

Grantee: The Community Builders, Inc.

Grant: B-09-NN-MA-0003

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-09-NN-MA-0003	Obligation Date:	Award Date:
Grantee Name: The Community Builders, Inc.	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$78,617,630.89	Grant Status: Active	QPR Contact: Rhianna Trefry
LOCCS Authorized Amount: \$78,617,630.89	Estimated PI/RL Funds: \$127,548,894.00	
Total Budget: \$206,166,524.89		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The Community Builders(TCB) NSP2 Program is designed to house families whose incomes are at or below 120 % of AMI, 25% of these funds are to be allocated to households whose income is below 50% of AMI. TCB has delivered 1,804 units, and is projecting to deliver an additional 70 units prior to close out. TCB expended the original program funds by February 2013 and expended an additional \$75,623,919 of program income.

Target Geography:

The target geography is the 11 states of Connecticut, Illinois, Indiana, Massachusetts, Maryland, Michigan, North Carolina, New York, Ohio, Pennsylvania, and Virginia.

Program Approach:

TCB is targetting multifamily structures which are in foreclosure or abandoned in communities with high foreclosure and/or vacancy rates. These multifamily properties will drag down the value, safety and desirability of the single family structures if not addressed. The philosophy is to utilize NSP2 funds for acquisition and rehabilitation, demolition and/or new construction to move projects through the pipeline in an expedited time frame. The expectatoin is that the permanent financing will be a multi layered financing structure utilizing typical multifamily funding such as tax credits, first mortgages, bonds, risk sharing, soft second and third loans etc. These funds will be utilized to take out the NSP2 funding. The repaid NSP2 dollars will be recommitted to fund additional projects thereby leveraging the NSP2 funding to the greatest extent feasible.

Consortium Members:

How to Get Additional Information:

Check the TCBinc.org website and check under NSP2
Call D. Morgan Wilson, Program Manager
857-221-8600

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$213,755,385.03
Total Budget	(\$1,736,123.81)	\$193,669,785.03
Total Obligated	\$552.48	\$190,591,806.78
Total Funds Drawdown	\$0.00	\$153,893,265.36



Program Funds Drawdown	\$0.00	\$78,617,630.89
Program Income Drawdown	\$0.00	\$75,275,634.47
Program Income Received	\$319,653.00	\$80,383,102.40
Total Funds Expended	(\$67,293.56)	\$153,893,265.85
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$98,713,013.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$99,760,696.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$7,861,763.09	\$14,812,451.91
Limit on Admin	\$0.00	\$14,812,451.91
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$51,541,631.22	\$52,406,635.30



Overall Progress Narrative:

TCB is working towards close out in 2019. We cleared some barriers this quarter that will hopefully allow us to wrap up DRGR reporting by next quarter. All projects with NSP2 program funds have delivered a national objective. Of the projects with program income, there are two that are under construction, one in predevelopment, and some of the FNMA Cincinnati properties that will either deliver a national objective post closeout or the PI will be repaid.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
AA, Administrative Costs	\$0.00	\$15,141,347.12	\$8,752,336.76
B, Purchase/rehab abandon/foreclosed properties for< LMI	(\$576,379.78)	\$40,804,441.00	\$18,986,118.49
B-2, Purchase/rehab abandon/foreclosed properties LH 25	\$0.00	\$46,979,432.00	\$24,344,141.79
D, Demolish Blighted Structures	\$576,379.78	\$2,612,470.74	\$754,666.84
E, Redevelop demolished/vacant properties as housing	\$0.00	\$53,568,221.00	\$16,318,280.84
E-2, Redevelop demolished/vacant properties as housing	\$0.00	\$44,164,853.00	\$9,462,086.17
Z, Cincinnati Housing Improvement Fund	\$0.00	\$1,500,000.00	\$0.00



Activities

Project # / AA / Administrative Costs

Grantee Activity Number:	AN501000
Activity Title:	Administration and Overhead

Activity Category:

Administration

Project Number:

AA

Projected Start Date:

02/11/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Costs

Projected End Date:

12/30/2019

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$15,141,347.12
Total Budget	\$0.00	\$15,141,347.12
Total Obligated	\$0.00	\$15,141,347.12
Total Funds Drawdown	\$750.00	\$14,812,451.91
Program Funds Drawdown	\$0.00	\$8,752,336.76
Program Income Drawdown	\$750.00	\$6,060,115.15
Program Income Received	\$0.00	\$198,184.54
Total Funds Expended	\$750.00	\$14,812,451.91
The Community Builders	\$750.00	\$14,812,451.91
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Staff time for grantee administration, overhead, and prospecting sites. The administration budget has been increased to accomodate the additional Program Income taken in.

Location Description:

The administration is mostly being performed in the Boston MA corporate offices although some of the activities cover staff time in the regional offices in Chicago, Illinois and Washington, DC.

Activity Progress Narrative:

Minor costs incurred as TCB prepares for closeout.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / B / Purchase/rehab abandon/foreclosed properties for< LMI

Grantee Activity Number: NSP20100600-H

Activity Title: TCB Cincinnati MF H WH Estates

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/12/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase/rehab abandon/foreclosed properties for<

Projected End Date:

11/20/2016

Completed Activity Actual End Date:

11/20/2016

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$797,502.37

Total Budget

\$0.00

\$797,502.37

Total Obligated

\$0.00

\$778,120.53

Total Funds Drawdown

(\$22,386.04)

\$620,042.39

Program Funds Drawdown

(\$80,595.57)

\$0.00

Program Income Drawdown

\$58,209.53

\$620,042.39

Program Income Received

\$0.00

\$0.00

Total Funds Expended

(\$90,232.09)

\$620,042.39



The Community Builders	(\$90,232.09)	\$620,042.39
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Walnut Hills Estates was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. The plan for these properties was unable to be realized, so TCB sold the properties on 11/10/2016 and fully repaid all the NSP2 dollars that were invested and removed the Land Use Restriction Agreement (LURA) and all NSP2 obligations. The repayment has since been transferred to the CHIF PI account and cancelled. CHIF PI account is how TCB program income was transferred to the City of Cincinnati - see activity NSP20CHIF Cincinnati Housing Improvement Fund for more details.

