

Grantee: Hamilton County, OH

Grant: B-09-CN-OH-0033

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-09-CN-OH-0033

Obligation Date:**Grantee Name:**

Hamilton County, OH

Award Date:

02/11/2010

Grant Amount:

\$24,068,968.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Katie Rademacher

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

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

Target Geography:

The program targets seven neighborhoods located within twenty-one census tracts; the seven areas are Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside. The program plans for production of 159 units of housing, consisting of 142 rental and 17 homeownership units, a number of affordable funding options for homeownership, and a strategic selection of parcels to be demolished to contribute to overall neighborhood stabilization. A more thorough narrative explaining the target geography and why it was chosen follows.

The target geography of the Cincinnati-Hamilton County NSP2 Consortium (CHCNC) is represented within the overall boundaries of the City of Cincinnati and Hamilton County, Ohio. The Consortium is specifically formed with individual members and partners that represent the southwestern region of Ohio, and through local government, are primarily charged with the objective to represent the collective interests and NSP2 housing activity priorities of Hamilton County and the City of Cincinnati.

Specifically, the Consortium has identified seven local and individual neighborhoods, whose census tract data relative to HUD's stabilization index scores, places these areas as prime candidates to receive the necessary funding provided by the NSP2 Program. The seven areas are as follows: Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside; corresponding census tracts and HUD index scores are detailed in Table 1-1 in Appendix C. For the purpose of this Application, the selected areas, as illustrated in Figure 1-1, Cincinnati-Hamilton County NSP2 Target Areas, will be referenced by neighborhood names instead of by individual census tract.

Market driven approach. The selection of the targeted geography determined by the Consortium was primarily based upon the identification of needs of the communities that statistically (based upon current census numbers) had the most opportunity for significant improvement, physically had an existing stock of aged buildings and/or vacant sites, and locally had considerable leadership capacity available, willing and capable of pushing the positive momentum within each community.

The Consortium made an initial determination of the target geography by identifying those which demonstrated the highest need based upon the HUD stabilization index scores. Then, through subsequent review of those same areas, the Consortium determined the final shortlist of targeted areas that it believed would create the best opportunities for this region of the State of Ohio.

Last, having analyzed the data from the professional market reports, the Consortium made the final determination of the selected geography based upon the belief that real neighborhood stabilization could be achieved. The professional market reports as they relate to the stabilization needs of the targeted geography are discussed in detail in the Market Conditions and Demand Factors section located below. Regional Economic Trends and Impact on Target Areas

The review and determination of the targeted areas could not be performed without taking an exhaustive look at the regional economic trends in Hamilton County as they relate to population, employment, and the housing of the national, regional and local population statistics, it is demonstrated that this midwestern region of the United States continues to fall behind the current national and regional averages for population growth. Although the geographic counties and regions continue to grow, the City of Cincinnati and Hamilton County are virtually stagnant in their population growth. However, this trend of stagnated growth from 2000 through 2007 can also be seen as positive information since the census data from the 1980's and 1990's showed negative growth within these same areas.

Population Trends. As demonstrated within Table 1-2, Population Statistics and Comparisons, Hamilton County and the City of Cincinnati struggle to keep pace with the growth of surrounding communities. The 'heart' of this future economic hub — Cincinnati and Hamilton County — remains weak, thus compromising the entire regional opportunity. Multiple reasons have been suggested why these population trends occur, but it is evident that the aged infrastructure and housing stock of the urban neighborhoods contribute to these statistics. The City and County have the potential to create positive momentum and future growth through the incorporation of the following elements in future development strategies: removal of negative physical threats, upgrading of expensive infrastructure improvements, creation of new housing stock, and by providing finance mechanisms that ensure housing affordability.

