

Action Plan

Grantee: Toledo, OH

Grant: B-11-MN-39-0013

LOCCS Authorized Amount:	\$ 3,591,715.00
Grant Award Amount:	\$ 3,591,715.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 668,627.61
Total Budget:	\$ 4,260,342.61

Funding Sources

Funding Source	Funding Type
Program Income	Program Income

Narratives

Summary of Distribution and Uses of NSP Funds:

To ensure that funds be concentrated in highest needs census tract areas (to achieve the most significant impact), the City of Toledo established a minimum risk score of 17, using the HUD Mapping Tool link. Those meeting this benchmark have the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage-related loans, and areas likely to face a significant rise in the rate of home foreclosures. Areas of greatest need include the following census tracts: 16,21,29,30,66,67,68, and 74 for both acquisition/rehabilitation and redevelopment activities. For demolition, the census tracts include the original NSP and NSP2 Community Development Corporation (CDC) target neighborhoods where high levels of vacancies and blight have contributed to unsafe homes unable to be rehabilitated.

How Fund Use Addresses Market Conditions:

Toledo, located on the western corner of Lake Erie, is not only the largest city in Lucas County in the State of Ohio, but also the principal city in the Toledo Metropolitan Statistical Area. It is the fourth largest city in the state and has a population of 313,619 (2000 census). The City of Toledo has been severely impacted by home foreclosures. According to RealtyTrac, a recognized leader in collection of foreclosed data, foreclosure filings in metro Toledo rose from 2,086 in the first six months in 2006 to 3,152 in the first half of 2007 - a 51% increase. RealtyTrac stated that metro Toledo ranked 20th worst among the nation's 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nation's top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. The data from RealtyTrac portrays a very serious foreclosure situation in Toledo.

It is noteworthy to stress that foreclosed properties are not confined in the central city but scattered throughout the city. A total of 1,897 properties with Toledo addresses were sold at the Lucas County Sheriff's Sales from October 1, 2007 through September 30, 2008. A May 7th, 2010 article published in Foreclosure Deals.com stated that, in the first quarter of 2010, a total of 2,016 foreclosures were filed in Lucas County marking an increase of 17.4 percent from the previous quarter and a jump of 7.5 from filings in 2009. The article went on to indicate that the default rate in Toledo in February of 2010 reached 8.05% far above the 5.8% default rate in February 2009 and higher than the 7.7% default rate of Ohio. The article ended by pointing out that although Lucas County had the lowest number of filings among the top five Ohio counties, the number of properties entering Toledo foreclosure auctions put the metro area fourth in total Real Estate Owned (REOs) and third in rate of increased filings.

The 2010 third quarter report for the National Association of Realtors showed Toledo's foreclosure prime rate of 3.19% in August greater than the national average of 3.10%. The report also showed that homeownership rate in Toledo had fallen from historical average of 69.4% to 61.3% in 2009 below the national average of 67.4%.



To ensure that the funds be concentrated in highest needs census tracts to achieve significant impact, the City of Toledo used HUD minimum risk score of 17. These are areas with highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgage related loans, and areas likely to face significant rise in the rate of home foreclosures. The areas of greatest need for NSP3 include census tracts 16, 21, 29, 30, 66, 67, 68, and 74 for acquisition/rehabilitation and redevelopment activities. Census tracts 66, 67, 68 and 74 contain one of the four original NSP1 tipping point areas, Secor Garden/Sleepy Hollow. Census tracts 16, 21, 29, and 30 contain two historic districts.

The overall average score in the areas for these activities is 18.75.

For demolition activities, NSP3 may include census tracts 62, 2, 3, 4, 57.03, 6, 7, 63, 16, 17, 18, 19, 12.02, 30, 29, 22, 21, 24.02, 25, 26, 74, 66, 67, 31, 32, 33, 35, 36, 68, 39, 40, 44, 43.02, 42, 41, 38, 53, 51, 48, and 47.01. These census tracts include the original NSP1 and NSP2 CDC target neighborhoods where high levels of vacancies and blight have contributed to the need to tear down homes. In addition, they include the four NSP tipping point neighborhoods identified in NSP1 application. The overall score for the acquisition/rehabilitation redevelopment and demolition selected areas is 18.54.

