

Grantee: Toledo, OH

Grant: B-09-CN-OH-0031

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-09-CN-OH-0031	Obligation Date:	Award Date: 02/11/2010
Grantee Name: Toledo, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$10,150,840.00	Grant Status: Active	QPR Contact: Monica Brown
LOCCS Authorized Amount: \$10,150,840.00	Estimated PI/RL Funds: \$4,531,604.63	
Total Budget: \$14,682,444.63		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The City of Toledo in a consortium agreement with for-profit and non-profit organizations has been awarded \$10,150,840 NSP2 funds. These funds will be used in target areas to stem rising foreclosures and declining property values in NSP2 target areas. The funds will be used to benefit households whose income do not exceed the 120% AMI with 25% of the funds set aside to benefit individuals and families whose incomes are at or below 50% AMI. The consortium plans to provide financing mechanism in the form of down payment assistance, acquire and rehabilitate foreclosed houses, purchase and convert a former commercial structure into residential units, and demolish 127 blighted units. The NSP2 funds and the leveraging of \$3,228,500 in other funds will help to stabilize NSP2 target areas.

Target Geography:

The target areas include the following:

- Tipping Point Neighborhoods. These are areas characterized by high percent of homes financed by sub prime mortgage-related loans, large numbers of foreclosures, and areas likely to face a significant rise in home foreclosures
- New School/New Neighborhoods. These are areas where Toledo Public Schools (TPS) is building new schools to enhance learning environments. These are also areas with increasing foreclosure rates.
- Toledo CDC Target Neighborhoods. These area areas with existing revitalization plans or areas where substantial investments have already occurred.
- Additional Target Areas in Need of Stabilization: The three target areas described above were expanded, and other areas in Lucas County such as Oregon, Sylvania Township, and Springfield Township were included in the target areas.

Program Approach:

The consortium intends to work with the National Community Stabilization Trust (NCST) to purchase foreclosed properties. The consortium also plans to work closely with Lucas County to purchase property tax foreclosed properties. While NSP2 target areas may be spread over a larger area, there will be a concentrated effort to focus resources in the tipping point areas. Foreclosed properties acquired and rehabilitated and marketed for future owners/tenants by consortium developers. The consortium plans to use demolition of blighted properties in target areas a strategy to stabilize, increase housing values, and restore neighborhood pride. A strong and aggressive marketing campaign will be undertaking to advertise NSP2 renovated properties. A comprehensive housing counseling program will be part of the NSP2 to generate a pool of qualified homebuyers.

Consortium Members:

Toledo-Lucas County Consortium Members

- City Government
 - ü City of Toledo
- County Government
 - ü Lucas County
- 501(c)(3) Nonprofit Organizations
 - ü Friendship New Vision Inc.
 - ü Maumee Valley Habitat for Humanity
 - ü Neighborhood Housing Services of Toledo Inc.



- ü Northwest Ohio Development Agency
- ü Professional Remodelers Organization
- ü Toledo Local Initiatives Support Corporation (LISC)
- ü United North Corporation

- 501(c)(6) Nonprofit Organization
- ü Home Builders Association of Greater Toledo, Inc

- Public Housing Authority
- ü Lucas Metropolitan Housing Authority

- For-Profit Organizations
- ü Karp and Associates
- ü R. Gant, LLC

How to Get Additional Information:

Ebenezer Osei-Kwame, Manager, Division of Housing, Department of Neighborhoods, City of Toledo
 Kathleen Kovacs, Senior Program Officer, Local Initiatives Support Corporation

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$14,396,224.17
Total Budget	(\$153,057.02)	\$14,367,824.17
Total Obligated	\$19,769.90	\$14,367,824.17
Total Funds Drawdown	\$0.00	\$14,288,274.19
Program Funds Drawdown	\$0.00	\$10,150,840.00
Program Income Drawdown	\$0.00	\$4,137,434.19
Program Income Received	\$0.00	\$4,639,335.52
Total Funds Expended	(\$23,897.02)	\$14,497,004.17
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,015,084.00	\$1,440,626.86
Limit on Admin	\$0.00	\$1,440,626.86
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$3,670,611.16	\$5,147,305.42