Unemployment. Employment has been declining since the end of 2007 and the pace of job declines continued to accelerate in the final quarter of 2008 and into the first quarter of 2009. Southwestern Ohio has experienced significant employment loss in the goods-producing industry, service-producing industry, and in the financial sector. According to the Greater Cincinnati Chamber of Commerce, the unemployment rate for the Greater Cincinnati Metropolitan Region for May 2009 was 9.4%, an increase of 73% from the 5.4% unemployment rate of May 2008. Refer to Table 1-3 for comparisons of unemployment rates at the state, county, and city level for the years 2005, 2008, and 2009.

Housing Market. The regional housing market has demonstrated weakness over the past year, however, not at the rate or severity of the national housing market. The local housing stock, in addition, typically does not meet current market preferences. The mismatch in housing stock and housing demand has resulted in structurally obsolescent housing units excess, declining sale prices, declining sales values, abandonment of units, and conversion of single-family homeowner units to sub-standard rental housing units.

The combination of population loss and an increase in unemployment has resulted in a less dense residential core. Homes, apartment buildings and other residential units are being neglected and/or abandoned. Vacancy rates are high in relation to surrounding communities. A continual and gradual lack of employment and/or underemployment is a driving factor in the regional housing crisis. The vacancy risk scores in the target geography substantiate the high vacancy problems. The communities at the focus of the Consortium's NSP2 proposal have suffered dramatic economic and social disinvestment. Table 1-3, Demographic Need Analysis, provides comparative data for the State of Ohio, Hamilton County, and the City of Cincinnati on completed foreclosures, unemployment rates and median household income for the years 2005, 2008, and 2009. Discussion of the foreclosure crisis as it relates to this table is provided in the following paragraphs.

Analysis. The foreclosure crisis has cost thousands of Hamilton County families their homes and the resulted glut of vacant properties has created downward pressure on housing values throughout the region. In addition to home equity, researchers are learning that the fall-out of foreclosures, in particular the growing number of abandoned buildings, has negative effects on local government as well as impacting the well-being and health of the communities. These facts can be summarized:

- Downward pressure on property values
- Declining tax revenue for municipalities
- Increased costs to local tax payers
- Health and well-being of community residents

Foreclosure filings have steadily increased since 2005. The number of foreclosure filings in Hamilton County was 32 percent higher in 2008 than in 2005. Working in Neighborhoods published a foreclosure report titled "The Crisis Next Door" that stated that between 2006 and 2008, Mt. Healthy and Golf Manor were included in the County's list of the "Top 15 Municipalities by Number of Foreclosures". For this same time period, it was reported that East Price Hill, Evanston, Northside, and Avondale were included in the City's list of the "Top 15 Neighborhoods by Number of Foreclosures".

MARKET CONDITIONS AND DEMAND FACTORS

The quality market data identified throughout this Application, specifically each individual neighborhood area, was professionally prepared by VWB Research located at 869 W. Goodale Boulevard, Columbus, Ohio 43212. If necessary, VWB can be contacted direct at 1-614-225-9500.

(1) Market Absorption

The seven target areas identified throughout this Application do not exhibit conventional for-sale demand characteristics; these areas are suffering from an overall lack of demand and an overabundance of vacant/abandoned and aged housing stock. The target areas can be described as inner-city neighborhoods and first-ring suburbs. Private sector builders are challenged by the fact they cannot assemble enough land to generate an economy of scale. If private builders are able to assemble reasonably sized project sites, then environmental issues and/or infrastructure challenges compound problems. If the private sector elects to rehabilitate homes rather than build new, older homes provide even greater challenges in that it is often impossible to account for the physical problems of the units. This coupled with the fact that suburban locations offer generally better schools, abundant shopping, consistent code enforcement and a perceived safe environment, it is easy to see why conventional builders have abandoned their urban sites.

As a result, non-profits are charged with the task of building homes in these neighborhoods. The cost of these homes is usually well in excess of local comparables, thereby creating an "appraisal gap". In addition, given the wide variety of new homes available in suburban locations for modest costs, consumers who might consider an inner-city or first-suburb home must be offered an incentive to buy in these communities.

