

Grantee: Toledo, OH

Grant: B-08-MN-39-0013

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0013

Obligation Date:**Grantee Name:**

Toledo, OH

Award Date:**Grant Amount:**

\$12,270,706.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

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 nations 100 biggest cities in foreclosure activity for the third quarter of 2007. Toledo placed 37th among the nations top 46 metropolitan areas in the number of foreclosures in the first quarter of 2008. There is little indication that the problem is abating. 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 Sheriffs Sales from October 1, 2007 through September 30, 2008. The City of Toledo created a five-step priority ranking from the HUD-provided Census Tract Block Group data, with ten as the areas of greatest risk of foreclosures and further deterioration. The rankings are as follows: Risk Factor 10: 10,11,16,17,18,19,21,22,23,25,26,33,34 Risk Factor 9: 2,37,12.01,43.02,73.03,63,65,62,57.03 Risk Factor 8: 79.02,59.01,60,61,75,72.04,86 Risk Factor 7: 78,77,73.01,72.05,72.02,72.03 Risk Factor 1-6: 83.02,83.01,45.04,13.01,13.04,100.01,100.02 The other two areas of greatest need; namely, areas with highest percentage of homes financed by a subprime loan and areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures

Recovery Needs:

The NSP funds will be spent in the three stipulated need categories which include areas with greatest percentage of home foreclosures, areas with the highest percentage of homes financed by subprime mortgage-related loans, and areas identified as likely to face a significant rise in the rate of home foreclosure. To comply with NSP regulations, 100% of the NSP funds (\$12,270,706) shall be used to benefit individuals and households, whose incomes do not exceed 120% Area Median Income (AMI) (see Attachment A). As required by the regulations, the City of Toledo will ensure that at least 25% (\$3,067,678.50) of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Administration cost of the program will not exceed 10% (\$1,227,070.60) of the NSP grant and 10% of the program income.

The City of Toledo intends to use the funds in five primary activities, plus administration:

1) Acquisition/Rehabilitation (NSP 1);

The City anticipates spending \$2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units.

2) Demolition (NSP 2);

The City of Toledo plans to spend \$1,618,110 to demolish 220 housing units. Demolition will be used as a strategy to remove blighted structures in the targeted neighborhoods within the central city. The priority central city neighborhoods include: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood.

3) Redevelopment/New Construction (NSP 3);

Redevelopment activities would be used as infill in some tipping-point neighborhoods, or be used to implement adopted New School New Neighborhood strategies. Twelve single-family houses, or rental units are planned for construction at an estimated cost of \$1,920,000. The City of Toledo plans to subcontract with third-party developers for this activity.

4) Landbanking (NSP 4);

The City of Toledo has budgeted \$235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, vacant properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development.

5) Financing Mechanisms (NSP 5);

Financing Mechanisms may include down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing. The down-payment assistance and permanent financing loans, and grants for rental and owner-occupied housing will come from program income generated from payments of construction financing.

6) Administration (NSP 6).

While \$435,420.60 is budgeted to the City of Toledo for personnel costs to administer its Neighborhood Stabilization Program, the remaining funds (\$791,650.00) will pay for the administrative costs of outside contractors, vendors, equipment and supplies.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,270,706.00
Total CDBG Program Funds Budgeted	N/A	\$12,270,706.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$32,247.63	\$32,247.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,840,605.90	\$0.00
Limit on Admin/Planning	\$1,227,070.60	\$30,456.92
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Overall Progress Narrative (Pre-award to June 30, 2009)

Administration (08-AD-01-21A)

Funds under this activity were spent to advertise/market the program. A public notice was placed in local newspapers to inform and encourage public participation as required by HUD. For example, advertisements were

placed in three area newspapers to inform the general public about a homebuyer's housing information session pertaining to NSP. A total of \$2,615.00 was spent on ads. An amount \$8,300.31 was spent to attend NSP and Lead Contractor Initial Training during this quarter. Another \$19,541.61 was spent to help to pay the salaries of staff administering the program during this reporting period. A total amount of \$30,456.92 was spent under administration during this quarter.