Ensuring Continued Affordability:

All units shall be occupied by households at or below 120% area median income (AMI) based upon bedroom size. For all rental units intended for households with incomes between 81% and 120% AMI, the rents shall be established at or below HUD's published 65% rent limits, based upon bedroom size. For all rental units to be occupied by households between 51% and 80% AMI, the rents shall be established at FMR based upon bedroom size. For rental units intended for household with incomes at or below 50% AMI, the rents shall be established at or below HUD's published 50% rent limits based upon bedroom size, but no higher than fair market rate.

Units assisted with NSP3 funds must meet the affordability requirements for not less than the applicable specified period. The affordability period will be applied by use of a deed restriction on the assisted property:

Rents are recalculated by HUD periodically and distributed. The rents for a project are not required to be lower than the rent limits for the project in effect at the time of project commitment

Project owners will be provided with information on updated rent limits so rents may be adjusted in accordance with written agreement between the agency and the owner. Owners must provide annual information on rents and occupancy of the assisted units to demonstrate compliance.

Any increase in rents for the assisted units is subject to the provisions of the outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

Definition of Blighted Structure:

"A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare", as defined by the Federal Register Vol. 73, No. 194.

For grant purposes, the City of Toledo is using the following definition: A structure that has one or more of the following conditions: a) a structure that is dilapidated, unsanitary, unsafe, or vermin-infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use; b) a structure that poses a dire threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination; and c) tax or special assesment delinquencies exceeding the fair value of the land that remains unpaid 35 days after notice to pay has been mailed.

Definition of Affordable Rents:

The City of Toledo will require deed restrictions to be placed on the properties at the time of property transfer from the lender to the City or the City's agents, including NSP subrecipients or NSP contractors. Additionally, the affordability requirement will be included as one of the conditions within any grant agreements, loan agreements, and mortgages. The City of Toledo currently provides for affordability requirements within its current HOME grant and loan documents.

Homeownership affordability will use the HOME standards at 24 CFR 92.254 which include:

- ,
- ,
- The house must be single-family
- ,
- The house must be modest
- ,
- Housing must serve families and individuals whose incomes do not exceed 120% AMI
- ,
- Houses must be the principal residence of the households through out the affordability period
- ,
- ,
- ,
- ,
- Periods of affordability:
- ,
- ,



- \$1 to \$14,999.00 - 5-year term,
- \$15,000.00 to 39,999.00– 10-year term
- \$40,999.00 or more – 15-year term

• Recapture requirements shall be applied to ensure affordability. Recapture provisions will ensure that all or portion of NSP3 assistance to homebuyers, if the house ceases to be the principal residence of the household for the affordability period, is returned to the city to be used in assisting eligible homebuyers. Acceptable recapture options will include: 9(a) recapture of the entire amount of assistance from the homeowner; (b) reduction of the amount based on the length of time the property was owned and occupied by the homeowner.

Housing Rehabilitation/New Construction Standards:

The City of Toledo will utilize the City of Toledo housing standards currently utilized for its Owner-Occupied Rehabilitation Program and its Housing Development Fund Program, both funded in part with HOME funding. The components of the City of Toledo’s housing standards include the following:

- Code violations – All building, nuisance and housing code violations will be corrected. Properties will be inspected to identify code violations and rehab specifications with estimated cost will be developed to clearly identify corrections of all such violations.
- Lead-Based Paint Hazards – A Lead-Based Paint Inspection (XRF testing and dust wipe sampling) and Risk Assessment by licensed personnel will be performed on each property to identify the existence and scope of any lead-based paint hazards. The standards of “Lead-Based Paint Poisoning Prevention in Federally Owned or Federally Assisted Housing”, found in 24 CFR Part 35, will apply.
- Energy Efficiency – All newly constructed residential buildings shall meet HUD’s Energy-Efficiency Model Code. All rehabilitated structures will be made as energy efficient as possible within the program guideline limits. Anticipated work will include sealing exterior openings; insulating walls, attics, and crawl spaces; replacement of energy inefficient windows and furnaces, etc. Where financially feasible, NSP-funded homes will utilize green building materials.
- Incipient Code items – New homeowners, especially lower-income households, often have limited access to resources necessary for large maintenance and capital expenses in the short term. Once costs for corrections of code violations, lead-based hazard control work and energy-efficiency have been completed, additional program improvements may be used to replace structural and mechanical systems, including roofs, hot water tanks, furnaces, plumbing/lighting fixtures, that have a short remaining life.