Market absorption if funds are not received. Based on the current reality, if the foreclosed and abandoned properties within the seven targeted areas were to await reabsorption without an influx of capital from NSP2, demand would be low or non-existent. Demand for for-sale housing is generated by a combination of income-qualified households currently living in the community and by an in-migration of new households. Both are drawn by the amount a home's price is discounted, the quality of the product that they can buy for the price, and the built-in equity that the discount provides. Meaning, the greater the subsidy, the greater the demand; specifically, households will overlook market deficiencies in order to acquire the value of superior housing.

As evidenced above, the need for these NSP2 funds is critical to the creation and implementation of each activity outlined within this Application. Each of these neighborhoods has been targeted for NSP2 funds because of direct need. The proposed activities within the Application are reflective of the market needs of the neighborhood as well as the housing solutions that will help stabilize that geography. The proposed activities are intended to have an optimal effect with the investment made available.

If NSP2 funding is not available for these neighborhoods, a significant amount of committed investment from other organizations would also likely not materialize, thus limiting the available options for any potential implementation of work in these areas. In short, those actions would undoubtedly limit the scale and ultimately affect the anticipated schedule for the stabilization of these neighborhoods and overall amounts of capital investment into the region.

(2) Over-building, Over-valuation, or Loss of Employment?

The market data received from VWB Research suggests that the foreclosure and abandonment issues in the seven targeted areas are not

related to over-building or over-valuation of the housing stock, but rather a significant loss of employment and large stock of vacant structures. These communities historically have lower economic indicators and thus, tend to have a higher rate of foreclosures and occurrence of vacant homes. Existing households have limited resources and are less likely to avoid foreclosure due to employment loss, low and negative equity mortgage lending practices, etc. As referenced earlier in the application, the Greater Cincinnati Metropolitan region has experienced a 73% increase in the total number of unemployed persons from May of 2008 to May of 2009. This brings the unemployment rate for the region to 9.4%, 0.3% higher than the national average.

(3) Household Income Characteristics

The estimated 2000 average median household income for Hamilton County is \$0,83; this is based on the 2000 Census and ten adjustments for inflation in the Inflation Calculator from the Bureau of Labor Statistics. Table 1-4, Average Median Household Income, provides the same data as above for all seven targeted communities. As evidenced by the table, the average median household income for all targeted areas is between six percent and 58% less than the Hamilton County, Ohio average.

VWB Research provides that a majority of the Consortium's targeted communities have significant shares of renter households with incomes below \$10,000. This suggests considerable housing cost burden for these low-income families. Higher income levels tend not to be overburdened because the available housing stock does not provide moderately priced "move-up" housing opportunities. Homeowner households, as opposed to renter households, that fall below 50% of AMI tend to have a higher percentage of housing cost burden due to the recent predatory lending practices within the lending market. Table 1-5 above provides housing cost burden for three of the seven targeted communities.

(4) Relevant Factors Contributing to Neighborhood Decline

Relative to each neighborhood identified within the target geography, its rich historical past is closely linked to the current market conditions. The following relevant factors uniquely contribute to their decline.

Avondale. This historic neighborhood with valuable architecture has an enviable location between two of Cincinnati's larger employers, University of Cincinnati and Cincinnati Children's Hospital Medical Center. Over the last forty years Avondale has experienced significant decline in population and owner-occupied housing units. Today, the neighborhood is suffering from significant crime and the disenfranchisement of long-term residents, and does not exhibit the conventional "for-sale product" demand characteristics.

East Price Hill. As noted by the Price Hill Historical Society, East Price Hill's architectural landmarks are in severe decline. Significant structures, that were once meeting places for neighbors, have now become symbols of the neighborhood's physical and economic decline. This decline correlates with a dwindling population, in particular of long-term residents.

Evanston. Evanston once had the highest rates of home ownership within the City of Cincinnati. The community is surrounded by excellent educational resources and highway access. Today Evanston's redevelopment strategy is to preserve low and moderate level income housing, in place of a gentrification strategy, thus retaining families in Evanston and placing foreclosed properties back into productive use.