Rehabilitation/reconstruction of residential structures (08-AR-01-14G)

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The city with the third party partners are identifying foreclosed properties to be assessed, purchased, and rehabilitated. No funds have been spent thus far under this activity during this quarter.

Rehabilitation/reconstruction of residential structures (08-AR-01-25G-2)

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The city with the third party partners are identifying foreclosed properties to be assessed, purchased, and rehabilitated. No funds have been spent thus far under this activity during this quarter.

Clearance and Demolition (08-DM-01-04)

Several dilapidated structures have been identified for demolition in the NSP target areas. Though only one structure has been completely demolished at a cost of \$1,790.71, several structures are in various stages in the demolition process. Demolition activities will eliminate blight and deter criminal activities. Demolition will help to enhance the physical appearance of the target neighborhoods and hopefully stabilize or improve property values in the target areas.

Home assistance to low, moderate and middle-income households (08-FM-01-14G)

No funds have been spent under this activity during this quarter because no rehabilitated house has been sold.

Debris removal (08-LB-01)

The city is in the process of identifying properties for this activity. Properties along Swan Creek are being considered for purchase and converting the acquired properties into green space. No purchase has been made during this period. The city has not cleaned, mowed, or maintained any privately owned property with NSP funds during this quarter.

Construction of new housing (08-RNC-01-12)

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The City with the third party partners are identifying foreclosed properties to be assessed for the construction of new houses. No funds have been spent thus far under this activity during this quarter.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-AD-01-21A, Administration	\$1,227,060.60	\$0.00	\$1,227,060.60	\$0.00
08-AR-01-14G, Acquisition /Rehabilitation	\$4,843,229.30	\$0.00	\$4,843,229.30	\$0.00
08-AR-01-25G, Acquisition /Rehabilitation: 25%	\$2,426,770.70	\$0.00	\$2,426,770.70	\$0.00
08-DM-01-04, Demolition	\$1,618,110.00	\$0.00	\$1,618,110.00	\$0.00
08-FM-01-14G, Financing Mechanisms	\$0.00	\$0.00	\$0.00	\$0.00
08-LB-01, Landbanking	\$235,535.40	\$0.00	\$235,535.40	\$0.00
08-RNC-01-12, Redevelopment/ New Construction	\$1,920,000.00	\$0.00	\$1,920,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 08-AD-01-21A

Activity Title: 08-AD-01-21A

Activity Category:

Administration

Activity Status:

Planned

Project Number:

08-AD-01-21A

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

N/A

Responsible Organization:

CITY OF TOLEDO

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,227,060.60
Total CDBG Program Funds Budgeted	N/A	\$1,227,060.60
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$30,456.92	\$30,456.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

N/A

Location Description:

The City of Toledo One Government Center, Suite 1800 Toledo, OH 43604

Activity Progress Narrative:

Performance Measures

No 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

Grantee Activity Number: 08-AR-01-14G

Activity Title: 08-AR-01-14G

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

08-AR-01-14G

Project Title:

Acquisition /Rehabilitation

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF TOLEDO

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,843,229.30
Total CDBG Program Funds Budgeted	N/A	\$4,843,229.30
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition The activity will be the acquisition/rehabilitation of homes to income-eligible homebuyers, all of which will have incomes at or below 120% of the area median income, adjusted by family size. Tenure of beneficiaries would be homeownership, lease-purchase, or rental. Per HUD regulations, the City of Toledo will ensure that at least 25% of the NSP funds shall be used to benefit individuals and households whose income does not exceed 50% of AMI. Following negotiations by the City of Toledo NSP Administrator, third-party partners will purchase abandoned or foreclosed-upon properties at a discount. For properties purchased individually, the properties will be purchased at least 5% below appraised value. For multiple parcel purchases, the properties will be purchased at least 15% below appraised value. The overall purchase discount shall be 10%. Development subsidy grants will be provided for the total project costs that exceed the appraised value. Deferred payment construction loans or grants at 0% interest shall be made by the City of Toledo to the third-party developer for the amount up to the appraised value or total acquisition, rehabilitation, and related eligible soft costs, including a 15% developer fee, whichever is less. For rental or lease-purchase properties, the City may make a permanent loan to developers at no more than the applicable federal rate, secured by a mortgage, for up to 20 years. A ten-year pro forma will determine the interest rate, term and repayment schedule, using a debt coverage ratio between 1.15 and 1.3 for larger projects, and 1.15 to 1.5 for smaller projects. The annual repayment schedule shall be net revenue. Financial strategies such as down-payment assistance will be used under NSP to help income-qualified homebuyers purchase houses. Down-payment assistance will be in an amount equal to 20% of the appraised value. Down-payment assistance is intended to encourage a quick sale, avoid the payment of private insurance, and be structured as a forgivable loan. The loan will be for a term equal to the schedule below: · \$1 to \$14,999.00 NSP funds - 5-year term, · \$15,000.00 to \$39,999.99 NSP funds &ndash 10-year term, or · \$40,999.00 or more NSP funds &ndash 15-year term. Down-payment assistance loans will be forgiven on a prorated basis as long as the property is occupied as the primary residence. Loan and equity share will be required if there is a change in property title. There will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes 50% to 80% AMI, and 4% for families with incomes 80% to 120% AMI. All potential homebuyers must complete an eight-hour homeownership counseling by one of the HUD-approved housing counseling agencies that are on the City of Toledo's partner list. These include Catholic Charities, FNV, NHS and NODA. For those potential homebuyers who met the program eligibility but are unable to secure private mortgage financing due to the tight credit market, they may be able to secure an NSP mortgage for the remaining balance. The developer/property owner will present potential homebuyer cases and recommendations to the Department of Neighborhoods's Loan Committee. Minimally, approval is contingent upon the following criteria: · Homeowners will have to complete eight hours of housing counseling from one of the qualified HUD housing counseling agencies; · Total debt ratios must be at below 45%; · Housing debts must be at or below 38%; · The date of discharge of bankruptcy must be at least two years prior to property closing; · No late credit payments may have occurred in the past six months; · No outstanding judgments or collections, except collections for medical expenses; · Nontraditional credit sources may be used to determine credit-worthiness; · If eligible for IDA program, there must be at least six months timely payment into IDA for home repairs, with no late payments and continued payments for life of the period of affordability; · If not eligible for an IDA program, homebuyers will be required to set up a home repair escrow account with at least \$300 at the time of closing and make at least \$50 per month payments for the life of the period of affordability; · Homebuyers will need to have a minimum

\$500 equity in the purchase. Homebuyers will be given credit for payment of fees and costs associated with the mortgage application or home purchase, including but not limited to earnest moneys, application fees, home inspection fees, pest inspection fees, or any combination of eligible fees and costs; and · No cosigners will be allowed. Any funds returned to the borrower over \$300 must be used to write down the City’s mortgages, applying first to the mortgages with the highest mortgage balance. For permanent financing, there will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes 50% to 80% AMI, and 4% for families with incomes 80% to 120% AMI. To reduce costs, the properties will have to meet the City’s housing standards, which have been developed to minimize operating costs and future capital expenditures. The City of Toledo will utilize the City of Toledo housing standards that it currently utilizes 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 costs being 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 buildings 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. · Incipient Code Items – New homeowners, especially lower-income households, often have limited access to resources necessary for short-term large maintenance and capital expenses. 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. The properties will remain affordable depending on the total amount of NSP funds spent on the project, according to the following schedule: · \$1 to \$14,999.99 NSP funds - 5-year term, · \$15,000.00 to \$39,999.99 NSP funds – 10-year term, or · \$40,999.00 or more NSP funds – 15-year term. To ensure continued affordability, a deed restriction will be placed upon the property at closing to reflect the appropriate period of affordability.