Location Description:

Walnut Hills Scattered Sites Apartments, census tracts: 39061003700 and 39061026700 address: Lincoln Ave, 2652 Stanton Ave, 846-849 Oak Street, 718-722 Wayne Street, Cincinnati, OH

Activity Progress Narrative:

Vouchers were moved out of this activity and applied as applicable credit to activities actively making draws. The vouchers are being moved out since the NSP2 investment was fully repaid and the property is no longer required to deliver a national objective. During the quarter program fund vouchers were swapped with another activity that is delivering a national objective.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	



Grantee Activity Number:	NSP20100600-J
Activity Title:	TCB Cincinnati MF J WH Scattered Sites

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
11/12/2013

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Purchase/rehab abandon/foreclosed properties for<

Projected End Date:
11/20/2016

Completed Activity Actual End Date:
11/20/2016

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$848,711.55
Total Budget	\$0.00	\$848,711.55
Total Obligated	\$0.00	\$848,711.55
Total Funds Drawdown	\$0.01	\$819,066.18
Program Funds Drawdown	(\$56,172.55)	\$0.00
Program Income Drawdown	\$56,172.56	\$819,066.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$819,066.17
The Community Builders	\$0.00	\$819,066.17
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Walnut Hills Scattered Sites was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. The plan for these properties was unable to be realized, so TCB sold the properties on 11/10/2016 and fully repaid all the NSP2 dollars that were invested and removed the Land Use Restriction Agreement (LURA) and all NSP2 obligations.

Location Description:

Walnut Hills Scattered Sites Apartments, census tracts: 39061003900 and 39061026700 address: 3100 Woodburn Ave and 2349-2350 Boone St, Cincinnati, OH

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. TCB will reallocate the existing vouchers via applicable credit since the NSP2 was repaid but was not considered program income.

Accomplishments Performance Measures

No Accomplishments Performance Measures



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

Grantee Activity Number:	NSP20100600-K
Activity Title:	TCB Cincinnati MF K Chapel Sq.

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
11/12/2013

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase/rehab abandon/foreclosed properties for<

Projected End Date:
11/20/2022

Completed Activity Actual End Date:

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,848,303.64
Total Budget	\$0.00	\$1,848,303.64
Total Obligated	\$0.00	\$1,848,303.64
Total Funds Drawdown	(\$0.01)	\$1,848,303.63
Program Funds Drawdown	(\$119,672.09)	\$0.00
Program Income Drawdown	\$119,672.08	\$1,848,303.63
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$0.01)	\$1,848,303.63
The Community Builders	(\$0.01)	\$1,848,303.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Chapel Square was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Chapel Square Apartments, census tracts: 39061003700 and 3906100600 address: 1007 Chapel St, 926 Chapel St. and 869 Buena Vista Place, Cincinnati, OH

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. The plan is to deliver a national objective post closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	49/49
#Sites re-used	0	3/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	49/49
# of Multifamily Units	0	49/49

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	



Grantee Activity Number:	NSP20100600-L
Activity Title:	TCB Cincinnati MF L Lexington

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
11/12/2013

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase/rehab abandon/foreclosed properties for<

Projected End Date:
07/08/2022

Completed Activity Actual End Date:

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$129,432.02
Total Budget	\$0.00	\$129,432.02
Total Obligated	\$0.00	\$129,432.02
Total Funds Drawdown	\$0.02	\$129,432.04
Program Funds Drawdown	(\$14,653.76)	\$0.00
Program Income Drawdown	\$14,653.78	\$129,432.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.02	\$129,432.04
The Community Builders	\$0.02	\$26,145.76
The Community Builders, Inc.	\$0.00	\$103,286.28
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Lexington was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Lexington Apartments, census tract: 39061003600 address: 872 and 876 Buena Vista Place, Cincinnati, OH in between Kerrper Ave and Walter Ave

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. The intent is to deliver a national objective post closeout.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



#Light Fixtures (indoors)	0	18/18
#Units with bus/rail access	0	6/6
#Sites re-used	0	1/1

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

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	



Grantee Activity Number:	NSP20100600-M
Activity Title:	TCB Cincinnati MF M Saints Rest

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
11/12/2013

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase/rehab abandon/foreclosed properties for<

Projected End Date:
07/08/2022

Completed Activity Actual End Date:

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$470,493.08
Total Budget	\$0.00	\$470,493.08
Total Obligated	\$0.00	\$470,493.08
Total Funds Drawdown	\$0.02	\$470,493.10
Program Funds Drawdown	(\$53,730.27)	\$0.00
Program Income Drawdown	\$53,730.29	\$470,493.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.02	\$470,493.10
The Community Builders	\$0.02	\$92,355.71
The Community Builders, Inc.	\$0.00	\$378,137.39
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Saints Rest was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Saints Rest, census tract: 39061003600 address: 857 Buena Vista Place, Cincinnati, OH in between Kerrper Ave and Walter Ave

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. The intent is to deliver a national objective post closeout.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