Golf Manor. This community is in a severe decline with increasing high levels of crime. The loss of population reflects the loss of desirability of the neighborhood with a reported household loss of 3,666 households since 2000. Simultaneously, Golf Manor expects to add 899 senior households within the next five years. With virtually no affordable senior housing options available, current residents are forced to remain in their existing housing past the point when they can effectively maintain them.

Lincoln Heights. This neighborhood steeped in history is on the verge of being erased. Lincoln Heights was originally developed to house government workers in 1942. After the post-war boom, the government sold this government housing to a co-operative of African American war veterans in 1954. It was the only wartime housing that has 100% African American purchasers, and furthermore, was located in the only 100% African American controlled municipality within the United States. While the physical quality of the aged rental housing stock remains a significant issue, the demand for low-income units and desire for residency retention remains high.

Mt. Healthy. While this neighborhood has experienced a continued decline in households (770 since the year 2000), they are expected to add 677 senior households within the next five years. With virtually no affordable senior housing options available, current residents are forced to remain in their existing housing past the point when they can effectively maintain them.

Northside. This neighborhood, like most urban marketplaces located in declining inner-city neighborhoods, does not exhibit conventional "for-sale product" demand characteristics. Rapid alterations in their current in-migration or employment patterns are not likely to occur without intercession in the marketplace. The medium income level in the Northside PMA was \$21,615 while the City medium income level was \$37,096. The neighborhood has a significant share of renter households with incomes below \$10,000; in 2008, this amount of renter households was estimated over one-third of the total renter households.

(5) Stabilization Activities

The collective assessment of area market study data indicates that a variety of NSP2 activity categories must be used in combination to most likely to stabilize the target geography. The Consortium will employ the use of financing mechanisms for construction financing, as well as, downpayment assistance; acquisition and rehabilitation of foreclosed and abandoned property; demolition of blighted structures; and the redevelopment of eligible residential properties in an effort to stabilize the NSP2 target geographic areas.

All the NSP2 communities have a very low projected absorption rate for foreclosed property, therefore, the Consortium will undertake two separate strategies: (1) Demolition of blighted residential structures (although quite limited as fewer funds were received than requested); and (2) Heavily subsidized rehabilitation and redevelopment activities of both rental and homeownership units. Additionally, large numbers of abandoned and vacant properties located within NSP2 target geography will require hazard abatement and demolition, demolition and redevelopment, or acquisition and rehabilitation.

Factor Three entails detailed descriptions of neighborhood specific stabilization activities. The Consortium will specifically be working to: demolish blighted areas, redevelop large neighborhoods areas, rehabilitate existing structures, construct new housing, retain long term residents, revitalize iconic community buildings, enhance health and safety features, and provide gap financing and downpayment assistance.

Program Approach:

Overall neighborhood stabilization program

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

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

- Align with community planning and resources
- Ensure a conservation of natural resources

Purchasing Property at Market or Below Market Price

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

Bringing Effective Change

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

Consortium Members:

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

How to Get Additional Information:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,068,968.00
Total CDBG Program Funds Budgeted	N/A	\$24,068,968.00
Program Funds Drawdown	\$173,440.68	\$173,440.68
Obligated CDBG DR Funds	\$5,745,068.00	\$5,745,068.00
Expended CDBG DR Funds	\$173,440.68	\$173,440.68
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,406,896.80	\$50,240.68
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,406,896.80	\$2,406,897.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,017,242.00	\$6,197,502.00

Overall Progress Narrative:

The Cincinnati-Hamilton County NSP2 Consortium was informed of its award on January 14th, 2010. The amount awarded was \$24,068,968; approximately 40% of the original requested amount. Due to the reduction in funds awarded from the requested amount, the Consortium had to complete a template provided by HUD that provided revised information pertaining to proposed unit counts, activities, and income beneficiaries. The NSP2 grant agreement was signed by HUD on February 11th, 2010 and after the template was revised, the grant agreement was then signed by Hamilton County, the Lead Consortium Member, on March 18th, 2010.