Location Description:

Initially, the City of Toledo will target its acquisition and rehabilitation of abandoned or foreclosed properties activities in the tipping-point neighborhoods to include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping-Point Neighborhood chart below for details). The primary strategy in these neighborhoods will be purchasing and rehabilitating foreclosed properties to arrest the deterioration of properties and subsequent degeneration of these neighborhoods. The City anticipates that it and its third-party partners will complete the acquisition and rehabilitation of 49 units in the tipping-point neighborhoods and 26 in targeted central city neighborhoods. Tipping Point Neighborhoods Zip Codes Neighborhood Census Tracts 43612 & Library Village 57.03, 61, 62, 2, 43613 Close Park 3, 4, 6, 7 13.03 (partial), 63 43605 East Toledo 46, 47.01, 47.02, 48 49, 50, 51, 52, 53 43607 Secor Gardens 66 (partial), 67 (partial) Sleepy Hollow 74 (partial) 43609 Highland Heights 39, 40 (partial), Burroughs School 43.02 (partial), 44 The targeted areas include tipping point and central city neighborhoods with the highest percent of homes financed by subprime mortgage-related loans (see Map 4). Some of the impacted areas include census tracts 74, 73.02, 73.03, 57.03, 4,3,2,7,40, and 44, to highlight a few. The priority central city neighborhoods include the four New Schools, New Neighborhoods, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, the Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart below for details). All are areas where there revitalization plans currently exist, making it easier for NSP activities to tie into current development. NSP acquisition and rehabilitation activities will also target other CDC areas where substantial investments have already occurred. CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02 (partial) 43607 Dorr Street Corridor 24.02(partial), 25(partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park

Activity Progress Narrative:

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The city with the third party partners are identifying foreclosed properties to be assessed, purchased, and rehabilitated. No funds have been spent thus far under this activity during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/75

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: 08-AR-01-25G-2

Activity Title: Acquisition/Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

08-AR-01-25G

Project Title:

Acquisition /Rehabilitation: 25%

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF TOLEDO

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,426,770.70
Total CDBG Program Funds Budgeted	N/A	\$2,426,770.70
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition The City of Toledo intends through partnership or subcontracts with third-party developers to spend \$7.270 million to purchase and rehabilitate 75 foreclosed units that will be occupied by income-eligible households whose earnings do not exceed 120 AMI. Potential developers who have expressed an interest in participating or who are being recruited include, but are not limited to Lucas Metropolitan Housing Authority (LMHA), Preferred Properties, Neighborhood Properties, Inc. (NPI), Neighborhood Housing Services of Toledo (NHS), Lagrange Development Corporation (LDC), NorthRiver Development Corporation (NRDC), Friendship New Vision (FNV), Toledo Community Development Corporation (TCDC), Economic Opportunity Planning Association (EOPA), Mount Pilgrim Baptist Church, Stanbery Homes, American Working Family Inc., and Community Builders, Inc. If the developer intends to rent or lease the properties, the City may provide permanent financing, either in the form of loans and/or grants. The loan term will be for a minimum of 20 years at an interest rate not to exceed the applicable federal rate (AFR), depending upon the debt coverage ratio (DCR). The debt coverage ratio to be used in determining the developer's loan term is between 1.15 and 1.30 for projects with ten or more units, and 1.30 and 1.50 DCR for projects with less than ten units. All rents for NSP-funded rental projects shall be restricted. All units shall be occupied by households at or below 120% AMI. For all rental units intended to be rented for households with incomes between 81% and 120% AMI, the rents shall be established at or below HUD's published 65% rent limits. For all rental units to be occupied by households between 51% to 80% area median income, the rents shall be established at fair-market rents (FMR). For rental units intended for household with incomes at or below 50% area median income, the rents shall be established at or below HUD's published 50% rent limits.