#Light Fixtures (indoors)	0	55/55
#Units with bus/rail access	0	22/22
#Sites re-used	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/22
# of Multifamily Units	0	22/22

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	

Grantee Activity Number:	NSP20100600-N
Activity Title:	TCB Cincinnati MF N Raffel

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/12/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/rehab abandon/foreclosed properties for<

Projected End Date:

07/08/2022

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$274,029.69
Total Budget	\$0.00	\$274,029.69
Total Obligated	\$0.00	\$274,029.69
Total Funds Drawdown	\$0.00	\$274,029.69
Program Funds Drawdown	(\$26,865.14)	\$0.00
Program Income Drawdown	\$26,865.14	\$274,029.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$274,029.69
The Community Builders	\$0.00	\$133,982.39
The Community Builders, Inc.	\$0.00	\$140,047.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Raffel was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After TCB renovated the buildings the property was sold subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Raffel, census tract: 39061002300 address: 311 Seitz and 316 Mullberry Streets, Cincinnati, OH between Sycamore Street and Lang Street

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. The intent is to deliver a national objective post closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Properties	0	2/2
#Light Fixtures (indoors)	0	22/22
#Units with bus/rail access	0	11/11
#Sites re-used	0	2/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	11/11
# of Multifamily Units	0	11/11

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	



Grantee Activity Number:	NSP20100600-Q
Activity Title:	TCB Cincinnati MF Q Eatondale North

Activity Category:

Acquisition - general

Project Number:

B

Projected Start Date:

11/12/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase/rehab abandon/foreclosed properties for<

Projected End Date:

07/07/2016

Completed Activity Actual End Date:

07/07/2016

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$482,680.74
Total Budget	\$0.00	\$482,680.74
Total Obligated	\$0.00	\$482,680.74
Total Funds Drawdown	(\$0.01)	\$482,680.73
Program Funds Drawdown	(\$58,614.84)	\$0.00
Program Income Drawdown	\$58,614.83	\$482,680.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$0.01)	\$482,680.73
The Community Builders	(\$0.01)	\$420,103.07
The Community Builders, Inc.	\$0.00	\$62,577.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Eatondale North was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Eatondale, census tract: 39061010300 address: 925-927 Delhi Ave, Cincinnati, OH on the corner of Delhi Ave and Fairbanks Ave

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. Beneficiary reporting was completed this quarter.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties

0

1/1

This Report Period

Cumulative Actual Total / Expected

Total

Total

of Housing Units

0

24/24

of Multifamily Units

0

24/24

Beneficiaries Performance Measures

This Report Period

Cumulative Actual Total / Expected

Low

Mod

Total

Low

Mod

Total

Low/Mod

of Households

24

0

24

24/0

0/0

24/24

100.00

Renter Households

24

0

24

24/0

0/0

24/24

100.00

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:	NSP20100600-R
Activity Title:	TCB Cincinnati MF R Eatondale

Activity Category:

Acquisition - general

Project Number:

B

Projected Start Date:

11/12/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase/rehab abandon/foreclosed properties for<

Projected End Date:

07/07/2016

Completed Activity Actual End Date:

07/07/2016

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$883,617.23
Total Budget	\$0.00	\$883,617.23
Total Obligated	\$0.00	\$883,617.21
Total Funds Drawdown	\$0.00	\$883,617.21
Program Funds Drawdown	(\$107,460.72)	\$0.00
Program Income Drawdown	\$107,460.72	\$883,617.21
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$883,617.21
The Community Builders	\$0.00	\$770,075.85
The Community Builders, Inc.	\$0.00	\$113,541.36
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Eatondale was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Eatondale, census tract: 39061010300 address: 269-281 Fairbanks Ave Cincinnati, OH at the corner of Eatondale Drive and Fairbanks Ave

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. Beneficiary reporting was completed this quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		44/44	
# of Multifamily Units	0		44/44	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	44	0	44	44/0	0/0	44/44	100.00
# Renter Households	44	0	44	44/0	0/0	44/44	100.00

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:	NSP20100600-S
Activity Title:	TCB Cincinnati MF S Woodside

Activity Category:

Acquisition - general

Project Number:

B

Projected Start Date:

11/12/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase/rehab abandon/foreclosed properties for<

Projected End Date:

07/07/2016

Completed Activity Actual End Date:

07/07/2016

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$482,233.49
Total Budget	\$0.00	\$482,233.49
Total Obligated	\$0.00	\$482,233.49
Total Funds Drawdown	(\$0.01)	\$482,233.48
Program Funds Drawdown	(\$58,614.84)	\$0.00
Program Income Drawdown	\$58,614.83	\$482,233.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$0.01)	\$482,233.48
The Community Builders	(\$0.01)	\$420,103.07
The Community Builders, Inc.	\$0.00	\$62,130.41
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Woodside was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. TCB purchased the property to preserve the affordable housing, occupied the units with income eligible tenants and subsequently sold the units subject to an NSP2 LURA and the Section 8 contract.

