

# Action Plan

**Grantee:** Hamilton County, OH

**Grant:** B-09-CN-OH-0033

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<b>LOCCS Authorized Amount:</b>	\$ 24,068,968.00
<b>Grant Award Amount:</b>	\$ 24,068,968.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,228,930.47
<b>Total Budget:</b>	\$ 25,297,898.47

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Executive Summary:

Multiple government agencies and related organizations located within Hamilton County have formed a Consortium for the expressed purpose of assisting in the redevelopment of specific neighborhoods and communities within this region. The Hamilton County Community Development Department, City of Cincinnati Department of Community Development, Cincinnati Metropolitan Housing Authority, and Local Initiatives Support Corporation have joined together with partner The Model Group in order to create a comprehensive body of intellectual capital, human resources and financial leverage prepared to effectively administer the use of NSP2 funds awarded to help stabilize the targeted local neighborhoods and communities. Hamilton County is the lead agency of the Consortium.

The Consortium has selected three County communities and four City neighborhoods for deep targeting of NSP2 funds. Projects include several different redevelopment strategies. For example, a large scale acquisition of abandoned and foreclosed residential properties for demolition/new construction is planned resulting in renewed rental housing stock for senior households below 50% of median income and for those up to 120% of median income. Another strategy utilizing acquisition and rehabilitation or redevelopment of abandoned and foreclosed residential properties resulting in homeownership units is also planned. Financing mechanism will be used to assist in accomplishing these projects, and to provide assistance to homebuyers of the rehabilitated and newly constructed homes.

The Consortium intends utilize program income to continue to stabilize the NSP2 target neighborhoods within the City of Cincinnati and Hamilton County. The Consortium will retain 10% of program income for administrative costs. Additionally, 25% of the total program income funds will be spent on LH25 activities, housing for households whose incomes are at or below 50% Area Median Income, in the target neighborhoods, as required by the Department of Housing and Urban Development (HUD). The remaining funds will further the Consortium's goals by performing NSP2 eligible activities in the NSP2 target areas described in the Action Plan.

### Target Geography:

The program targets seven neighborhoods located within twenty-one census tracts; the seven areas are Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside. The program plans for production of 159 units of housing, consisting of 142 rental and 17 homeownership units, a number of affordable funding options for homeownership, and a strategic selection of parcels to be demolished to contribute to overall neighborhood stabilization. A more thorough narrative explaining the target geography and why it was chosen follows. The target geography of the Cincinnati-Hamilton County NSP2 Consortium (CHCNC) is represented within the overall boundaries of the City of Cincinnati and Hamilton County, Ohio. The Consortium is specifically formed with individual members and partners that represent the southwestern region of Ohio, and through local government, are primarily charged with the objective to represent the collective interests and NSP2 housing activity priorities of Hamilton County and the City of Cincinnati. Specifically, the Consortium has identified seven local and individual



neighborhoods, whose census tract data relative to HUD's stabilization index scores, places these areas as prime candidates to receive the necessary funding provided by the NSP2 Program. The seven areas are as follows: Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside; corresponding census tracts and HUD index scores are detailed in Table 1-1 in Appendix C. For the purpose of this Application, the selected areas, as illustrated in Figure 1-1, Cincinnati-Hamilton County NSP2 Target Areas, will be referenced by neighborhood names instead of by individual census tract. Market driven approach. The selection of the targeted geography determined by the Consortium was primarily based upon the identification of needs of the communities that statistically (based upon current census numbers) had the most opportunity for significant improvement, physically had an existing stock of aged buildings and/or vacant sites, and locally had considerable leadership capacity available, willing and capable of pushing the positive momentum within each community. The Consortium made an initial determination of the target geography by identifying those which demonstrated the highest need based upon the HUD stabilization index scores. Then, through subsequent review of those same areas, the Consortium determined the final shortlist of targeted areas that it believed would create the best opportunities for this region of the State of Ohio. Last, having analyzed the data from the professional market reports, the Consortium made the final determination of the selected geography based upon the belief that real neighborhood stabilization could be achieved. The professional market reports as they relate to the stabilization needs of the targeted geography are discussed in detail in the Market Conditions and Demand Factors section located below. Regional Economic Trends and Impact on Target Areas The review and determination of the targeted areas could not be performed without taking an exhaustive look at the regional economic trends in Hamilton County relate to population, employment, and the housing ae national,tatistics, it is demonstrated that this midwestern region of the United States continues to fall behind the current national and regional averages for population growth. Although the geographic counties and regions continue to grow, the City of Cincinnati and Hamilton County are virtually stagnant in their population growth. However, this trend of stagnated growth from 2000 through 2007 can also be seen as positive information since the census data from the 1980's and 1990's showed negative growth within these same areas. Population Trends. As demonstrated within Table 1-2, Population Statistics and Compa