Location Description:

The City anticipates spending \$2,426,770.70 to acquire and rehabilitate 25 houses for occupancy by individuals and families whose income do not exceed 50% AMI. With these funds, it is anticipated that at least 25 households with incomes at or below 50% AMI will be able to occupy the rehabilitated units. The City of Toledo anticipates LMHA will create homeownership opportunities through direct sale or short-term lease purchase to income-qualified homebuyers. In cases where potential homebuyers lack appropriate credit to enable them to purchase houses, LMHA may take title to the homes and lease them on a rent-to-own basis, as a strategy for eventual ownership by the renters. Two local nonprofit organizations, Preferred Properties and NPI, have expressed interest in providing supportive housing rental opportunities. Initially, the City of Toledo will first target its acquisition and rehabilitation of abandoned, or foreclosed properties in the tipping-point neighborhoods to include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping Point Neighborhood chart below for details). The primary strategy in these neighborhoods will be purchasing and rehabilitating foreclosed properties to arrest deterioration of those properties and subsequent degeneration of these neighborhoods. It is anticipated that properties in these neighborhoods may have higher values than central city properties and that rehabilitation costs may be lower compared to central city properties because foreclosed properties in these neighborhoods may suffer little or no damage. Then

the City anticipates that it will, along with its third-party partners, complete the acquisition and rehabilitation of 49 units in the tipping-point neighborhoods and 26 in targeted central city neighborhoods. Some of the impacted areas include census tracts 74, 73.02, 73.03, 57.03, 4, 3, 2, 7, 40, and 44, to highlight a few. The priority central city neighborhoods include the four New School New Neighborhoods (designated blocks within the Chase, Garfield, Sherman and Stewart Elementary School districts), the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood.

Activity Progress Narrative:

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The city with the third party partners are identifying foreclosed properties to be assessed, purchased, and rehabilitated. No funds have been spent thus far under this activity during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/25

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: 08-DM-01-04

Activity Title: 08-DM-01-04

Activity Category:

Clearance and Demolition

Project Number:

08-DM-01-04

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

12/31/2012

Responsible Organization:

CITY OF TOLEDO

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,618,110.00
Total CDBG Program Funds Budgeted	N/A	\$1,618,110.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$1,790.71	\$1,790.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only The activity is for demolition of foreclosed/abandoned single-family properties that will be considered economically infeasible to rehabilitate. The City of Toledo has budgeted \$1,618,110 to demolish 220 housing units. Demolition activities will be used as a strategy to remove blighted structures in the three identified areas of greatest need. Targeted demolitions will be undertaken to remove blighting and eliminate potential criminal influences in order to promote property values in those neighborhoods. Demolition activities will be prioritized based upon their proximity to recent or planned development and areas where minimal demolition activities will help to stabilize the neighborhoods. Owners will be billed for demolitions and rodenticide costs (baiting for rats).

Location Description:

All demolitions will occur within census tracts or census tract block groups that have at least 50% of the units occupied by households with 120% or less area median incomes, adjusted for family size. Most demolitions will occur within targeted central city and East Toledo neighborhoods, that have at least 50% of the units occupied by households at 80% or less AMI, adjusted for family size. These priority central city and East Toledo neighborhoods include the following neighborhoods: Chase, Garfield, Sherman and Stewart Elementary School districts, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart below for details). CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02(partial) 43607 Dorr Street Corridor 24.02(partial), 2 (partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park Within tipping-point neighborhoods, demolition will primarily occur where homes will be rebuilt.

Activity Progress Narrative:

Several dilapidated structures have been identified for demolition in the NSP target areas. Though only one structure has been completely demolished at a cost of \$1,790.71, several structures are in various stages in the demolition process. Demolition activities will eliminate blight and deter criminal activities. Demolition will help to enhance the physical appearance of the target neighborhoods and hopefully stabilize or improve property values in the target areas.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	0/220
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	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: 08-FM-01-14G

Activity Title: 08-FM-01-14G

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

08-FM-01-14G

Project Title:

Financing Mechanisms

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF TOLEDO

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.206 This activity will be used under NSP to help income-qualified homebuyers purchase houses. Down-payment assistance will be in an amount equal to 20% of the appraised value. Down-payment assistance is intended to encourage a quick sale and avoid the need to obtain private insurance. Assistance will be in the form of a forgivable loan and for a term equal to the schedule below: · \$1 to \$14,999.99 NSP funds - 5-year term; · \$15,000.00 to \$39,999.99 NSP funds &ndash 10-year term; · \$40,999.00 or more NSP funds &ndash 15-year term. The loan will be forgiven on a prorated basis as long as the property remains the primary residence. Loan repayment will be required if there is a change in the property title. There will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes between 50% and 80% AMI, and 4% for families with incomes between 80% and 120% AMI. For those potential homebuyers who meet the program eligibility but are unable to secure private mortgage financing due to the tight credit market, they may be able to secure an NSP mortgage for the remaining balance. The developer/property owner will present potential homebuyer cases and recommendations to the Department of Neighborhoods&rsquo Loan Committee. Minimally, approval is contingent upon the following criteria: · Homeowners will have to complete eight hours of housing counseling from one of the qualified HUD housing counseling agencies; · Total debt ratios must be at or below 45%; · Housing debt ratios must be at or below 38%; · The date of discharge of bankruptcy must be at least two years prior to property closing; · No late credit payments may have occurred in the past six months; · No outstanding judgments or collections, excepting collections for medical expenses; · Nontraditional credit sources may be used to determine credit-worthiness; · If eligible for IDA program, there must be at least six months timely payment into IDA for home repairs, with no late payments and continued payments for life of the period of affordability; · If not eligible for IDA program, homebuyers will be required to set up a home repair escrow account with at least \$300 at the time of closing and make at least \$50 per month payments for life of period of affordability; · Homebuyer will need to have a minimum \$500 equity in the purchase. Homebuyers will be given credit for payment of fees and costs associated with the mortgage application or home purchase, including but not limited to earnest moneys, application fees, home inspection fees, pest inspection fees or any combination of eligible fees and costs; and · No cosigners will be allowed. Any funds over \$300 returned to the borrower must be used to write down the City&rsquo mortgages, applying to the mortgages with the highest mortgage balance. For permanent financing, there will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes between 50% and 80% AMI, and 4% for families with incomes between 80% and 120% AMI. The term shall be up to 30 years.

Location Description:

The City of Toledo will first target its financing mechanism for abandoned or foreclosed properties activities in the tipping point neighborhoods, which include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping Point Neighborhoods chart below for details). The primary strategy in these neighborhoods will be the purchase and rehabilitation of foreclosed properties to arrest deterioration of properties and subsequent degeneration of these

neighborhoods. The City anticipates that it and its third-party partners will complete the acquisition and rehabilitation of 49 units in the tipping-point neighborhoods and 26 in targeted central city neighborhoods. Tipping Point Neighborhoods Zip Codes Neighborhood Census Tracts 43612 & Library Village 57.03, 61, 62, 2, 43613 Close Park 3, 4, 6, 7 13.03 (partial), 63 43605 East Toledo 46, 47.01, 47.02, 48 49, 50, 51, 52, 53 43607 Secor Gardens 66(partial), 67(partial) Sleepy Hollow 74(partial) 43609 Highland Heights 39, 40(partial), Burroughs School 43.02(partial), 44 The second priority in central city neighborhoods include the four New Schools, New Neighborhoods (designated blocks within the Chase, Garfield, Sherman and Stewart Elementary School districts), the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart for details). All are areas where current revitalization plans are active, making it easier to tie in NSP activities. NSP acquisition and rehabilitation activities will also target other CDC areas where substantial investments have already occurred. CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02(partial) 43607 Dorr Street Corridor 24.02 (partial), 25(partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park

Activity Progress Narrative:

No funds have been spent under this activity during this quarter because no rehabilitated house has been sold.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/75

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: 08-LB-01

Activity Title: 08-LB-01

Activity Category:

Debris removal

Activity Status:

Planned

Project Number:

08-LB-01

Project Title:

Landbanking

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF TOLEDO

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$235,535.40
Total CDBG Program Funds Budgeted	N/A	\$235,535.40
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition and (b) Disposition The City of Toledo has budgeted \$235,535.40 towards landbanking activities. Most of the funds under this activity will be used to clean, mow, and maintain privately owned, abandoned and foreclosed-upon properties for which the city will bill the owner for actual costs. Some of the funds may be used to purchase properties and demolish them for future development. Other possible uses under this activity may include acquisition and demolition to allow for expansion or improvement of a public facility, or conversion to public green space/park.