Vicinity Hiring:

Hiring employees who reside in the vicinity of NSP3 projects or contracting with small business that are owned and operated by persons residing in the vicinity of the project including information on existing local ordinances that address these requirements: Funding will give priority to those developers that meet Section requirements and emphasize Section 3 recruitment and hiring practices. Hiring employees who reside in the vicinity of NSP3 projects or contracting with small business that are owned and operated by persons residing in the vicinity of the project including information on existing local ordinances that address these requirements: Funding will give priority to those developers that emphasize Section 3 recruitment and hiring practices.

Procedures for Preferences for Affordable Rental Dev.:

Preference for development of affordable rental housing: Funding will give priority to those developers that emphasize affordable rental housing activities. Only projects with at least 20% of the rental units being affordable for low and moderate-income households will be eligible for NSP3 financing. Higher preference will be given to those projects with higher low -income household restrictions.

Grantee Contact Information:

Kattie M. Bond, Director, Department of Neighborhoods, City of Toledo, OH
 (419)936-3647
 (419)245-1413

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3: 01	NSP3: Acq/Rehab-LMMI	NSP3: Acq/Rehab - City of	NSP3 - City of Toledo - Acq.Rehab

		Toledo	NSP3 - City of Toledo - Acq.Rehab
		NSP3: Acq/Rehab - Fort Industry	NSP3 - Fort Industry - LMMI
		NSP3: Acq/Rehab - Gant LLC	NSP3 - Gant LLC - LMMI
		NSP3: Acq/Rehab - UNC/OWE Assoc.	NSP UNC/OWE Assoc - LMMI
NSP3: 02	NSP3: Acq/Rehab (25%)	NSP3: AcqRehab 25% - Gant (R)	NSP3 - Gant (Rental) - AcqRehab 25% set-aside
		NSP3: AcqRehab 25% - Gant LLC	NSP3 - Gant LLC - 25% Set aside
NSP3: 03	Redevelopment/ New Construction	NSP3: Redevelopment - R. Gant, LLC	NSP3 - R. Gant, LLC - LMMI
		NSP3: Redelopment - MVHFH	NSP3 - MVHFH - LMMI
NSP3: 04	NSP3: Demolition	NSP3: Demolition - City of Toledo	NSP3 - City of Toledo - Demolition
NSP3: 05	NSP3: Administration	NSP3: Administration - City of Toledo	NSP3 - City of Toledo - Admin.



Activities

Project # / NSP3: 01 / NSP3: Acq/Rehab-LMMI

Grantee Activity Number: NSP3: Acq/Rehab - City of Toledo
Activity Title: NSP3 - City of Toledo - Acq.Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3: 01

Projected Start Date:
 05/01/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Under Way

Project Title:
 NSP3: Acq/Rehab-LMMI

Projected End Date:
 05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 489,008.52

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 47,800.00

Total Funds: \$ 536,808.52

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Toledo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
--------------------------	-------------------	-----------------



City of Toledo

Local Government

\$ 489,008.52

Funding Source Name

Matching Funds

Funding Amount

Program Income

No

\$ 47,800.00

Location Description:

Census tracts: 74, 66, and 67 in Toledo, OH.
The minimum risk score averages 18.3

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP3: Acq/Rehab - Fort Industry
Activity Title: NSP3 - Fort Industry - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3: 01

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Acq/Rehab-LMMI

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 269,890.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 10,200.00

Total Funds: \$ 280,090.88

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2			0.00
2			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Fort Industry Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Fort Industry Development

Organization Type

State

Proposed Budget

\$ 269,890.88

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 10,200.00



Location Description:

The minimum risk score averages 18.3, Census tracts are 74,66, and 67.