Overall Progress Narrative:

Forty-four (44) rehabilitated foreclosed house and newly built properties have been sold to households with incomes not exceeding 120% AMI. \$5,120,672 has also been spent to provide 52 housing units to address the housing needs of households whose incomes do not exceed 50% AMI. \$1,015,084.00 has been spent to demolish 183 dilapidated, vacant and abandoned housing units. \$129,160 was spent during this quarter.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2: 06, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
NSP2: 01, A - Acquisition /Rehabilitation LMMI	\$0.00	\$6,775,081.91	\$2,881,628.19
NSP2: 02, B - Redevelopment	\$0.00	\$5,158,272.00	\$4,995,672.00
NSP2: 03, C - Acq/Rehab (25%)	\$0.00	\$276,633.42	\$249,483.42
NSP2: 04, D - Demolition	\$0.00	\$1,015,084.00	\$1,015,084.00
NSP2: 05, E - Administration	\$0.00	\$1,440,626.86	\$1,008,972.39



Activities

Project # / NSP2: 01 / A - Acquisition /Rehabilitation LMMI

Grantee Activity Number: NSP2-AcqRehab-Berdan
Activity Title: NSP2-Berdan-LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP2: 01

Project Title:
 A - Acquisition /Rehabilitation LMMI

Projected Start Date:
 07/01/2015

Projected End Date:
 10/31/2016

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Berdan, LLC

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$0.00	\$2,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$2,000,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,000,000.00
Berdan, LLC	\$0.00	\$2,000,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of one multi-family rental building (8 housing units).

Location Description:

1 S. Erie St., Toledo, OH 43604

Activity Progress Narrative:

Berdan LLC has acquired a former commercial structure to convert the structure into 115 residential units. The rehabilitation project has been completed and the eight (8) units funded with NSP2 funds have all been leased. No funds were reported during 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		1/1	
# of Multifamily Units	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	6/8	8/8	100.00
# Renter Households	0	0	0	2/0	6/8	8/8	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: NSP2-AcqRehab-City

Activity Title: NSP2-City-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

06/01/2016

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

12/31/2024

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$150,400.00
Total Budget	\$0.00	\$150,400.00
Total Obligated	\$0.00	\$150,400.00
Total Funds Drawdown	\$0.00	\$130,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$130,000.00
Program Income Received	\$0.00	\$102,000.00
Total Funds Expended	\$0.00	\$150,410.00
City of Toledo	\$0.00	\$150,410.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

The City of Toledo received a tax delinquent property located at 3927 Rushland. The property was renovated and sold in a prior quarter. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	12/12
#Additional Attic/Roof	0	1/1
#High efficiency heating plants	0	1/1



#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors)	0	12/4
#Light fixtures (outdoors)	0	4/12
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	1/1
#Sites re-used	0	1/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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: NSP2-AcqRehab-FNV

Activity Title: NSP2-FNV-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Friendship New Vision (FNV)

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$590,242.98
Total Budget	(\$153,057.02)	\$590,242.98
Total Obligated	(\$153,057.02)	\$590,242.98
Total Funds Drawdown	(\$153,057.02)	\$590,242.98
Program Funds Drawdown	\$0.00	\$500,000.00
Program Income Drawdown	(\$153,057.02)	\$90,242.98
Program Income Received	\$0.00	\$282,655.69
Total Funds Expended	(\$153,057.02)	\$590,242.98
Friendship New Vision (FNV)	(\$153,057.02)	\$590,242.98
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

FNV will acquire and rehab 4 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Friendship New Vision (FNV): Acquired and rehabilitated four (4) properties. All four (4) houses have been sold in prior quarters. \$153,057.02 spent in a prior quarter was reallocated to a different activity in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4
#Energy Star Replacement	0	40/40
#Additional Attic/Roof	0	4/4
#High efficiency heating plants	0	3/3