Location Description:

The City will only authorize the maintenance of abandoned and foreclosed-upon properties that are in the census tracts that have at least 50% of its households with incomes at or less than 120% AMI. Within these neighborhoods, the priority census tracts include neighborhoods such as the four New Schools, New Neighborhoods, the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart below for details). CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02(partial) 43607 Dorr Street Corridor 24.02 (partial), 25(partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park The secondary target area for landbanking will be tipping-point neighborhoods that include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping Point Neighborhoods chart below for details). Tipping Point Neighborhoods Zip Codes Neighborhood Census Tracts 43612 & Library Village 57.03, 61, 62, 2, 43613 Close Park 3, 4, 6, 7 13.03 (partial), 63 43605 East Toledo 46, 47.01, 47.02, 48 49, 50, 51, 52, 53 43607 Secor Gardens 66(partial), 67(partial) Sleepy Hollow 74(partial) 43609 Highland Heights 39, 40(partial), Burroughs School 43.02(partial), 44

Activity Progress Narrative:

The city is in the process of identifying properties for this activity. Properties along Swan Creek are being considered for purchase and converting the acquired properties into green space. No purchase has been made during this period. The city has not cleaned, mowed, or maintained any privately owned property with NSP funds during this quarter.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

of Properties

0

0

0

0/0

0/0

0/53

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: 08-RNC-01-12

Activity Title: 08-RNC-01-12

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

08-RNC-01-12

Project Title:

Redevelopment/ New Construction

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF TOLEDO

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,920,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,920,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a)(b)(c)(e)(i)(n) The activity will be the redevelopment of infill affordable units for income-eligible homebuyers all of which will have incomes at or below 120% of AMI, adjusted for family size. The tenure of beneficiaries would be homeownership, lease-purchase or rental. Third-party partners will purchase abandoned or foreclosed-upon properties at a discount. For properties purchased individually, the properties will be purchased at least 5% below appraised value. For multiple parcel purchases, the properties will be purchased at least 15% below appraised value. The overall purchase discount shall be 10%. Development subsidy grants will be provided for the total project costs that exceed the appraised value. Deferred payment construction loans or grants at 0% interest shall be made by the City of Toledo to the third-party developer for the amount up to the appraised value or total acquisition, rehabilitation, and related eligible soft costs, including a 15% developer fee, whichever is less. For rental or lease purchase properties, the City may make a permanent loan to developers at no more than the applicable federal rate, secured by a mortgage, for up to 20 years. A ten-year pro forma will determine the interest rate, term and repayment schedule, using a debt coverage ratio between 1.15 and 1.5. The annual repayment schedule shall be net revenue. Financial strategies, such as down-payment assistance, will be used under NSP to help income-qualified homebuyers purchase homes. Down-payment assistance will be in an amount equal to 20% of the appraised value. Down payment assistance is intended to encourage a quick sale and avoid private insurance payments. The assistance would be in the form of a forgivable loan. The loan will be for a term equal to the schedule below: · \$1 to \$14,999.99 NSP funds - 5-year term · \$15,000.00 to \$39,999.99 NSP funds &ndash 10-year term, and · \$40,999.00 or more NSP funds &ndash 15-year term. Down-payment assistance loans will be forgiven on a prorated basis as long as the property remains their primary residence. Loan repayment will be required if there is a change in title of the property. There will be a 0% interest rate charged for families at or below 50% AMI, 2% charged for families with incomes between 50% and 80% AMI, and 4% for families with incomes between 80% and 120% AMI. To reduce costs, the properties will have to meet the City’s housing standards, which have been developed to minimize operating costs and future capital expenditures. The City of Toledo will utilize its housing standards that it currently has adopted 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 &ndash All building, nuisance and housing code violations will be corrected. Properties will be inspected to identify code violations and rehab specifications with estimated costs being developed to clearly identify corrections of all such violations. · Lead-Based Paint Hazards &ndash 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 &ndash All buildings 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. · Incipient Code Items &ndash New homeowners, especially lower-income households, often have limited access to resources necessary for short-term large maintenance and capital expenses. 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. The properties will remain