During the second quarter, members of each organization from the Consortium continued meeting on a monthly basis to discuss various items related to the administration and implementation of the grant. The sub-committee on policies and procedures met several times throughout the quarter to continue work on drafting a NSP2 Policies and Procedures Manual. This manual is nearing completion and should be finalized during the third quarter.

The sub-committee on Section 3 continued meeting during the 2nd quarter to draft a Section 3 Compliance Plan. The 1st draft was sent to all Consortium members for their review and it is anticipated that a final draft will be completed by the end of July. The Consortium has scheduled a Section 3 meeting for July 22; the goals of this meeting are: 1) to provide various agencies with information about Section 3; 2) to gain a better understanding of programs related to job training and development; and 3) to discuss potential partnership opportunities and strategies for implementing Section 3.

During the second quarter, a new sub-committee was formed to gather baseline data so that the Consortium may measure and track the progress of the NSP2 grant on stabilizing neighborhoods in our targeted areas. The Consortium is working with a firm that will help gather pertinent information and data that will serve as a basis for tracking progress in the future. This baseline data will be gathered over the next quarter so that we may be able to begin tracking progress by the end of this year and can continuously track our progress throughout the life of the grant and beyond.

From an administrative standpoint, Consortium members began hiring staff to help with the implementation of the NSP2 program. Hamilton County has hired two new staff persons: an Account Clerk and a NSP Project Manager; the City of Cincinnati has hired one new staff person: a NSP Program Manager; and CMHA has hired a Construction Manager and an Internal Auditor.

The City of Cincinnati and Hamilton County, together with CMHA and Model Group, are aggressively moving forward with all planned NSP2 activities. Cincinnati staff are working internally with the City's Law Department and externally with Community Councils, Community Development Corporations, and Model Group to

structure NSP2 contracts. In addition, the County is working on a contract with Model for the Valley Homes Phase 2 redevelopment project. These contracts will clearly identify roles of parties, to ensure efficiency in the utilization of NSP2 funds. Based on current progress, the Consortium is confident all NSP2 funds will be expended by program deadlines. Specific progress information related to each activity is discussed in greater detail throughout the rest of this report.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, CMHA - Acquisition, demolition, and redevelopment of rental	\$123,200.00	\$11,308,550.00	\$123,200.00
2, Model Group - Acquisition, demolition, and redevelopment of	\$0.00	\$4,203,150.00	\$0.00
3, Model Group - Acquisition, demolition, redevelopment, and	\$0.00	\$2,060,000.00	\$0.00
4, Model Group - Acquisition and rehabilitation of rental units (B)	\$0.00	\$3,259,221.00	\$0.00
5, Model Group - Acquisition, rehabilitation, and financing for	\$0.00	\$720,000.00	\$0.00
6, City of Cincinnati - Demolition of blighted structures (D)	\$0.00	\$111,150.00	\$0.00
7, Administration	\$50,240.68	\$2,406,897.00	\$50,240.68
8, Hamilton County - Acquisition and rehabilitation	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

CMHA - Acquisition, demolition, and redevelopment of

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Cincinnati Metropolitan Housing Authority

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$3,338,171.00
Total CDBG Program Funds Budgeted	N/A	\$3,338,171.00
Program Funds Drawdown	\$123,200.00	\$123,200.00
Obligated CDBG DR Funds	\$3,338,171.00	\$3,338,171.00
Expended CDBG DR Funds	\$123,200.00	\$123,200.00
Cincinnati Metropolitan Housing Authority	\$123,200.00	\$123,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

City of Mt. Healthy in Hamilton County

Activity Progress Narrative:

To date, all properties needed for the redevelopment of this site have been acquired by Mt. Healthy or CMHA. CMHA and Mt. Healthy are working cooperatively on this project and during the next quarter CMHA will purchase those properties acquired by Mt. Healthy so that all are under common ownership prior to the start of construction. It is anticipated that a contractor for this project will be procured in the late fall and groundbreaking, including demolition, will begin in December or January. The existing buildings will be boarded up pending the start of demolition. The contract for this development will be a design-build concept that will incorporate energy efficient/green improvements. The Environmental Assessment for this project was also completed during the second quarter.