#Efficient AC added/replaced	0	4/4
#Replaced thermostats	0	4/4
#Replaced hot water heaters	0	4/4
#Light Fixtures (indoors)	0	46/46
#Light fixtures (outdoors)	0	12/12
#Refrigerators replaced	0	4/4
#Dishwashers replaced	0	4/4
#Low flow toilets	0	4/4
#Low flow showerheads	0	4/4
#Units with bus/rail access	0	4/4
#Sites re-used	0	3/3

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	2/2	4/4	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: NSP2-AcqRehab-Gant

Activity Title: NSP2-Gant-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

R. Gant, LLC

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$840,780.00
Total Budget	\$0.00	\$840,780.00
Total Obligated	\$0.00	\$840,780.00
Total Funds Drawdown	\$0.00	\$840,780.00
Program Funds Drawdown	\$0.00	\$750,000.00
Program Income Drawdown	\$0.00	\$90,780.00
Program Income Received	\$0.00	\$296,763.89
Total Funds Expended	\$0.00	\$840,780.00
R. Gant, LLC	\$0.00	\$840,780.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Gant, LLC will acquire and rehab 6 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC: Acquired and rehabilitated six (6) houses. The six (6) properties were sold in prior quarters. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/6
#Energy Star Replacement	0	62/62
#Additional Attic/Roof	0	6/6
#High efficiency heating plants	0	4/4



#Efficient AC added/replaced	0	6/6
#Replaced thermostats	0	6/6
#Replaced hot water heaters	0	6/6
#Light Fixtures (indoors)	0	64/64
#Light fixtures (outdoors)	0	18/18
#Refrigerators replaced	0	6/6
#Dishwashers replaced	0	5/5
#Low flow toilets	0	6/6
#Low flow showerheads	0	6/6
#Units with bus/rail access	0	6/6
#Sites re-used	0	5/5

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	6/6	6/6	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: NSP2-AcqRehab-KARP

Activity Title: NSP2-KARP-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

12/31/2024

Completed Activity Actual End Date:

Responsible Organization:

Karp & Associates

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,491,082.65
Total Budget	\$0.00	\$1,491,082.65
Total Obligated	\$0.00	\$1,491,082.65
Total Funds Drawdown	\$0.00	\$1,491,082.65
Program Funds Drawdown	\$0.00	\$556,996.56
Program Income Drawdown	\$0.00	\$934,086.09
Program Income Received	\$0.00	\$549,725.96
Total Funds Expended	\$0.00	\$1,491,092.65
Karp & Associates	\$0.00	\$1,491,092.65
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of four single-family housing units

Location Description:

2202 Marlow, 118 Poinsetta, 1741 Fairfax, 1513 Bradmore, 1252 Eleanor, 2550 Thoman, 4550 Bellevista, 2808 Gracewood, 4345 Eastway.

Activity Progress Narrative:

Karp and Associates acquired eleven (11) vacant properties for rehabilitation and subsequent sale to qualified homebuyers. Ten (10) of the properties have been rehabilitated and sold in prior quarters. The remaining property located at 1501 Bradmore is under construction. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/9
#Energy Star Replacement	0	108/96
#Additional Attic/Roof	0	10/9



#High efficiency heating plants	0	9/8
#Efficient AC added/replaced	0	10/9
#Replaced thermostats	0	10/9
#Replaced hot water heaters	0	10/9
#Light Fixtures (indoors)	0	110/98
#Light fixtures (outdoors)	0	30/27
#Refrigerators replaced	0	10/9
#Dishwashers replaced	0	10/9
#Low flow toilets	0	11/10
#Low flow showerheads	0	11/10
#Units with bus/rail access	0	10/9
#Sites re-used	0	10/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	9/9	10/10	100.00
# Owner Households	0	0	0	1/1	9/9	10/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
LMMI	\$28,400.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: NSP2-AcqRehab-LMHA