## Program Approach:

Overall neighborhood stabilization program

The Consortium has identified seven neighborhoods within the City of Cincinnati and Hamilton County where NSP2 monies would be best leveraged at impacting overall stabilization of the area. The Consortium will work with its members and partners to become the primary catalyst for implementation of the NSP2 program in those neighborhoods. The primary objectives for the Consortium and outcomes of these neighborhood plans include:

- Reconnect targeted neighborhoods with the economy, housing market, and social networks
- Rapidly arrest decline of neighborhoods negatively affected by abandoned and foreclosed properties
- Assure compliance with the NSP2 "deep targeting" requirement
- Invest in affordable housing that will remain desirable and affordable well into the future
- Align with community planning and resources
- Ensure a conservation of natural resources

Purchasing Property at Market or Below Market Price

The approach of the Consortium is strengthened by the support of the local neighborhood councils and city governments. By adhering to the planning concepts identified within each of the neighborhood planning documents, properties have been identified and secured at levels that match market conditions. The Consortium will also work with the National Community Stabilization Trust (NCST) to assist with the acquisition of property and reduction of acquisition costs. Due to an agreement between the NCST and local banks, the Consortium will have access to foreclosed properties before the properties are put on the general market, thus allowing for the best chance of acquiring property at or below market price.

Bringing Effective Change

Based on the marketing studies performed in the targeted geographic areas, their ability to absorb foreclosed, abandoned, or blighted structures without stimulus help is near nonexistent. Areas of concern have been identified in certain geographic target areas that will further destabilization if not readily remedied. The Consortium proposes to address neighborhood stabilization with effective strategies dealing with targeted areas of blighted, foreclosed, or abandoned properties. Those strategies include a careful mix of acquisition, demolition, rehabilitation and redevelopment for rental and homeownership along with creative funding mechanisms to promote home ownership. Additionally, selected demolition, as determined necessary for stabilization of the surrounding the neighborhood, will be undertaken. The proposed activities to be carried out by the Consortium, such as removal of blight, redevelopment and rehabilitation of housing, and intelligently constructed funding mechanisms, specifically address this need and in addition address relevant stabilization needs identified by the marketing studies.

## Consortium Members:

Hamilton County, Ohio  
 City of Cincinnati, Ohio  
 Cincinnati Metropolitan Housing Authority  
 Local Initiatives Support Corporation  
 Model Group (partner)

## How to Get Additional Information:

Lead Entity contact information:  
 Hamilton County Community Development  
 138 E. Court St. Room 1002  
 Cincinnati, Ohio 45202  
 513-946-8230  
[www.hamilton-co.org/commdev](http://www.hamilton-co.org/commdev)



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0	City of Cincinnati- PI- CNCURC	001	City of Cincinnati- PI- CNCURC redevelopment
1	CMHA - Acquisition, demolition,	101	Mt. Healthy redevelopment project
		102	
1001	NSP2 Program Income Waiver	1	NSP2 Program Income Waiver
2	Acquisition, demolition, and	201	Avondale redevelopment project
		202	Lincoln Heights redevelopment project
3	Model Group - Acquisition,	302	Lincoln Heights Homeownership project
4	Model Group - Acquisition and	401	E. Price Hill redevelopment project
		402	
5	Model Group - Acquisition,	501	Northside Homeownership Project
		502	Evanston acquisition and rehabilitation project
		503	Evanston acquisition/rehabilitation rental units
		504	County-Evanston acq/rehabilitation rental units
6	City of Cincinnati - Demolition of	601	Demolition of blighted properties
7	Administration	701	Hamilton County Administration
		702	Cincinnati Administration
		703	CMHA Administration
8	Hamilton County - Acquisition and	801	Golf Manor acquisition and rehab project
		802	Activity Delivery Costs for Failed Acquisitions
9	Hamilton County - Demolition of	901	Demolition of blighted properties
9999	Restricted Balance	No activities in this project	



## Activities

**Project # / Title:** 0 / City of Cincinnati- PI- CNCURC Redevelopment

**Grantee Activity Number:** 001  
**Activity Title:** City of Cincinnati- PI- CNCURC redevelopment

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0

**Projected Start Date:**

12/15/2013

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

City of Cincinnati- PI- CNCURC

**Projected End Date:**

12/15/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 296,422.48

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 296,422.48

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
4		4	100.00
4		4	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

4

# of Housing Units

4

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Cincinnati

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

Responsible Organization	Organization Type	Proposed Budget
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Cincinnati Northside Community Urban Redevelopment Corporation  
City of Cincinnati

Non-Profit \$ 296,422.48  
Local Government \$ 0.00

**Location Description:**

Neighborhoods of Northside in the City of Cincinnati.