The funds expended during the second quarter consisted of acquisition costs, architectural and engineering fees, and appraisals.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/25	0/0	0/25	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:	102
Activity Title:	Mt. Healthy redevelopment project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

CMHA - Acquisition, demolition, and redevelopment of

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Cincinnati Metropolitan Housing Authority

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$6,970,379.00
Total CDBG Program Funds Budgeted	N/A	\$6,970,379.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cincinnati Metropolitan Housing Authority	\$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:

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

Location Description:

City of Mt. Healthy in Hamilton County

Activity Progress Narrative:

To date, all properties needed for the redevelopment of this site have been acquired by Mt. Healthy or CMHA. CMHA and Mt. Healthy are working cooperatively on this project and during the next quarter CMHA will purchase those properties acquired by Mt. Healthy so that all are under common ownership prior to the start of construction. It is anticipated that a contractor for this project will be procured in the late fall and groundbreaking, including demolition, will begin in December or January. The existing buildings will be boarded up pending the start of demolition. The contract for this development will be a design-build concept that will incorporate energy efficient/green improvements. The Environmental Assessment for this project was also completed during the second quarter.

The funds expended during the second quarter consisted of acquisition costs, architectural and engineering fees, and appraisals.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/30	0/30	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:	201
Activity Title:	Avondale redevelopment project

Activity Category:

Construction of new housing

Project Number:

2

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Model Group - Acquisition, demolition, and redevelopment

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Model Group

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$1,949,508.00
Total CDBG Program Funds Budgeted	N/A	\$1,949,508.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Cincinnati	\$0.00	\$0.00
Model Group	\$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:

Acquisition, demolition, and new construction of 12 units of rental housing.

Location Description:

Avondale neighborhood of the City of Cincinnati

Activity Progress Narrative:

The City of Cincinnati, a Consortium partner, is working with the Avondale Redevelopment Corporation (ARC), in conjunction with the Avondale Community Council, to acquire foreclosed, abandoned, and vacant property associated with the redevelopment project occurring in Avondale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

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

# of Total Households	0	0	0	0/0	0/12	0/12	0
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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:	202
Activity Title:	Lincoln Heights redevelopment project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Model Group - Acquisition, demolition, and redevelopment

Projected End Date:

09/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Model Group

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$1,555,642.00
Total CDBG Program Funds Budgeted	N/A	\$1,555,642.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Model Group	\$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:

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

Location Description:

Village of Lincoln Heights in Hamilton County

Activity Progress Narrative:

Model Group and Hamilton County are currently drafting a Partner funding agreement for the Valley Homes redevelopment project. It is anticipated that this agreement will be signed at the end of July. NSP2 is funding a portion of the second (and third) phase of this project, while NSP1 is funding a portion of phase 1. The closing for the NSP2 financing for Phase 2 is scheduled for the end of July and the closing for TCAP funds for the project is scheduled for August 15th. Demolition should begin following the closings and new construction will begin late fall. The Environmental Assessment for phase 2 was completed during the second quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/14	0/0	0/14	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:	401
Activity Title:	E. Price Hill redevelopment project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Model Group - Acquisition and rehabilitation of rental units

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Model Group

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,303,689.00
Total CDBG Program Funds Budgeted	N/A	\$1,303,689.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Model Group	\$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:

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

Location Description:

East Price Hill Neighborhood of City of Cincinnati

Activity Progress Narrative:

The City of Cincinnati is working with Price Hill Will (local Community Development Corporation), in conjunction with the East Price Hill Improvement Association, to identify and acquire real property associated with the redevelopment project underway in the community of East Price Hill.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/14	0/0	0/14	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:	402
Activity Title:	E. Price Hill redevelopment project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Model Group - Acquisition and rehabilitation of rental units