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP3: Acq/Rehab - Gant LLC
Activity Title: NSP3 - Gant LLC - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3: 01

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Acq/Rehab-LMMI

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 400,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 400,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

6

6

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 400,000.00

Location Description:



The minimum risk score averages 19 and the census tract is 29 and 68.

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP3: Acq/Rehab - UNC/OWE Assoc.
Activity Title: NSP UNC/OWE Assoc - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3: 01

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Acq/Rehab-LMMI

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

2

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

United North Corporation, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

United North Corporation, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 250,000.00

Location Description:



The minimum risk score averages 19.25 and the census tracts are 16, 21, 29, and 30.

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Proposed accomplishment changed on March 2014 to reflect two renters (no owners).

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP3: 02 / NSP3: Acq/Rehab (25%)

Grantee Activity Number: NSP3: AcqRehab 25% - Gant (R)
Activity Title: NSP3 - Gant (Rental) - AcqRehab 25% set-aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3: 02

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Acq/Rehab (25%)

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 412,135.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 412,135.00

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
R. Gant, LLC	For Profit	\$ 412,135.00

Location Description:

Census tract is 68 and 29 and the minimum risk score is 19.

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP3: AcqRehab 25% - Gant LLC
Activity Title: NSP3 - Gant LLC - 25% Set aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3: 02

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Acq/Rehab (25%)

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 834,113.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 834,113.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

8

8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 834,113.60

Location Description:



The minimum risk score is 19 and the census tract is 74.

Activity Description:

Purchase and rehabilitation of foreclosed or abandoned residential properties in order to sell such homes and properties. Activities include acquisition, demolition, disposition, down payment assistance, rehabilitation or construction, housing counseling.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP3: 03 / Redevelopment/ New Construction

Grantee Activity Number: NSP3: Redevelopment - R. Gant, LLC
Activity Title: NSP3 - R. Gant, LLC - LMMI

Activity Type:

Construction of new housing

Project Number:

NSP3: 03

Projected Start Date:

06/17/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment/ New Construction

Projected End Date:

12/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 298,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 163,800.00

Total Funds: \$ 462,600.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00



of Households 2 2 100.00

Proposed Accomplishments

Total

of Singlefamily Units

2

of Housing Units

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

R. Gant, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

R. Gant, LLC

Organization Type

For Profit

Proposed Budget

\$ 298,800.00

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 163,800.00

Location Description:

828 Clifton
612 Moran

Activity Description:

Provision of two (2) single-family units for qualified NSP home buyers. These two units were awarded to R. Gant, LLC from Maumee Valley Habitat for Humanity. Habitat for Humanity was initially awarded funds to do all new construction projects.

Environmental Assessment:

COMPLETED

Environmental

None



Grantee Activity Number:
Activity Title:

NSP3: Redelopment - MVHFH
NSP3 - MVHFH - LMMI

Activity Type:

Construction of new housing

Project Number:

NSP3: 03

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment/ New Construction

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 461,518.28

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 167,460.76

Total Funds: \$ 628,979.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

4

4

Activity is being carried out by

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

Non-Profit

Proposed Budget

\$ 461,518.28

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 167,460.76



Location Description:

The minimum risk score averages 18.3 and the census tracts are 74, 66, and 67.

Activity Description:

This program will involve the reuse of vacant properties, including vacant structures and demolished properties. Vacant structures may be commercial, single-family, or multi-family properties. Activities under this section may include acquisition of blighted structures, demolition and redevelopment costs of building rental or ownership units.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP3: 04 / NSP3: Demolition

Grantee Activity Number: NSP3: Demolition - City of Toledo
Activity Title: NSP3 - City of Toledo - Demolition

Activity Type:

Clearance and Demolition

Project Number:

NSP3: 04

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Demolition

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 417,996.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 417,996.10

Benefit Report Type:

Area Benefit (Census)



Proposed Accomplishments

Total

of Housing Units

45

of Properties

45

LMI%:

58.98

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

City of Toledo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Toledo

Local Government

\$ 417,996.10

Location Description:

All identified census tracts as indicated in the 2010-2011 Substantial Amendment. The minimum risk score averages 18.54.