**Activity Description:**

This Activity will provide funds to purchase and redevelop homes and residential properties that are vacant, abandoned or foreclosed, in order to sell, rent, or redevelop such homes and properties. This project may also provide funds to redevelop demolished or vacant properties. This project will additionally provide direct homeownership assistance to an income eligible buyer.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: 1 / CMHA - Acquisition, demolition, and redevelopment of**

**Grantee Activity Number:** 101  
**Activity Title:** Mt. Healthy redevelopment project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

CMHA - Acquisition, demolition, and

**Projected End Date:**

10/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,629,819.95

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,629,819.95



**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
#Units with bus/rail access	19
#Low flow showerheads	19
#Low flow toilets	19
#Efficient AC added/replaced	19

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

No

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

Cincinnati Metropolitan Housing Authority

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

Cincinnati Metropolitan Housing Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 3,629,819.95

**Location Description:**

City of Mt. Healthy in Hamilton County

**Activity Description:**

Acquisition, demolition, and new construction of rental housing for households below 50% AMI.

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:**

None



**Grantee Activity Number:** 102  
**Activity Title:** Mt. Healthy redevelopment project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

CMHA - Acquisition, demolition, and

**Projected End Date:**

10/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,040,511.21

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,040,511.21

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
41		41	100.00
# of Households	41	41	100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

**Total**

41

41

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cincinnati Metropolitan Housing Authority

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

**Responsible Organization**

Cincinnati Metropolitan Housing Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 7,040,511.21

**Location Description:**



**Activity Description:**

Acquisition, demolition, and new construction of rental housing for households up to 120% of AMI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** 1001 / NSP2 Program Income Waiver

**Grantee Activity Number:** 1  
**Activity Title:** NSP2 Program Income Waiver

**Activity Type:**

Administration

**Project Number:**

1001

**Projected Start Date:**

03/12/2015

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**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:**

Hamilton County Community Development Department

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

Hamilton County Community Development Department

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

N/A

**Activity Description:**

Temporary activity to comply with Program Income Waiver for NSP2 Grantees, dated January 28, 2015.

**Environmental Assessment:****Environmental Reviews:** None**Project # / Title: 2 / Acquisition, demolition, and redevelopment of rental units****Grantee Activity Number:** 201**Activity Title:** Avondale redevelopment project**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**Activity Status:**

Under Way

**Project Title:**

Acquisition, demolition, and

**Projected End Date:**

06/01/2013

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

\$ 105,000.00



**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:**

\$ 105,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

119

**Low**

50

**Mod**

69

**Low/Mod%**

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

18

# of Housing Units

18

# of Properties

3

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

No

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

Model Group

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

City of Cincinnati

Model Group

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 105,000.00

\$ 0.00

**Location Description:**

Avondale neighborhood of the City of Cincinnati

**Activity Description:**

This activity provides funds for acquisition of vacant, blighted residential structures associated with construction of housing for households at or below 120% of area median income.

For this activity continued affordability requirements will be met for not less than twenty (20) years following project completion.

The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

Redevelopment will be done with Tax Credits.

**Environmental Assessment:**

COMPLETED



**Environmental Reviews:** None

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<b>Grantee Activity Number:</b>	<b>202</b>
<b>Activity Title:</b>	<b>Lincoln Heights redevelopment project</b>

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

**Project Number:**  
2

**Projected Start Date:**  
06/01/2010

**Project Draw Block by HUD:**  
Blocked by HQ ADMINISTRATOR

**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:**  
Acquisition, demolition, and

**Projected End Date:**  
12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,555,642.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,555,642.00

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	14
# of Housing Units	14
# ELI Households (0-30% AMI)	

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Model Group

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

Responsible Organization	Organization Type	Proposed Budget
Model Group	Unknown	\$ 1,555,642.00

**Location Description:**

Village of Lincoln Heights in Hamilton County

**Activity Description:**

Acquisition, demolition, and new construction of rental housing for households below 50% AMI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** 3 / Model Group - Acquisition, demolition, redevelopment,

**Grantee Activity Number:** 302  
**Activity Title:** Lincoln Heights Homeownership project

**Activity Type:**

Construction of new housing

**Project Number:**

3

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Model Group - Acquisition, demolition,

**Projected End Date:**

06/30/2012

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

**Total Budget:** \$ 1,000,986.62

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,000,986.62

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total**

4

**Low**

**Mod**

4

**Low/Mod%**

100.00



# of Households	4	4	100.00
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#### Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

#### Total

4

4

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Model Group

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

#### Responsible Organization

Model Group

#### Organization Type

Unknown

#### Proposed Budget

\$ 1,000,986.62

#### Location Description:

Village of Lincoln Heights in Hamilton County - Villas of the Valley site

#### Activity Description:

Demolition of 2 existing condemned multi-family buildings, followed by new construction of 4 homeownership single family units

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:**

None

**Project # / Title:** 4 / Model Group - Acquisition and rehabilitation of rental

**Grantee Activity Number:**

401

**Activity Title:**

E. Price Hill redevelopment project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

4

**Project Title:**

Model Group - Acquisition and

**Projected Start Date:**

**Projected End Date:**



06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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.