Activity Title: NSP2-LMHA-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

12/31/2024

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$140,000.00
Total Budget	\$0.00	\$140,000.00
Total Obligated	\$0.00	\$140,000.00
Total Funds Drawdown	\$0.00	\$140,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$140,000.00
Program Income Received	\$0.00	\$74,000.00
Total Funds Expended	\$0.00	\$140,000.00
Lucas Metropolitan Housing Authority	\$0.00	\$140,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

LMHA will acquire and rehab 4 housing units for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Lucas Metropolitan Housing Authority (LMHA) acquired, rehabilitated, and sold a property located at 395 Woodland in a prior quarter. No funds were spent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	10/10
#Additional Attic/Roof	0	1/1
#High efficiency heating plants	0	1/1



#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors)	0	10/10
#Light fixtures (outdoors)	0	3/3
#Refrigerators replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	1/1
#Sites re-used	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	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: NSP2-AcqRehab-MVHFH

Activity Title: NSP2-MVHFH-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2: 01

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected Start Date:

02/11/2010

Projected End Date:

12/31/2024

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat For Humanity

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$247,706.62
Total Budget	\$0.00	\$247,706.62
Total Obligated	\$0.00	\$247,706.62
Total Funds Drawdown	\$0.00	\$247,706.62
Program Funds Drawdown	\$0.00	\$208,909.63
Program Income Drawdown	\$0.00	\$38,796.99
Program Income Received	\$0.00	\$128,000.00
Total Funds Expended	\$129,160.00	\$376,866.62
Habitat For Humanity	\$129,160.00	\$376,866.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Maumvee Vally Habitat For Humanity will acquire and rehab 2 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Maumee Valley Habitat for Humanity (MVHFH): Acquired and rehabilitated two (2) houses. The two (2) houses have been sold in prior quarters. A total of \$129,160 was spent during this quarter to acquire and rehabilitate an additional property located at 5113 Wissman.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Energy Star Replacement	0	11/11
#Additional Attic/Roof	0	2/2



#Efficient AC added/replaced	0	2/2
#Replaced thermostats	0	2/2
#Replaced hot water heaters	0	1/2
#Light Fixtures (indoors)	0	20/20
#Light fixtures (outdoors)	0	6/6
#Refrigerators replaced	0	2/2
#Dishwashers replaced	0	2/2
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	2/2
#Sites re-used	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	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: NSP2-AcqRehab-NHS

Activity Title: NSP2-NHS-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services, Inc.

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$853,568.72
Total Budget	\$0.00	\$853,568.72
Total Obligated	\$0.00	\$853,568.72
Total Funds Drawdown	(\$19,769.90)	\$794,418.74
Program Funds Drawdown	\$0.00	\$740,722.00
Program Income Drawdown	(\$19,769.90)	\$53,696.74
Program Income Received	\$0.00	\$330,459.16
Total Funds Expended	\$0.00	\$853,568.72
Neighborhood Housing Services, Inc.	\$0.00	\$853,568.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Neighborhood Housing Services will acquire and rehab 6 housing unit for the benefit of eligible, LMI households.

Location Description:

Toledo, OH

Activity Progress Narrative:

Neighborhood Housing Services (NHS): Acquired six (6) properties for rehabilitation. All six (6) properties have been rehabilitated and sold in prior quarters. No funds were reported in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/6
#Energy Star Replacement	0	64/64
#High efficiency heating plants	0	6/6



#Efficient AC added/replaced	0	6/6
#Replaced thermostats	0	6/6
#Replaced hot water heaters	0	6/6
#Light Fixtures (indoors)	0	66/66
#Light fixtures (outdoors)	0	18/18
#Refrigerators replaced	0	6/6
#Dishwashers replaced	0	6/6
#Low flow toilets	0	6/6
#Low flow showerheads	0	6/6
#Units with bus/rail access	0	6/6
#Sites re-used	0	6/6

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	5/5	6/6	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: NSP2-ACqRehab-ToledoHomes1&2

Activity Title: NSP2-ToledoHomes1&2-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2: 01

Projected Start Date:

10/02/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected End Date:

12/31/2017

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$172,826.92
Total Budget	\$0.00	\$172,826.92
Total Obligated	\$172,826.92	\$172,826.92
Total Funds Drawdown	\$172,826.92	\$172,826.92
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$172,826.92	\$172,826.92
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$172,826.92
City of Toledo	\$0.00	\$172,826.92
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation of 10 properties for Toledo Homes 1 & 2.