Location Description:

Woodside, census tract: 39061006500 address: 4591-4593 Paddock Road Cincinnati, OH in between Egan Court and Tennessee Ave

Activity Progress Narrative:

Program fund vouchers were moved out of this activity to an activity that is delivering a national objective. The equivalent amount of program income vouchers were moved into this activity. Beneficiary reporting was completed this quarter.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties

0

1/1

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		24/24	
# of Multifamily Units	0		24/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	24	0	24	24/0	0/0	24/24	100.00
# Renter Households	24	0	24	24/0	0/0	24/24	100.00

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	

Project # / B-2 / Purchase/rehab abandon/foreclosed properties LH 25

Grantee Activity Number:	NSP20100600B
Activity Title:	FNMA Cincinnati Portfolio Activity Delivery

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
B-2

Projected Start Date:
05/01/2012

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Purchase/rehab abandon/foreclosed properties LH

Projected End Date:
12/31/2018

Completed Activity Actual End Date:
12/31/2018

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$342,858.31
Total Budget	\$0.00	\$342,858.31
Total Obligated	\$0.00	\$342,858.31
Total Funds Drawdown	\$0.00	\$342,858.31
Program Funds Drawdown	\$0.00	\$230,850.25



Program Income Drawdown	\$0.00	\$112,008.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$342,858.31
The Community Builders	\$0.00	\$342,858.31
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This account pays for overhead and salary related to the acquisition and rehabilitation of the FNMA Cincinnati portfolio.

Location Description:

Activity Progress Narrative:

These vouchers will be moved to activity delivery activities that are associated with activities delivering a national objective in Cincinnati, like Hale and Avondale I and II.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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
Neighborhood Stabilization Program 2	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: NSP20100622

Activity Title: Avondale I

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B-2

Projected Start Date:

02/28/2014

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Purchase/rehab abandon/foreclosed properties LH

Projected End Date:

08/29/2016

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$4,340,360.00

Total Budget

\$0.00

\$4,340,360.00

Total Obligated

\$0.00

\$4,340,360.00

Total Funds Drawdown

\$0.00

\$3,924,529.08

Program Funds Drawdown

\$0.00

\$197,825.39

Program Income Drawdown

\$0.00

\$3,726,703.69

Program Income Received

\$316,523.00

\$1,683,468.44

Total Funds Expended

\$0.00

\$3,924,529.08

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This Activity rehabilitated two properties revitalizing 81 housing units. This Activity is coordinated with the Avondale II LP and Avondale II LP-New Construction Activities in a comprehensive, scattered-site redevelopment plan for the Avondale neighborhood.

The 81 units are dedicated to low-income households and are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used. The project exceeds energy star ratings.

Location Description:

This Activity is located in Cincinnati's Avondale neighborhood, which is also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.

Crescent Court Address: 3719 Reading Road, Cincinnati, OH Census Tract:39061006800

Poinciana Address: 3522 Reading Road, Cincinnati, OH Census Tract:39061006600

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/2
#Replaced thermostats	0	81/81
#Replaced hot water heaters	0	81/81
#Refrigerators replaced	0	81/81
#Low flow toilets	0	81/81
#Low flow showerheads	0	81/81
#Sites re-used	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	81/81
# of Multifamily Units	0	81/81

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	

Project # / D / Demolish Blighted Structures

Grantee Activity Number:	NSP20100600-F
Activity Title:	TCB Cincinnati MF F Hale Apts

Activity Category: Clearance and Demolition	Activity Status: Completed
Project Number: D	Project Title: Demolish Blighted Structures
Projected Start Date: 11/12/2016	Projected End Date: 05/31/2017
Benefit Type: Area ()	Completed Activity Actual End Date: 05/31/2017
National Objective: NSP Only - LMMI	Responsible Organization: The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,328,002.68



Total Budget	(\$0.02)	\$1,328,002.68
Total Obligated	(\$0.02)	\$1,328,002.68
Total Funds Drawdown	(\$0.02)	\$1,060,762.08
Program Funds Drawdown	\$576,379.78	\$688,725.05
Program Income Drawdown	(\$576,379.80)	\$372,037.03
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$0.02)	\$1,060,762.08
The Community Builders	(\$0.02)	\$1,060,762.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Hale apartments was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA's foreclosure on the portfolio. After significant effort to maintain the building as affordable housing, the developer, the City of Cincinnati, and HUD Multi-Family have come to the conclusion that the best result for the neighborhood would be to port the HAP Contract, relocate the residents, and demolish the building. The demolition of this building will remove blight in an area where more than 51% of the residents are at or below 120% AMI, therefore meeting the area benefit national objective.

Location Description:

Hale Apartments, census tract: 39061027000, address: 518 Hale Avenue, Cincinnati, OH in between Hallwood Place and Harvey Ave.

Activity Progress Narrative:

Program fund vouchers were moved into this activity since it is delivering a national objective. The equivalent amount of program income vouchers were moved out of this activity.

Accomplishments Performance Measures

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

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	



Project # / E / Redevelop demolished/vacant properties as housing

Grantee Activity Number: NSP2 00100471

Activity Title: East Liberty

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

02/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

11/26/2014

Completed Activity Actual End Date:

11/26/2014

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$8,374,010.00
Total Budget	\$0.00	\$8,374,010.00
Total Obligated	\$0.00	\$8,374,010.00
Total Funds Drawdown	\$0.00	\$8,374,010.00
Program Funds Drawdown	\$0.00	\$433,489.09
Program Income Drawdown	\$0.00	\$7,940,520.91
Program Income Received	\$0.00	\$6,810,661.31
Total Funds Expended	\$0.00	\$8,374,010.00
The Community Builders	\$0.00	\$8,374,010.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
The Community Builders	Construction of new housing	E	NSP2 00100471B	East Liberty Program Delivery	General Account

Association Description:

Associating the activity that tracks grantee costs related to the delivery of the East Liberty activities.