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

Total	Low	Mod	Low/Mod%
14	14		100.00
14	14		100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

**Total**

14

14

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Model Group

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

**Responsible Organization**

Model Group

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,759,864.04

**Location Description:**

East Price Hill Neighborhood of City of Cincinnati

**Activity Description:**

Acquisition and rehabilitation of rental units for households below 50% of AMI

**Environmental Assessment:**

COMPLETED



**Environmental Reviews:** None

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**Grantee Activity Number:** 402  
**Activity Title:** E. Price Hill redevelopment project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

4

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Model Group - Acquisition and

**Projected End Date:**

06/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,234,393.96

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,234,393.96

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
23		23	100.00
23		23	100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

23

# of Housing Units

23

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Model Group

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

**Responsible Organization**

Model Group

**Organization Type**

Unknown

**Proposed Budget**

\$ 2,234,393.96

**Location Description:**

**Activity Description:**

Acquisition and rehabilitation of 21 rental units for households below 80% of AMI. Additional funds for this project are being shifted from Activity 402, which was unable to move forward in a timely manner. The additional funding for this project will replace HOME funds, since the City of Cincinnati has an immediate need for their HOME funds in another project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: 5 / Model Group - Acquisition, rehabilitation, and financing**

**Grantee Activity Number:** 501  
**Activity Title:** Northside Homeownership Project

**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:**

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:**

Model Group - Acquisition, rehabilitation,

**Projected End Date:**

03/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 977,467.60

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 977,467.60

**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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# Owner Households	4	4	100.00
# of Households	4	4	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Sites re-used	4
#Units with bus/rail access	4
#Low flow showerheads	8
#Low flow toilets	8
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
# of Properties	4

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Model Group

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

Responsible Organization	Organization Type	Proposed Budget
Model Group	Unknown	\$ 977,467.60

**Location Description:**

Neighborhood of Northside in City of Cincinnati

**Activity Description:**

This activity provides funds to acquire and redevelop or rehabilitate four homeownership units that are vacant, abandoned or foreclosed. Completed property will be sold to income eligible homebuyers at or below 120% of Area Median Income. This activity will additionally provide direct homeownership assistance to qualified buyers. Construction financing for this activity will be in the form of an interest free loan and due in one lump payment upon sale of the property. For this activity the continued affordability mechanism will be in the form of an interest free, five-year forgivable loan with a five-year residency requirement. Loans with a five-year residency requirement are deferred over a five-year period with 20% forgiven (not requiring repayment) each year residency is verified. Should the property be sold or transferred within the five-year term, the City will recapture all or a portion of the funds awarded toward the purchase of the property. All loans are enforced by a subordinate mortgage and promissory note.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 502  
**Activity Title:** Evanston acquisition and rehabilitation project

**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:**

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:**

Model Group - Acquisition, rehabilitation,

**Projected End Date:**

09/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 641,999.64

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 641,999.64

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
#Sites re-used	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	5
#Low flow toilets	3
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	92
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4



#Energy Star Replacement Windows

35

# of Properties

2

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Model Group

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

**Responsible Organization**

Model Group

**Organization Type**

Unknown

**Proposed Budget**

\$ 641,999.64

**Location Description:**

Evanston Neighborhood in City of Cincinnati

**Activity Description:**

This activity provides funds to acquire and rehabilitate two residential structures containing two homeownership units and two rental units that are vacant, abandoned or foreclosed. Completed property will be sold to income eligible homebuyers at or below 120% of Area Median Income. This activity will additionally provide direct homeownership assistance to qualified buyers. Construction financing for this activity will be in the form of an interest free loan and due in one lump payment upon sale of the property.

For this activity the continued affordability mechanism will be in the form of an interest free, five-year forgivable loan with a five-year residency requirement. Loans with a five-year residency requirement are deferred over a five-year period with 20% forgiven (not requiring repayment) each year residency is verified. Should the property be sold or transferred within the five-year term, the City will recapture all or a portion of the funds awarded toward the purchase of the property. All loans are enforced by a subordinate mortgage and promissory note.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** 503  
**Activity Title:** Evanston acquisition/rehabilitation rental units

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

5

**Projected Start Date:**

10/01/2012

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Model Group - Acquisition, rehabilitation,

**Projected End Date:**

02/12/2013

**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**

# Renter Households

Total	Low	Mod	Low/Mod%
18	18		100.00
18	18		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

18

18

2

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Losantiville Evanston, LLC.

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

**Responsible Organization**

Losantiville Evanston, LLC.

Model Group

**Organization Type**

For Profit

Unknown

**Proposed Budget**

\$ 500,000.00

\$ 0.00



**Location Description:**

Neighborhood of Evanston in the City of Cincinnati.  
Entered Projected households data 10/18/2018

**Activity Description:**

This project is funded through NSP2 and the City of Cincinnati NSP3 Grant. Acquisition and predevelopment expenses were funded through NSP2, construction expenses are funded through NSP3. Beneficiary data will be reported in City of Cincinnati NSP3 Project 10003, Activities 3-162001 and 3-162002.

