recommend Approval. BW 12/4/17

Action Plan History

Version	Date
B-09-CN-OH-0029 AP#1	06/22/2010
B-09-CN-OH-0029 AP#2	10/18/2011
B-09-CN-OH-0029 AP#3	12/29/2011
B-09-CN-OH-0029 AP#4	01/05/2012
B-09-CN-OH-0029 AP#5	04/10/2012
B-09-CN-OH-0029 AP#6	04/11/2012
B-09-CN-OH-0029 AP#7	07/13/2012
B-09-CN-OH-0029 AP#8	12/31/2012
B-09-CN-OH-0029 AP#9	01/02/2013
B-09-CN-OH-0029 AP#10	03/22/2013
B-09-CN-OH-0029 AP#11	06/27/2013
B-09-CN-OH-0029 AP#12	10/18/2013
B-09-CN-OH-0029 AP#13	12/23/2013



B-09-CN-OH-0029 AP#14	01/15/2014
B-09-CN-OH-0029 AP#15	05/01/2014
B-09-CN-OH-0029 AP#16	12/11/2014
B-09-CN-OH-0029 AP#17	01/27/2015
B-09-CN-OH-0029 AP#18	06/16/2015
B-09-CN-OH-0029 AP#19	08/26/2015
B-09-CN-OH-0029 AP#20	08/28/2015
B-09-CN-OH-0029 AP#21	11/02/2015
B-09-CN-OH-0029 AP#22	12/01/2015
B-09-CN-OH-0029 AP#23	12/02/2015
B-09-CN-OH-0029 AP#24	12/04/2017