Activity Description:

East Liberty Place South Residential is the rental component of a mixed-use, mixed-income development on the South parcel of the former East Mall site in Pittsburgh. It will include 52 rental apartments and 11,000 s.f. of minimally developed commercial space (not funded by NSP2). Seven of these units are restricted to moderate-income households and 13 units are restricted to middle income households and will be tracked in this "E" Activity. The remaining 32 units will be tracked under a separate "E-2" Activity and will count toward the LH-25



set aside. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:

5836 Penn Ave., Pittsburgh, PA 15206 Census tract:42003111500
 Located in Pittsburgh's East Liberty neighborhood.

Activity Progress Narrative:

Attempted to update beneficiary metrics, but received an error. Performance metrics were revised to reflect the split of activity. Vouchers still need to be moved to reflect the LH 25 split.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	-32		20/20	
#Low flow showerheads	-32		20/20	
#Units with bus/rail access	-32		20/20	
#Units exceeding Energy Star	-32		20/20	
#Sites re-used	0		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-32		20/20	
# of Multifamily Units	-32		20/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	58/0	14/7	88/20	81.82

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: NSP20100557-2

Activity Title: Noda Mills

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

01/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

10/01/2019

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$4,571,204.79

Total Budget

\$0.00

\$4,571,204.79

Total Obligated

\$0.00

\$4,571,204.79

Total Funds Drawdown

\$0.00

\$4,571,204.79

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$4,571,204.79

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$4,571,204.79

 The Community Builders

\$0.00

\$4,571,204.79

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Noda Mills is the master planning component of a multi-phase mill redevelopment project. The Meckelenberg Mills "B" Activity is one of the phases. The Noda Mills Activity will deliver newly constructed units.

Location Description:

The Activity is located in Charlotte, NC, in census tract 37119001400.

Activity Progress Narrative:

The project team is working on a path to deliver a national objective and anticipates developing 15 units at 120% AMI.

Accomplishments Performance Measures

No Accomplishments Performance Measures



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

Grantee Activity Number: NSP20100596

Activity Title: Public School 6

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

02/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

05/29/2015

Completed Activity Actual End Date:

05/29/2015

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$9,234,066.40

Total Budget

\$0.00

\$9,234,066.40

Total Obligated

\$0.00

\$9,234,066.40

Total Funds Drawdown

\$0.00

\$9,234,066.40

Program Funds Drawdown

\$0.00

\$2,535,775.11

Program Income Drawdown

\$0.00

\$6,698,291.29

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$9,234,066.40

The Community Builders

\$0.00

\$9,234,066.40

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$40,190,000.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
The Community Builders	Construction of new housing	E	NSP20100596B	Public School 6 Activity Delivery	General Account

Association Description:

Associating the activity that tracks grantee costs related to the delivery of the Public School 6 activity.

Activity Description:

Public School 6 is a dilapidated former school building in the City of Yonkers. This 1.2 acre site was donated to the Housing Authority (MHACY) for use as off site housing, initially for Cottage Place Gardens, an adjacent public housing site, but reconfigured to be for Mulford Gardens, another public housing site. The PS6 site will act as the 5th phase of Mulford's replacement housing efforts and utilize over \$5.0M in public housing funds and as-of-right 4% LIHTC. PS 6 includes 2 mid-rise buildings: a 50 unit senior building and a 70 unit family building atop two underground parking garages. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 27 of the units are restricted for moderate-income households and tracked under the E activity. The remaining 93 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.



Location Description:

Public School 6 (PS6) is located in the Ravine Avenue neighborhood of Yonkers and is bordered by the Ashburton Avenue Neighborhood to the west. The address is: 33 and 43 Ashburton Avenue Yonkers, NY 10701 and census tract is: 361190004.02

The City of Yonkers is working to define priorities, long-range goals and develop policy documents for both of these neighborhoods so that public capital investment, urban renewal actions, and zoning changes can be integrated to effectuate comprehensive revitalization in this distressed area of the city. The demolition and redevelopment of (PS6), a long-abandoned, blighted and prominent structure, and its replacement with a new mixed-income community will serve as a positive catalyst for the neighborhood renewal that community and municipal stakeholders are seeking to achieve in both the Ashburton Avenue Urban Renewal Area and in the Ravine URA.

Activity Progress Narrative:

Updated performance metrics to split activity and record metrics under the LH25 activity Public School 6 E-2. Vouchers still need to be moved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	-93	27/27
#Units exceeding Energy Star	-93	27/27
#Sites re-used	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-93	27/27
# of Multifamily Units	-93	27/27

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	27	27	0/0	27/27	27/27	100.00
# Renter Households	0	27	27	0/0	27/27	27/27	100.00

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: NSP20100613

Activity Title: Hillside View

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

E

Project Title:

Redevelop demolished/vacant properties as housing

Projected Start Date:

05/01/2015

Projected End Date:

04/30/2018

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

04/15/2018

National Objective:

NSP Only - LMMI

Responsible Organization:

The Community Builders

Overall

	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,160.00
Total Budget	\$0.00	\$1,160.00
Total Obligated	\$0.00	\$1,160.00
Total Funds Drawdown	\$0.00	\$1,160.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,160.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,160.00
The Community Builders	\$0.00	\$1,160.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
The Community Builders	Rehabilitation/reconstruction of residential structures	E	NSP20100613B	Hillside View Activity Delivery	General Account

Association Description:

Associating the activity that tracks grantee costs related to the delivery of the Hillside View activities.

Activity Description:

This project will result in 58 units of housing across 9 buildings, including a mix of substantial rehab and new construction. 16 of the units will be for very low-income households and are tracked under activity NSP20100613 E-2. 15% of the units will target veteran households, and 25 units will be dedicated for seniors. Two of the buildings, 602 and 400 Craig Street, are historic schools. Complementing the school conversions, TCB will address the blighting effect of abandoned houses along Stanley and Emmett Streets. Three of the existing 2-family houses will be rehabilitated, while others will be demolished and replaced with new structures. TCB will develop on site management offices and improve side lots with playgrounds and gardens.