This activity provides funds to acquire and redevelop or rehabilitate homes and residential properties that are vacant, abandoned or foreclosed. Property will be rented to persons at or below (50%) of the area median income. NSP2 funds will be provided in the form of an interest bearing loan.

For this activity continued affordability requirements will be met for not less than fifteen (15) years following project completion. The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** 504  
**Activity Title:** County-Evanston acq/rehabilitation rental units

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

5

**Projected Start Date:**

10/01/2012

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Model Group - Acquisition, rehabilitation,

**Projected End Date:**

02/12/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 420,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 420,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
18	18		100.00
18	18		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

18

# of Housing Units

18

# of Properties

2

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Losantiville Evanston, LLC.

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

**Responsible Organization**

Losantiville Evanston, LLC.

Model Group

**Organization Type**

For Profit

Unknown

**Proposed Budget**

\$ 420,000.00

\$ 0.00



**Location Description:**

Evanston neighborhood in the City of Cincinnati, Hamilton County, Ohio.

**Activity Description:**

This activity provides funds to acquire and redevelop or rehabilitate homes and residential properties that are vacant, abandoned or foreclosed. Property will be rented to persons at or below (50%) of the area median income. NSP2 funds will be provided in the form of an interest bearing loan.

For this activity continued affordability requirements will be met for not less than fifteen (15) years following project completion. The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

---

**Project # / Title: 6 / City of Cincinnati - Demolition of blighted structures (D)**

**Grantee Activity Number:** 601  
**Activity Title:** Demolition of blighted properties

**Activity Type:**

Clearance and Demolition

**Project Number:**

6

**Projected Start Date:**

06/01/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

City of Cincinnati - Demolition of blighted

**Projected End Date:**

03/31/2012

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

**Total Budget:** \$ 228,492.50

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 228,492.50

**Benefit Report Type:**

Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	45388	22745	9690	71.46

Proposed Accomplishments	Total
# of Properties	12

LMI%:	71.46
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Cincinnati

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Cincinnati	Local Government	\$ 228,492.50

Location Description:

Neighborhoods of Avondale, E. Price Hill, Evanston, and Northside in City of Cincinnati

Activity Description:

Demolition of blighted structures. This Activity will demolish 21 housing units.

Environmental Assessment: COMPLETED

Environmental Reviews: None

---

**Project # / Title:** 7 / Administration

**Grantee Activity Number:** 701

**Activity Title:** Hamilton County Administration

**Activity Type:**

Administration

**Activity Status:**

Completed

**Project Number:**

7

**Project Title:**

Administration



**Projected Start Date:**

02/11/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 618,826.09**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 618,826.09**Benefit Report Type:**

NA

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

No

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

Hamilton County Community Development Department

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

Hamilton County Community Development Department

**Organization Type**

Local Government

**Proposed Budget**

\$ 618,826.09

**Location Description:**Hamilton County Community Development  
138 E. Court St. Room 1002  
Cincinnati, Ohio 45202**Activity Description:**

General administration of NSP 2 Grant

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

### Activity Supporting Documents

**Document** Approval Letters to Transfer NSP PI to CDBG.pdf

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**Grantee Activity Number:** 702  
**Activity Title:** Cincinnati Administration

**Activity Type:**

Administration

**Project Number:**

7

**Projected Start Date:**

02/11/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Completed

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 728,966.98

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 728,966.98

**Benefit Report Type:**

NA

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Cincinnati

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

**Responsible Organization**

City of Cincinnati

Hamilton County Community Development Department

**Organization Type**

Local Government

Local Government

**Proposed Budget**

\$ 728,966.98

\$ 0.00

**Location Description:**

Cincinnati Department of Community Development  
805 Central Ave. Centennial II 7th Floor  
Cincinnati, Ohio 45202

**Activity Description:**



General Administration of NSP 2 Grant

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** 703  
**Activity Title:** CMHA Administration

**Activity Type:**

Administration

**Project Number:**

7

**Projected Start Date:**

02/11/2010

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Completed

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 514,964.49

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 514,964.49

**Benefit Report Type:**

NA

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cincinnati Metropolitan Housing Authority

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

**Responsible Organization**

Cincinnati Metropolitan Housing Authority

Hamilton County Community Development Department

**Organization Type**

Local Government

Local Government

**Proposed Budget**

\$ 514,964.49

\$ 0.00

**Location Description:**

Cincinnati Metropolitan Housing Authority  
16 W. Central Parkway  
Cincinnati, Ohio 45202

**Activity Description:**



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Project # / Title:** 8 / Hamilton County - Acquisition and rehabilitation

**Grantee Activity Number:** 801  
**Activity Title:** Golf Manor acquisition and rehab project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

8

**Projected Start Date:**

06/01/2010

**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:**

Hamilton County - Acquisition and

**Projected End Date:**

12/31/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 799,729.62

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 799,729.62

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

9

0.00

# of Households

9

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

9

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

No

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

Hamilton County Community Development Department

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

Cincinnati Metropolitan Housing Authority

Hamilton County Community Development Department

**Organization Type**

Local Government

Local Government

**Proposed Budget**

\$ 0.00

\$ 799,729.62

**Location Description:**

Village of Golf Manor in Hamilton County

**Activity Description:**

Acquisition and rehabilitation of vacant, abandoned, or foreclosed properties for homeownership.