affordable depending on the total amount of NSP funds available according to the following schedule: · \$1 to \$14,999.99 NSP funds - 5-year term, · \$15,000.00 to \$39,999.99 NSP funds &ndash 10-year term, or · \$40,999.00 or more NSP funds &ndash 15-year term. To ensure the affordability, a deed restriction will be placed upon the property at closing to reflect the appropriate period of affordability.

Location Description:

The activity will be the redevelopment of infill affordable housing units for income-eligible homebuyers, all of which will have incomes at or below 120% of AMI, adjusted for family size. The City of Toledo will first target redevelopment of abandoned or foreclosed properties activities in the tipping-point neighborhoods to include zip codes 43612 & 43613 (Library Village/Close Park neighborhood), 43605 (East Toledo), 43607 (Secor Gardens/Sleepy Hollow neighborhood) and 43609 (Highland Heights/Burroughs School neighborhoods) (See Map 6 and Tipping Point Neighborhoods chart below for details). The primary strategy in these neighborhoods will be purchasing and redeveloping foreclosed properties to arrest the deterioration of properties and subsequent degeneration of these neighborhoods. Tipping Point Neighborhoods Zip Codes Neighborhood Census Tracts 43612 & Library Village 57.03, 61, 62, 2, 43613 Close Park 3, 4, 6, 7 13.03(partial), 63 43605 East Toledo 46, 47.01, 47.02, 48 49, 50, 51, 52, 53 43607 Secor Gardens 66(partial), 67(partial) Sleepy Hollow 74(partial) 43609 Highland Heights 39, 40(partial), Burroughs School 43.02(partial), 44 The second priority in central city neighborhoods include the four New Schools, New Neighborhoods (designated blocks within the Chase, Garfield, Sherman and Stewart Elementary School districts), the Dorr Street Corridor area, the Old South Toledo La Onda neighborhood, Victoria Hill Coalition/Prentice Park neighborhood, St. Vincent Legacy neighborhood, the Ironwood neighborhood and Hi-Level neighborhood (See Map 6 and CDC Target Neighborhoods chart below for details). All are areas where current revitalization plans exist, making it easier to tie in with NSP activities. NSP redevelopment funds will also target other CDC areas where substantial investments have already occurred. CDC Target Neighborhoods Zip Codes Neighborhood Census Tracts 43611 Chase School 12.02(partial) 43607 Dorr Street Corridor 24.02 (partial), 25(partial) Stewart School 26(partial), 31(partial) 32, 33, 36(partial), 37 67(partial) 43605 Garfield 47.01 43605 Hi-Level 48(partial), 51(partial) 43605 Ironwood 53 43609 La Onda 38(partial), 41(partial) 42(partial) 43608 Sherman School 17, 18, 19(partial) 43620 St. Vincent Legacy 16(partial), 22 43605 Victorian Hill 48 Prentice Park The City anticipates that it and its third-party partners will complete the redevelopment of 12 units in the tipping-point neighborhoods and in targeted central city neighborhoods.

Activity Progress Narrative:

The City of Toledo has completed reviewed of Request for Qualifications (RFQs) from third party partners who have expressed interest to participate in the program. The city has sent out letters of notification to several third party partners deemed qualified to help implement the program. The City with the third party partners are identifying foreclosed properties to be assessed for the construction of new houses. No funds have been spent thus far under this activity during this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/12

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	