Location Description:



This project is located in the Hamilton Hill neighborhood of Schenectady, NY.

Activity Progress Narrative:

Performance and beneficiary metrics reported this quarter. 42 of the units are restricted to 80-120% AMI, but the occupants have lower incomes.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	12		12/12	
#High efficiency heating plants	2		2/2	
#Efficient AC added/replaced	9		9/9	
#Replaced thermostats	3		3/3	
#Replaced hot water heaters	5		5/5	
#Refrigerators replaced	42		42/42	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	42		42/42	
#Units with solar panels	39		39/39	
#Low flow toilets	42		42/42	
#Low flow showerheads	42		42/42	
#Units with bus/rail access	42		42/42	
#Units exceeding Energy Star	42		42/42	
#Sites re-used	5		5/5	
#Units deconstructed	7		7/7	
#Units & other green	42		42/42	
# of Elevated Structures	9		9/9	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	42		42/42	
# of Multifamily Units	42		42/42	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	41	1	42	41/0	1/0	42/42	100.00
# Renter Households	41	1	42	41/0	1/0	42/42	100.00

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:	NSP20100613B
Activity Title:	Hillside View Activity Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

05/01/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

04/15/2018

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$14,320.94
Total Budget	\$0.00	\$14,320.94
Total Obligated	\$0.00	\$14,320.94
Total Funds Drawdown	\$0.00	\$14,320.94
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$14,320.94
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$14,320.94
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is the Activity Delivery component of the Hillside View Project E Activity. Performance metrics will be reported under the activities delivering the national objective.

Location Description:

This is the Activity Delivery component of the Hillside View Project E Activity.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



Grantee Activity Number: NSP20100617

Activity Title: 188 Warburton

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

03/13/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

05/23/2016

Completed Activity Actual End Date:

05/23/2016

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$48.71
Total Budget	(\$1,736,676.29)	\$48.71
Total Obligated	\$0.00	\$48.71
Total Funds Drawdown	\$0.00	\$48.71
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$48.71
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$48.71
The Community Builders	\$0.00	\$48.71
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
The Community Builders	Construction of new housing	E	NSP20100617B	188 Warburton Activity Delivery	General Account

Association Description:

Associating the activity that tracks grantee costs related to the delivery of the 188 Warburton activity.

Activity Description:

The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq .ft. , 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:



188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers. The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

Activity Progress Narrative:

The beneficiary data was corrected to reflect actual data and split with the 188 Warburton E-2 activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	33/59
#Low flow showerheads	0	25/57
#Units exceeding Energy Star	0	25/51
#Sites re-used	0	1/1
# ELI Households (0-30% AMI)	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/51
# of Multifamily Units	0	25/51

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-37	0	-37	0/25	26/26	26/51	100.00
# Renter Households	-37	0	-37	0/25	26/26	26/51	100.00

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:	NSP20100684
Activity Title:	Aurora Scattered Sites

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
E

Projected Start Date:
11/06/2017

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Redevelop demolished/vacant properties as housing

Projected End Date:
12/28/2018

Completed Activity Actual End Date:

Responsible Organization:
The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,250,000.00
Total Budget	\$0.00	\$1,250,000.00
Total Obligated	\$0.00	\$1,250,000.00
Total Funds Drawdown	\$21,636.04	\$1,163,284.87
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$21,636.04	\$1,163,284.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,636.04	\$1,163,284.87
The Community Builders	\$21,636.04	\$1,163,284.87
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
The Community Builders	Rehabilitation/reconstruction of residential structures	E	NSP20100684B	Aurora Scattered Sites Activity Delivery	General Account

Association Description:

Associating the activity that tracks grantees costs related to the delivery of the Aurora Scattered Sites activitie.

Activity Description:

The 38 new apartments on the upper floors of the Aurora Arts Centre will provide the opportunity for residents to live in the heart of the Fox Valley Region's greatest and growing arts district. We expect these apartments to attract working artists from throughout Chicagoland in search of a supportive atmosphere and affordable rents. All the units will be restricted to moderate income households using a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders, Inc will own and manage the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:



The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

Activity Progress Narrative:

Activity is wrapping up construction and has started leasing units.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



Grantee Activity Number:	NSP20100684B
Activity Title:	Aurora Scattered Sites Activity Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

11/06/2017

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

12/28/2018

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$27,580.56
Total Budget	\$0.00	\$27,580.56
Total Obligated	\$0.00	\$27,580.56
Total Funds Drawdown	\$0.00	\$27,580.56
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$27,580.56
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$27,580.56
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is the activity delivery component of Aurora Scattered Sites NSP20100684. The beneficiaries and performance metrics will be reported under the activity delivering the national objective.

Location Description:

The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / E-2 / Redevelop demolished/vacant properties as housing

Grantee Activity Number: NSP2 00100471E-2

Activity Title: East Liberty E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

02/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

11/26/2014

Completed Activity Actual End Date:

11/26/2014

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$8,375,000.00
Total Budget	\$0.00	\$8,375,000.00
Total Obligated	\$0.00	\$8,375,000.00
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
The Community Builders	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Activity Description:

East Liberty Place South Residential is the rental component of a mixed-use, mixed-income development on the South parcel of the former East Mall site in Pittsburgh. It will include 52 rental apartments and 11,000 s.f. of minimally developed commercial space (not funded by NSP2). Seven of these units are restricted to moderate-income households and 13 units are restricted to middle income households and will be tracked under a separate "E" Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:

5836 Penn Ave., Pittsburgh, PA 15206 Census tract:42003111500

Located in Pittsburgh's East Liberty neighborhood.