**Environmental Assessment:** COMPLETED**Environmental Reviews:** None

**Grantee Activity Number:** 802  
**Activity Title:** Activity Delivery Costs for Failed Acquisitions

**Activity Type:**

Acquisition - general

**Project Number:**

8

**Projected Start Date:**

03/01/2010

**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:**

Hamilton County - Acquisition and

**Projected End Date:**

07/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 13,700.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 13,700.00

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Properties

**Total**

1

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Homesteading and Urban Redevelopment Corporation

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

**Responsible Organization**

Cincinnati Metropolitan Housing Authority

Homesteading and Urban Redevelopment Corporation

**Organization Type**

Local Government

Non-Profit

**Proposed Budget**

\$ 13,000.00

\$ 700.00

**Location Description:**

Golf Manor, Ohio

**Activity Description:**

This activity is for all incurred eligible project delivery costs that do not result in an acquisition. Items such as appraisals, title exams, legal fees, inspections, environmental assessments, etc. All eligible costs for all failed acquisitions in Golf Manor will be recorded in this activity.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Project # / Title: 9 / Hamilton County - Demolition of blighted structures (D)**

**Grantee Activity Number:** 901  
**Activity Title:** Demolition of blighted properties

**Activity Type:**

Clearance and Demolition

**Project Number:**

9

**Projected Start Date:**

02/01/2011

**Project Draw Block by HUD:**

Blocked by HQ ADMINISTRATOR

**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:**

Hamilton County - Demolition of blighted

**Projected End Date:**

03/30/2012

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

**Total Budget:** \$ 612,990.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 612,990.00

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

**Total**

898

**Low**

583

**Mod**

203

**Low/Mod%**

87.53

**Proposed Accomplishments**

**Total**



# of Multifamily Units	15
# of Housing Units	15
# of Properties	15

LMI%:	87.53
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**Activity is being carried out by Grantee:** No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Model Group

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

Responsible Organization	Organization Type	Proposed Budget
Model Group	Unknown	\$ 612,990.00

**Location Description:**  
Lincoln Heights, Ohio

**Activity Description:**  
Demolition of the remaining condemned residential multi-family properties on the Villas of the Valley site, south of Medosch, in addition to other blighted structures within the Village of Lincoln Heights.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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## Action Plan Comments:

Reviewer - Action Plan is rejected so that Hamilton County may include the NSP2 Factor 1 Narrative, per instructions from HUD HQ. - BLG 4/6/10

Reviewer - Action Plan narrative and projects are found to be acceptable. - BLG 4/8/10  
Concurrence in Reviewer's comments: RTH 4/8/10.

Reviewer - Action Plan updates are found to be acceptable and remain consistent with NSP 2 application. - BLG 5/10/10

Reviewer - Corrected information is found to be acceptable. No further comments noted. - BLG 5/13/10

Reviewer - Action Plan updates are found to be acceptable and remain consistent with NSP2 application. - BLG 7/2/10  
Concurrence with Reviewer's comments and approval of the Action Plan: RTH 7/2/10

Reviewer - Grantee revised budgets and added activity 901. Also changed project status from 'planned' to 'in progress' for several activities. Updates are found to be acceptable and remain consistent with NSP2 application. KJD 12.27.10

Reviewer - Approved - TB - 12/27/10

Reviewer - grantee updated action plan to include action item info. - KD 2.1.11

Reviewer - Concurrence with Reviewer's Comments and we recommend approval. RTH 2/1/11

Reviewer - Grantee made minor activity budget revisions in preparation for the QPR submission. Changes found to be acceptable. - KD 4.6.11

Reviewer - Concurrence with Reviewer's Comments and we recommend approval; RTH 4/8/11.