Projected End Date:

06/30/2012

Completed Activity Actual End Date:
Responsible Organization:

Model Group

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$1,955,532.00
Total CDBG Program Funds Budgeted	N/A	\$1,955,532.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Model Group	\$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:

Acquisition and rehabilitation of 21 rental units for households below 80% of AMI

Location Description:

East Price Hill Neighborhood of City of Cincinnati

Activity Progress Narrative:

The City of Cincinnati is working with Price Hill Will (local Community Development Corporation), in conjunction with the East Price Hill Improvement Association, to identify and acquire real property associated with the redevelopment project underway in the community of East Price Hill.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/21	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/21	0/21	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:	501
Activity Title:	Northside Homeownership Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Model Group - Acquisition, rehabilitation, and financing for

Projected End Date:

03/31/2012

Completed Activity Actual End Date:
Responsible Organization:

Model Group

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$720,000.00
Total CDBG Program Funds Budgeted	N/A	\$720,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Model Group	\$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:

Acquisition and rehabilitation of housing for homeownership

Location Description:

Neighborhood of Northside in City of Cincinnati

Activity Progress Narrative:

The City of Cincinnati is working with the Cincinnati Northside Community Urban Redevelopment Corporation (CNCURC), in conjunction with the Northside Community Council, to identify abandoned and foreclosed single-family homes for acquisition and rehabilitation.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/4	0/4	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:	701
Activity Title:	Hamilton County Administration

Activity Category:

Administration

Project Number:

7

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Hamilton County Community Development Department

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$790,982.00
Total CDBG Program Funds Budgeted	N/A	\$790,982.00
Program Funds Drawdown	\$42,586.83	\$42,586.83
Obligated CDBG DR Funds	\$790,982.00	\$790,982.00
Expended CDBG DR Funds	\$42,586.83	\$42,586.83
Hamilton County Community Development Department	\$42,586.83	\$42,586.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administration of NSP 2 Grant

Location Description:

Hamilton County Community Development
138 E. Court St. Room 1002
Cincinnati, Ohio 45202

Activity Progress Narrative:

This activity involves the administration and implementation of the NSP2 Program in Hamilton County and Cincinnati, Ohio. Hamilton County is the lead member and has general oversight of the entire NSP2 grant. In addition, Hamilton County has direct oversight of the Valley Homes project in Lincoln Heights and the NSP2 activities occurring in Golf Manor.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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:	702
Activity Title:	Cincinnati Administration

Activity Category:

Administration

Project Number:

7

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Cincinnati

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$750,000.00	\$750,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Cincinnati	\$0.00	\$0.00
Hamilton County Community Development Department	\$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:

General Administration of NSP 2 Grant

Location Description:

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

Activity Progress Narrative:

This activity involves the administration and implementation of the NSP2 Program in Cincinnati, Ohio. Cincinnati is a Consortium Member and has direct oversight of the NSP2 activities occurring in Avondale, East Price Hill, Evanston, and Northside (neighborhoods within the City).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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:	703
Activity Title:	CMHA Administration

Activity Category:

Administration

Project Number:

7

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Cincinnati Metropolitan Housing Authority

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$865,915.00
Total CDBG Program Funds Budgeted	N/A	\$865,915.00
Program Funds Drawdown	\$7,653.85	\$7,653.85
Obligated CDBG DR Funds	\$865,915.00	\$865,915.00
Expended CDBG DR Funds	\$7,653.85	\$7,653.85
Cincinnati Metropolitan Housing Authority	\$7,653.85	\$7,653.85
Hamilton County Community Development Department	\$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:

General Administration and Internal Audit of NSP 2 Grant

Location Description:

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

Activity Progress Narrative:

This activity involves CMHA's administration and implementation of the NSP2 Program in Hamilton County and Cincinnati, Ohio. CMHA is a Consortium Member and had direct oversight of the redevelopment project occurring in Mt. Healthy. CMHA also houses the internal audit function for the Consortium.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	