Activity Progress Narrative:

Updated performance and beneficiary reporting to reflect LH 25 set aside. Vouchers still need to be moved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	32	32/32
#Low flow showerheads	32	32/32
#Units with bus/rail access	32	32/32
#Units exceeding Energy Star	32	32/32

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	32	32/32
# of Multifamily Units	32	32/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	32	0	32	32/32	0/0	32/32	100.00
# Renter Households	32	0	32	32/32	0/0	32/32	100.00

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:	NSP200100592E-2
Activity Title:	Hillcrest Senior Residences E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

08/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

07/31/2017

Completed Activity Actual End Date:

07/31/2017

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,238,842.94
Total Budget	\$0.00	\$2,238,842.94
Total Obligated	\$0.00	\$2,238,842.94
Total Funds Drawdown	\$0.00	\$2,238,842.94
Program Funds Drawdown	\$0.00	\$796,145.46
Program Income Drawdown	\$0.00	\$1,442,697.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,238,842.94
The Community Builders	\$0.00	\$2,238,842.94
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Hillcrest will include the new construction of 66 units of senior housing conveniently located near neighborhood amenities and transportation. 56 of the units were funded with NSP2 of which are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 25 of the units are for very low-income households and are recorded under this activity. The other 43 units are in project E under activity Hillcrest Senior Residences. TCB owns and manages the property. Leases are for one year and rents are set according to the lowest program set aside for the unit. For the NSP2 program low HOME rents are used. The project exceeds energy star ratings. In addition to providing quality, affordable and convenient homes for seniors, Hillcrest will remove a source of blight from Carrick's central commercial corridor.

Location Description:

The Hillcrest Senior Residences was built on the site of a long-abandoned Giant Eagle grocery store in the Carrick neighborhood of Pittsburgh. Carrick is an older low to moderate income neighborhood on Pittsburgh's south side, located between the suburbs of the South Hills and downtown Pittsburgh. Brownsville Road is the central commercial corridor of the neighborhood. This old inner suburban Pittsburgh neighborhood has been hard hit by residential and commercial vacancies, of which the Giant Eagle site is a highly visible symbol at the gateway to the neighborhood.

The address is 2948 Brownsville Road, Pittsburgh, PA 15227, located in census tract:42003290400



Activity Progress Narrative:

Edited performance metrics to reflect LH 25 set aside. Beneficiary data is incorrect and DRGR is giving error messages. Will be revised next quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
#Units with bus/rail access		0		25/25
#Units exceeding Energy Star		0		25/25

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		25/25
# of Multifamily Units		0		25/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	6	0	6	42/25	0/0	42/25	100.00
# Renter Households	6	0	6	42/25	0/0	42/25	100.00

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:	NSP20100522-1
Activity Title:	Northtown Village Senior E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

12/20/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

12/28/2012

Completed Activity Actual End Date:

Responsible Organization:

The Community Builders

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$8,581,365.44
Total Budget	\$0.00	\$8,581,365.44
Total Obligated	\$0.00	\$8,581,365.44
Total Funds Drawdown	\$0.00	\$8,581,365.44
Program Funds Drawdown	\$0.00	\$6,983,619.65
Program Income Drawdown	\$0.00	\$1,597,745.79
Program Income Received	\$3,130.00	\$23,130.00
Total Funds Expended	\$0.00	\$8,581,365.44
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The project is a new construction four story elevator building containing 56 one bedroom units for the elderly. Forty of the units are restricted to households earning 50% AMI or below and will be tracked in this E-2 Activity. The remaining 16 units will be tracked under a separate E Activity. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. Hispanic Housing Development Corp. is managing the residential units. Leases are for one year, and rents are set using low HOME rents. The project exceeds energy star ratings. The Indiana EPA approved the site remediation plan. That plan was also approved by HUD.

Location Description:

Northtown Village Senior is located in East Chicago, Indiana in census tracts 18089031000 and 18089030200. The address is 2320 Broadway, East Chicago, IN, 46312

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	48/0



#Low flow toilets	0	48/40
#Low flow showerheads	0	48/40
#Units with bus/rail access	0	48/40
#Units exceeding Energy Star	0	48/40
#Sites re-used	0	1/1
# ELI Households (0-30% AMI)	0	48/22

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	48/40
# of Multifamily Units	0	48/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	48/40	0/0	48/40	100.00
# Renter Households	0	0	0	48/40	0/0	48/40	100.00

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: NSP20100552 E-2

Activity Title: 93 Grand Street E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

07/31/2015

Completed Activity Actual End Date:

07/31/2015

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$4,069,539.00

Total Budget

\$0.00

\$4,069,539.00

Total Obligated

\$0.00

\$4,069,536.00

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

The Community Builders

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The project will involve the substantial rehabilitation of the main part of the historic mill building providing 94 units of new rental housing with all new building systems. The project is also the centerpiece of a HUD Sustainable Communities Challenge Grant focused on the formerly industrial area of the Main South neighborhood. Nineteen of the units are restricted to low-income and tracked under this E-2 activity to count towards the LH 25 requirement. 45 units are restricted to moderate income and tracked under an E activity. Sixty-four of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:

Address: 93 Grand Street, Worcester, MA 01610; Census tract: 25027731300

93 Grand Street is a vacant historic mill building located in the Main South neighborhood of Worcester, MA. The 1.7 acre site was originally built in 1890 as part of the larger Crompton and Knowles Loomworks, a major manufacturer of textile loom equipment. Over the last 40 years, the Crompton and Knowles Company, along with other area manufacturers relocated, leaving the industrial area and surrounding Main South neighborhood heavily disinvested and blighted with vacant land and buildings. These vacant properties are prime opportunities for redevelopment because of Main South's substantial locational assets with close proximity to Clark University and bus service with easy access to Downtown Worcester and rail service to Boston.