Reviewer - Jurisdiction reduced the number of units from 9 to 5 for Activity 502 due to increased cost of rehabbing large older homes. This update is approved; however, jurisdiction is requested to add this note under Activity Description during the next Action Plan update. -OA 7/7/2011

Reviewer - Approved - TB - 7/8/11

Reviewer - County reduced the budget for Activity 201 (12-unit LMMI rental redevelopment in Avondale neighborhood) to \$214,521.00, and shifted the funds to Activity 402 (21-unit LMMI rental redevelopment in E. Price Hill neighborhood), increasing its budget to \$3,690,519. County changed Activity #201 to Clearance and Demolition, which was already noted on the original plan. This shift is due to the inability to move forward with Activity 201 in a timely manner because of the complicated financing structure and the tight time frame for NSP2. County also needed to shift HOME funds from Activity 402 to another project. County intends to redevelop Activity 201 when adequate funding is obtained. The units for both activities remain the same. This change without a substantial amendment was discussed with and okayed by HQ on 8/23/2011. If it cannot redevelop Activity 201, county will notify CPD/FO. This revision is acceptable. -OA 10/4/2011

Reviewer - Approved - 10/4/11

Reviewer - County updated several activities' project status and scheduled completion date, shifted \$50 from activity #601 to activity #402, and increased the expected number of units for #102 from 30 to 35 reflective of new construction plans. Updates are acceptable. -OA 2/2/2012

Reviewer - Recommend Approval. RTH 2/3/12

Reviewer - County added estimated PI for several activities and reduced activity #801 Golf Manor's units from 13 to 11 due to higher than expected rehab costs. County still meets the 100-unit requirement. Update is acceptable. -OA 3/31/2012

Reviewer - Concurrence and recommend approval. RTH 4/2/12

Reviewer - Action Plan is rejected to allow grantee to fix Activity 503's Proposed Accomplishments. The number should be 12 units, not 2. -OA 6/29/2012

Reviewer - Grantee fixed the unit count discrepancy reported by consortium, created Activity 001 that will be funded with future PI from Cincinnati, increased the budget and updated the narrative for Activity 501, decreased the budget and unit count for Activity 502, and created Activity 503 adding several units. Updates are acceptable. -OA 7/2/2012

Reviewer - Recommend Approval. RTH 7/2/12

Reviewer - Action Plan is rejected as County inadvertently submitted it without completing all the updates. -OA 9/25/2012

- Reviewer - Action Plan is rejected again as County inadvertently submitted it without completing all the updates. -OA 9/26/2012
- Reviewer - County updated DRGR Action Plan to reflect recent substantial amendment. County added language on how PI will be used. LH25 activity 504 was created. Activity 201 Avondale's budget decreased to \$105,000 with most of the funds moved to activity 402 E. Price Hill (see comment on 10/4/2011) and the rest to activity 601 Demo. Activity 801 Golf Manor's budget reduced by \$667,893 and moved to activity 504 Evanston due to non-profit partner's capacity. LMMI activity 402's budget decreased by \$1,456,175 and added to LH25 activity 401's budget. Activity 501's budget increased by \$49,083 to reflect actual construction costs; funds came from activity 702 Admin. Activity 503's proposed units increased to 18. Activity 601 Demo's budget increased by \$109,524. Activity 701's budget reduced by \$5,807 and moved to activity 504. Updates are acceptable. -OA 9/27/2012
- Reviewer - Recommend Approval: RTH 9/28/12
- Reviewer - County increased LH25 units from 15 to 19 for activity 101-Mt. Healthy Redevelopment and decreased LMMI units from 45 to 41 for activity 102-Mt. Healthy Redevelopment. Activity 701-Hamilton County Administration's budget decreased by \$46,297 and reallocated same to activity 801-Golf Manor Acquisition and Rehab. Updates are acceptable. OA 1/3/2013
- Reviewer - Recommend Approval: RTH 1/4/13
- Reviewer - County reduced activity 801-Golf Manor LMMI units by 3 to reflect previously reduced budget; increased activity 601-Demo units by 6 and budget by \$7,871; increased activity 101-Mt Healthy LH25 budget by \$186,363; increased activity 102-Mt Healthy LMMI budget by \$59,301; and reduced activity 702-Cincinnati Admin budget by \$8,255. Updates are acceptable. -OA 1/18/2013
- Reviewer - Recommend Approval: RTH 1/22/13
- Reviewer - County further increased activity 101-Mt. Healthy LH25's budget by \$105,285. Update is acceptable. -OA 1/28/2013
- Reviewer - Recommend Approval: RTH 1/28/13
- Reviewer - County inadvertently submitted the Action Plan and requested that the Plan be rejected. -OA 1/29/2013
- Reviewer - County moved \$7,566 from activity 701-Admin to activity 801-Golf Manor to pay the last remaining invoice. Update is acceptable. -OA 1/29/2013
- Reviewer - Recommend Approval: RTH 1/29/13
- Reviewer - County cannot access DRGR so it asked consortium member Cincinnati to submit on its behalf. County updated budgets to reflect actual costs and PI received. Activities 102-Mt Healthy's budget increased by \$10,831; 701-County Administration's budget decreased by \$34,183; and 801-Golf Manor's budget increased by \$70,926. Updates are acceptable. -OA 4/5/2013
- Reviewer - Recommend Approval: RTH 4/9/13
- Reviewer - Recommend for approval on behalf of RTH because Holiday, Furlough Day, and weekend are too close to the QPR deadline. -OA 7/4/2013
- County updated activity 502's Beneficiaries to Mod to reflect actual beneficiaries; increased activity 402's Proposed Beneficiaries and Accomplishments by 3; deleted activity 503's Beneficiary data as it's reported in the end-use activity in NSP3 and added note for cross-reference; decreased activity 601's Proposed Accomplishment by 1; and decreased activity 201's Proposed Beneficiaries and Accomplishments by 3. Activity 801's budget increased by about \$12K with funds from activity Hamilton County Administration. Updates are acceptable. -OA 7/2/2013
- Reviewer - Recommend Approval: RTH