Activity Description:

The properties demolished with NSP3 funds will be blighted structures.

Once a blighted is identified, city will contract and/or perform eligible activities. Eligible activities are cost directly associated with:

- Deconstruction and demolition (includes utility shut-off, Hazardous materials testing, and removal);
- Clearance, removal, and disposition of materials;
- Site restoration (grading, seeding, and curb replacement)

The following outlines the general terms and conditions of this activity:

This activity will address local housing conditions by: Demolishing blighted structures to remove blighting and criminal influences in order to promote property values in those neighborhoods and support existing or planned investment. Demolition activities will be prioritized based upon their proximity to recent or planned development and areas where demolitions will help to stabilize the neighborhoods. The lots will be redeveloped when demand for rental or homeownership opportunities returns.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP3: 05 / NSP3: Administration



Grantee Activity Number: NSP3: Administration - City of Toledo
Activity Title: NSP3 - City of Toledo - Admin.

Activity Type:

Administration

Project Number:

NSP3: 05

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3: Administration

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 426,034.26

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 66,862.76

Total Funds: \$ 492,897.02

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Toledo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Toledo

Organization Type

Local Government

Proposed Budget

\$ 426,034.26

Funding Source Name

Program Income

Matching Funds

No

Funding Amount

\$ 66,862.76

Location Description:

All identified census tracts as indicated in the substantial amendment

Activity Description:

Funding will be utilized for the planning and administrative costs related to overseeing the program, including



reporting, marketing, homeownership training, and other general administrative activities.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

- Reviewer - Grantee's action plan submission was reviewed using the NSP application checklist to verify information. Supplemental materials were provided via mail. Submission found to be acceptable. - KD 6.7.11
- Reviewer - Concurrence with Reviewer's comments and Action Plan Approval: RTH 6/7/11
- Reviewer - Recommend Approval: RTH 11/7/13
- Reviewer - Recommend approval: RTH 11/27/13
- Reviewer - 11/29/13: Acknowledging the changes in Program Income and increases to the projects and activity budgets identified in the city's 11/27/13 e-mail; Recommend Approval: RTH
- Reviewer - Noting that the plan has been edited to correct program income entries; Recommend Approval: RTH
- Reviewer - Recommend Approval: RTH
- Reviewer - City of Toledo changed demolition activity from a direct benefit to an area activity. I discussed the issue with the city yesterday. Recommend Approval. BW 6/23/15
- Reviewer - Total budget within the activities are below the grant amount and receipted program income. Admin and demo activities are below the caps. The City of Toledo added money to program income receipts to bring action plan into compliance. Recommend Approval. BW 7/6/16
- Reviewer - Rejected due to proposed demo increase going over the 10% cap. City of Toledo does not have an accepted demo waiver to go to that amount.
- Reviewer - Rejected due to proposed demo increase going over the 10% cap. City of Toledo does not have an accepted demo waiver to go to that amount.
- Money added to activity budgets to show that the demo activity is under the 10% cap. Recommend Approval. BW 5/8/19
- Reviewer - City changed one activity from planned to under way. No other changes made. Recommend Approval. BW 10/4/19



Action Plan History

Version	Date
B-11-MN-39-0013 AP#1	06/07/2011
B-11-MN-39-0013 AP#2	11/07/2013
B-11-MN-39-0013 AP#3	11/27/2013
B-11-MN-39-0013 AP#4	11/29/2013
B-11-MN-39-0013 AP#5	12/18/2013
B-11-MN-39-0013 AP#6	03/28/2014
B-11-MN-39-0013 AP#7	06/23/2015
B-11-MN-39-0013 AP#8	07/06/2016
B-11-MN-39-0013 AP#9	05/08/2019
B-11-MN-39-0013 AP#10	10/04/2019

