

Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

October 1, 2009 thru December 31, 2009 Performance Report



Grant Number:

B-08-UN-39-0006

Obligation Date:**Award Date:****Grantee Name:**

Montgomery County, OH

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,988,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PIRL Funds:

\$500,000.00

Total Budget:

\$6,488,000.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

NSP funds are being provided to Montgomery County, Ohio, to assist areas of greatest need. Upon review of data provided by HUD, Montgomery County has identified the following areas of greatest need, Harrison Township, Huber Heights, Jefferson Township, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton.

Distribution and and Uses of Funds:

Funds will support a variety of projects including the establishment of funding mechanisms, purchase/rehabilitation of single or multi-family units in order sell or rent, and demolition of blighted structures. Anticipated program income will allow projects to continue moving forward and could also be used toward a low-income tax credit project in one of our target areas. The purchase and rehabilitation of single and/or multi-family units will take place in neighborhoods that are in NSP eligible tracts. With a concentration of efforts in the areas of greatest need, including, Harrison Township, Trotwood, Jefferson Township, Huber Heights, Miamisburg, Miami Township, Riverside and West Carrollton. Montgomery County will partner with such organizations as CountyCorp (our CHDO) and other housing agencies to use NSP funds to acquire and improve residential structures that will be occupied by households whose income is at or below 120% AMI. Funding mechanisms will be created by CountyCorp to make the houses affordable. Demolition of blighted structures will coincide with census tracts where it has been determined that in addition to acquiring and rehabilitating houses and multi-family units it is in the best interest of the new development and existing neighbors for various structures to be demolished. In areas where we would not necessarily do purchase/rehab some demolition will take place to eliminate the blighting influence of structures in neighborhoods where the clearance of such structures would have a positive impact on the remaining properties. Harrison Township, Jefferson Township, and Trotwood are likely candidates for demolition of blighted structures. Montgomery County will use 25% of its allocation to partner with such agencies as the Dayton Metropolitan Housing Authority on tax credit and other projects that will create rental units that will be available and affordable to persons and families whose incomes do not exceed 50% AMI. Partnerships with the County's Homeless Solutions Project and other agencies serving limited clientele will also create affordable rental opportunities in our target areas for persons and families whose incomes do not exceed 50% AMI. All eight neighborhoods previously mentioned could be locations for this affordable housing depending on the availability and acquisition of suitable structures to be used for such a purpose. Because we have 181 qualifying census tracts it is possible that in addition to the eight jurisdictions already mentioned properties could be acquired and redeveloped in other jurisdictions using the same data to expand beyond the Areas of Greatest Need.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:**

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,277,628.30
Total Budget	\$0.00	\$6,277,628.30
Total Obligated	\$0.00	\$5,988,000.00
Total Funds Drawdown	\$394,308.40	\$666,473.85
Program Funds Drawdown	\$394,308.40	\$666,473.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$48,414.00	\$420,634.41
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$58,000.00
Limit on State Admin	\$0.00	\$58,000.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,497,000.00	\$1,500,000.00

Overall Progress Narrative:

Montgomery County's NSP1 projects are progressing very nicely. This quarter, one property under the low income targeting activity (contracted through DMHA) was acquired and two additional properties are under contract. All of the properties contain 4 units. This is exciting news as it demonstrates progress toward our 25% low income targeting requirement.

CountyCorp, our non-profit developer, has continued to acquire NSP properties for our LMMI activity. To date, 17 properties have been acquired, which represents 42% of our NSP goals for this activity. CountyCorp is also providing technical assistance to neighboring entitlement communities struggling with this activity. One rehabilitation is completed and a pre-sale is secured. Additionally, one additional bank partner has joined the NSP efforts agreeing to provide a generous loan product to qualified NSP homebuyers.

Historical reviews, title searches, asbestos surveys, and letters to homeowners have marked the beginning of our demolition and clearance activities. Properties have been identified and once the pre-work and bidding process is



completed, demolition will be underway. It is anticipated that clearance should start in the second quarter of 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	\$0.00	\$500,000.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$394,308.40	\$2,890,000.00	\$606,219.85
03, Demolition	\$0.00	\$500,000.00	\$0.00
04, Administration	\$0.00	\$598,000.00	\$58,000.00
05, Purchase & Rehab-25% Set-Aside	\$0.00	\$1,500,000.00	\$2,254.00



Activities

Grantee Activity Number:	01-1
Activity Title:	Low Income Targeting-DMHA Acq

Activity Category:

Acquisition - general

Project Number:

05

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

12/31/2009

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$240,967.60
Total Budget	\$0.00	\$240,967.60
Total Obligated	\$0.00	\$750,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition(b) Disposition-Purchase NSP eligible properties for the purpose of rehabilitation or redevelopment to benefit persons at 50% or below the area median income. The Housing Authority will provide Project-based Section 8 Vouchers to cover the housing operating expenses. See Section D of substantial amendment.