- Reviewer - No issues. Recommend Approval. BW 2/4/15
- Reviewer - No issues. Recommend Approval. BW 2/4/15
- Reviewer - No issues. County had to open up previously closed properties in order for them to use the waiver on NSP 2 for First In, First Out. Recommend Approval. BW 4/8/15
- Reviewer - County revised some budgets for a change to demolition activity to increase funding. Admin and Demo are within caps. Recommend Approval. BW 7/30/15
- Reviewer - No issues found. County cancelled the PI waiver account since all of their line of credit funds have been drawn. Recommend Approval. 10/2/15
- Reviewer - No issues found. Demo activity was re-opened to pay an invoice. Recommend Approval. BW 12/29/15
- Reviewer - Hamilton County added an additional accomplishment to activities 801 and 901. Recommend Approval. BW 1/12/16
- Reviewer - Hamilton County added the approval letters for the NSP PI Transfer to CDBG. HUD staff added the checklist. Recommend Approval. BW 4/26/17
- Reviewer - Hamilton County changed the status of their activities to completed. No other changes made. Recommend Approval. BW 11/13/17
- Reviewer - Budget changes and changes to environmental status. Budgets lowered due to PI transfer. Recommend Approval. BW 5/1/18
- Reviewer - Hamilton County adjusted the budget of one activity and revised proposed budgets of activity to match actual budgets. Recommend Approval. BW 6/21/18
- Reviewer - County needs to change Activity 201 back to rehab/redevelopment and a direct beneficiary. BW 8/1/18
- Reviewer - County needs to change Activity 201 back to rehab/redevelopment and a direct beneficiary. BW 8/1/18
- Reviewer - County needs to change Activity 201 back to rehab/redevelopment and a direct beneficiary. BW 8/1/18. Change was made on 8/3/18. Recommend Approval. BW 8/3/18
- Reviewer - Changing status to see if it will assist in allowing grantee to make changes in QPR. Recommend Approval. BW 9/13/18
- Reviewer - Changes made in conjunction with clean up of DRGR for closeout. Changes made to performance measures that hopefully remove items from clean up report. Recommend Approval. BW 10/30/18
- Reviewer - County made minor changes to the action plan to reflect clean up associated with clean up reports. Changes made to beneficiary data in activities 503 and 901. Recommend Approval. BW 11/20/18
- Reviewer - No issues discovered. County adjusted beneficiary numbers to line up with actual totals and clean up flags in clean up report. Recommend Approval. 2/1/19

## Action Plan History

Version	Date
B-09-CN-OH-0033 AP#1	07/02/2010
B-09-CN-OH-0033 AP#2	10/04/2011
B-09-CN-OH-0033 AP#3	02/03/2012
B-09-CN-OH-0033 AP#4	04/02/2012
B-09-CN-OH-0033 AP#5	07/02/2012



B-09-CN-OH-0033 AP#6	09/28/2012
B-09-CN-OH-0033 AP#7	01/04/2013
B-09-CN-OH-0033 AP#8	01/22/2013
B-09-CN-OH-0033 AP#9	01/28/2013
B-09-CN-OH-0033 AP#10	01/29/2013
B-09-CN-OH-0033 AP#11	04/09/2013
B-09-CN-OH-0033 AP#12	07/03/2013
B-09-CN-OH-0033 AP#13	01/06/2014
B-09-CN-OH-0033 AP#14	02/04/2015
B-09-CN-OH-0033 AP#15	02/04/2015
B-09-CN-OH-0033 AP#16	04/08/2015
B-09-CN-OH-0033 AP#17	07/30/2015
B-09-CN-OH-0033 AP#18	10/02/2015
B-09-CN-OH-0033 AP#19	12/29/2015
B-09-CN-OH-0033 AP#20	01/12/2016
B-09-CN-OH-0033 AP#21	04/26/2017
B-09-CN-OH-0033 AP#22	11/13/2017
B-09-CN-OH-0033 AP#23	05/01/2018
B-09-CN-OH-0033 AP#24	06/21/2018
B-09-CN-OH-0033 AP#25	08/03/2018
B-09-CN-OH-0033 AP#26	09/13/2018
B-09-CN-OH-0033 AP#27	09/13/2018
B-09-CN-OH-0033 AP#28	10/30/2018
B-09-CN-OH-0033 AP#29	11/20/2018
B-09-CN-OH-0033 AP#30	02/01/2019