Activity Progress Narrative:

Updated performance metrics to reflect the total number of units reported in this activity. The other units are reported under the 93 Grand E activity. Vouchers still need to be moved.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
#Low flow toilets		-55	19/19	
#Low flow showerheads		-55	19/19	
#Units exceeding Energy Star		-55	19/19	
#Sites re-used		0	0/1	

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		-55	19/19	
# of Multifamily Units		-55	19/19	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	19/19	0/0	19/19	100.00
# Renter Households	0	0	0	19/19	0/0	19/19	100.00

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: NSP20100596 E-2

Activity Title: Public School 6 E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

02/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

05/29/2015

Completed Activity Actual End Date:

05/29/2015

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$9,234,066.00

Total Budget

\$0.00

\$9,234,066.00

Total Obligated

\$0.00

\$9,234,066.00

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

The Community Builders

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Public School 6 is a dilapidated former school building in the City of Yonkers. This 1.2 acre site was donated to the Housing Authority (MHACY) for use as off site housing, initially for Cottage Place Gardens, an adjacent public housing site, but reconfigured to be for Mulford Gardens, another public housing site. The PS6 site will act as the 5th phase of Mulford's replacement housing efforts and utilize over \$5.0M in public housing funds and as-of-right 4% LIHTC. PS 6 includes 2 mid-rise buildings: a 50 unit senior building and a 70 unit family building atop two underground parking garages. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. 27 of the units are restricted for moderate-income households and tracked under the E activity. The remaining 93 units will be tracked under a separate "E-2" Activity and will count toward the LH-25 set aside. TCB owns and manages the units. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:

Public School 6 (PS6) is located in the Ravine Avenue neighborhood of Yonkers and is bordered by the Ashburton Avenue Neighborhood to the west. The address is: 33 and 43 Ashburton Avenue Yonkers, NY 10701 and census tract is: 361190004.02

The City of Yonkers is working to define priorities, long-range goals and develop policy documents for both of these neighborhoods so that public capital investment, urban renewal actions, and zoning changes can be integrated to effectuate comprehensive revitalization in this distressed area of the city. The demolition and redevelopment of (PS6), a long-abandoned, blighted and prominent structure, and its replacement with a new



mixed-income community will serve as a positive catalyst for the neighborhood renewal that community and municipal stakeholders are seeking to achieve in both the Ashburton Avenue Urban Renewal Area and in the Ravine URA.

Activity Progress Narrative:

Reported performance metrics this quarter. Vouchers still need to be moved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	93	93/93
#Units exceeding Energy Star	93	93/93

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	93	93/93
# of Multifamily Units	93	93/93

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	93	0	93	93/93	0/0	93/93	100.00
# Renter Households	93	0	93	93/93	0/0	93/93	100.00

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: NSP20100613E-2

Activity Title: Hillside View E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

05/01/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

04/30/2018

Completed Activity Actual End Date:

04/15/2018

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$1,748,840.00

Total Budget

\$0.00

\$1,748,840.00

Total Obligated

\$0.00

\$1,748,840.00

Total Funds Drawdown

\$0.00

\$1,748,840.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$1,748,840.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,748,840.00

The Community Builders

\$0.00

\$1,748,840.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This project will result in 58 units of housing across 9 buildings, including a mix of substantial rehab and new construction. 42 middle income units will be tracked under activity NSP20100613 E. 15% of the units will target veteran households, and 25 units will be dedicated for seniors. Two of the buildings, 602 and 400 Craig Street, are historic schools. Complementing the school conversions, TCB will address the blighting effect of abandoned houses along Stanley and Emmett Streets. Three of the existing 2-family houses will be rehabilitated, while others will be demolished and replaced with new structures. TCB will develop on site management offices and improve side lots with playgrounds and gardens.

Location Description:

This project is located in the Hamilton Hill neighborhood of Schenectady, NY.

Activity Progress Narrative:

Performance and beneficiary reporting completed this quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	-23	16/16
#Low flow showerheads	-23	16/16
#Units with bus/rail access	-23	16/16
#Units exceeding Energy Star	-23	16/16
#Sites re-used	0	1/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-23	16/16
# of Multifamily Units	-23	16/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-23	0	-23	16/16	0/0	16/16	100.00
# Renter Households	-23	0	-23	16/16	0/0	16/16	100.00

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: NSP20100617E-2

Activity Title: 188 Warburton E-2

Activity Category:

Construction of new housing

Project Number:

E-2

Projected Start Date:

03/13/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop demolished/vacant properties as housing

Projected End Date:

05/23/2016

Completed Activity Actual End Date:

05/23/2016

Responsible Organization:

The Community Builders

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$1,736,676.29

Total Budget

\$552.50

\$1,736,676.29

Total Obligated

\$552.50

\$1,736,676.29

Total Funds Drawdown

\$0.00

\$1,736,676.29

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$1,736,676.29

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$552.50

\$1,736,676.29

The Community Builders

\$552.50

\$1,736,676.29

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq .ft. , 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:

188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers.

The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

Activity Progress Narrative:

Updated expenditures to match actual drawn.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	32/25
#Units exceeding Energy Star	0	25/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/25
# of Multifamily Units	0	25/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	25/25	0/0	25/25	100.00
# Renter Households	0	0	0	25/25	0/0	25/25	100.00

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	