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible



acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:

DMHA has two additional properties are under contract for this activities and anticipate that they will close on these properties at the end of January or early February. Each residential building contains 4 units. DMHA has not billed for the first building yet, however should be invoicing within the next couple of weeks.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	1	1/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	59400	59400/208000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	4	0/0	0/0	4/0	0.00
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
5441-47 Misty Lane	Huber Heights	NA	NA	45424	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 01-2

Activity Title: Low Income Targeting- DMHA Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

05

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$759,032.40
Total Budget	\$0.00	\$759,032.40
Total Obligated	\$0.00	\$250,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

570.202 eligible rehabilitation and preservation activities for homes and other residential properties-Rehabilitation of NSP acquired properties to benefit persons at 50% or below the area median income. See Section D of substantial amendment

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:



By the end of the next quarter, all of the units for this activity will be acquired and rehabilitation should begin in the second quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/4	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/16	0/0	0/16	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 01-3

Activity Title: Low Income Targeting-Homeless Solutions Acq.

Activity Category:

Acquisition - general

Project Number:

05

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Homeless Solutions Project Team

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$206,074.62
Total Budget	\$0.00	\$206,074.62
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$2,254.00
Program Funds Drawdown	\$0.00	\$2,254.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-The acquisition of NSP eligilble structures to rehabilitate, demolish, redevelop, in order to benefit persons at 50% or below the area median income

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:



The homeless solutions team is still having difficulty in identifying appropriate properties for acquisition that fit the types of projects and clients that they serve. Staff is working diligently.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/290000	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 02-1
Activity Title: Affordability Gap Financing-Funding Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

01

Project Title:

Funding Mechanisms-Affordability Gap Financing

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$993.91	\$3,326.84
CountyCorp	\$993.91	\$3,326.84
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.206- The expected benefit to income-qualified persons is that quality, affordable housing will be made available to low-to-moderate-to-middle income persons not traditionally served with CDBG funds. The expanded income eligible census tract areas will also benefit from stabilization of the area through the remediation of abandoned and foreclosed properties. According to a recent article in the Dayton Business Journal (October 24, 2008), a foreclosed home that has become blighted typically chops approximately \$7,500 off the value of adjacent properties. By stabilizing such properties, MCCC expects to see an increase in property value in NSP neighborhoods served.

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible



acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:

One additional bank partner has been secured to provide homeownership loans to NSP qualifying individuals. A total of \$3,979.96 in NSP funds has been drawn from DRGR on this activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 03-1

Activity Title: Neighborhood Stab. & Housing Pres.-CC-Acq

Activity Category:

Acquisition - general

Project Number:

02

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,564,724.37
Total Budget	\$0.00	\$1,564,724.37
Total Obligated	\$0.00	\$1,600,000.00
Total Funds Drawdown	\$338,955.96	\$548,616.28
Program Funds Drawdown	\$338,955.96	\$548,616.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$341,841.80
CountyCorp	\$0.00	\$341,841.80
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-Acquisition of foreclosed/abandoned homes to sell/rent to persons at 120% or below area median income

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas ; Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:



This acquisition activity is moving along very well. To date 11 properties have been purchased and \$610, 864.01 in funds have been drawn from DRGR. One property has been completely rehabbed and a pre-sale is pending.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		6/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		6/0	
Total acquisition compensation to	0		288977/120000	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		6/0	
# of Singlefamily Units	6		6/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	5/0	0.00

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	03-2
Activity Title:	Neighborhood Stab. & Housing Pres.-CC-Rehab

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Purchase & Rehab-Neighborhood Stabilization & Housing

Projected Start Date:
03/02/2009

Projected End Date:
07/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
CountyCorp

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,089,903.93
Total Budget	\$0.00	\$2,089,903.93
Total Obligated	\$0.00	\$1,290,000.00
Total Funds Drawdown	\$55,352.44	\$57,603.57
Program Funds Drawdown	\$55,352.44	\$57,603.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$47,420.09	\$75,465.77
CountyCorp	\$47,420.09	\$75,465.77
Match Contributed	\$0.00	\$0.00

Activity Description:

570.202- Rehabilitate homes that have been abandoned or foreclosed to benefit persons at 120% or below AMI.

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:

Energy efficient rehabilitation work has begun on the NSP LMMI acquired properties. Although the QPR funds to date number is different, \$151,800.83 has been drawn from DRGR to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	17	23/40

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	23/40
# of Singlefamily Units	23	23/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/35	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 04-1

Activity Title: NSP Demolition

Activity Category:

Clearance and Demolition

Project Number:

03

Projected Start Date:

04/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/30/2009

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Montgomery County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only. Anticipated demolition will happen in a couple ways: in conjunction with neighborhoods where we are conducting our purchase/rehab activities, and where it is determined that demolition is appropriate for some neighborhoods in order to eliminate health and safety risks and also create opportunities for future development. In both instances, the areas of greatest need will be based on our data; particularly where vacancies are high and the structures are beyond reasonable repair and habitation.

Location Description:

Priority will be given to neighborhoods identified as having the greatest need: Harrison Township, Huber Heights, Jefferson Townships, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton. Opportunities for demolition in other eligible census tracts will be considered as they relate to overall stabilization of that neighborhood and dependent upon the availability of funds.

Activity Progress Narrative:

Pre work has begun on 34 NSP eligible properties for demolition. Pework includes:

- Section 106 review requests for necessary properties has been sent to Dayton History
- Title searches have been ordered for all properties, some of the searches are starting to come back
- Quotes have been requested for asbestos surveys
- An agreement has been drafted for partnering jurisdictions and sent to the prosecutor's office for review
- Some letters have been sent to property owners



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/45
# of Singlefamily Units	0	0/45

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