Location Description:

Toledo, Ohio

Activity Progress Narrative:

The City of Toledo (Toledo Homes 1 & 2) spent \$172,826.92 towards the acquisition of ten (10) foreclosed properties. All of the ten (10) units were sold in previous quarters. The units benefited homebuyers whose incomes did not exceed 120% AMI. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10
#Energy Star Replacement	0	100/100



#Additional Attic/Roof	0	10/10
#High efficiency heating plants	0	10/10
#Efficient AC added/replaced	0	10/10
#Replaced thermostats	0	10/10
#Replaced hot water heaters	0	10/10
#Light Fixtures (Indoors)	0	100/100
#Light fixtures (outdoors)	0	30/30
#Refrigerators replaced	0	10/10
#Dishwashers replaced	0	10/10
#Low flow toilets	0	10/10
#Low flow showerheads	0	10/10
#Units with bus/rail access	0	10/10
#Sites re-used	0	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/6	4/4	10/10	100.00
# Owner Households	0	0	0	6/6	4/4	10/10	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: NSP2-AcqRehab-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP2: 01

Project Title:

A - Acquisition /Rehabilitation LMMI

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

United North Corporation, Inc.

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$134,400.00
Total Budget	\$0.00	\$134,400.00
Total Obligated	\$0.00	\$134,400.00
Total Funds Drawdown	\$0.00	\$134,400.00
Program Funds Drawdown	\$0.00	\$125,000.00
Program Income Drawdown	\$0.00	\$9,400.00
Program Income Received	\$0.00	\$15,968.41
Total Funds Expended	\$0.00	\$134,400.00
United North Corporation, Inc.	\$0.00	\$134,400.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

United North Corporation (UNC) will acquire and rehab 1 housing unit for the benefit of an eligible, LMI household

Location Description:

Toledo, OH

Activity Progress Narrative:

United North (UN): Acquired one (1) vacant and foreclosed property for rehabilitation. The property was rehabilitated and sold in a prior quarter. No funds were reported during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	12/12
#Additional Attic/Roof	0	1/1



#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Light Fixtures (Indoors)	0	12/12
#Light fixtures (outdoors)	0	3/3
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	1/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	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 # / NSP2: 02 / B - Redevelopment

Grantee Activity Number: NSP2-25%Redevelopment-LMHA
Activity Title: NSP2-LMHA-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Lucas Metropolitan Housing Authority

Overall

Total Projected Budget from All Sources

Total Budget

Jan 1 thru Mar 31, 2019

N/A

\$0.00

To Date

\$1,870,672.00

\$1,870,672.00



Total Obligated	\$0.00	\$1,870,672.00
Total Funds Drawdown	\$0.00	\$1,870,672.00
Program Funds Drawdown	\$0.00	\$1,870,672.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,870,672.00
Lucas Metropolitan Housing Authority	\$0.00	\$1,870,672.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This project, known as Collingwood Green, is a multi-family new construction project that will culminate in the development of 26 rental housing units for senior citizens.

Location Description:

447 Division Street, Toledo 43602

Activity Progress Narrative:

Lucas Metropolitan Housing Authority (LMHA): LMHA completed the construction of a new multi-family housing complex in a prior quarter. NSP2 funds were spent towards the provision of 26 housing units to persons and families whose incomes do not exceed 50% AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/26
# of Multifamily Units	0	26/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	26/26	0/0	26/26	100.00
# Renter Households	0	0	0	26/26	0/0	26/26	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: NSP2-25%Redevelopment-UNC

Activity Title: NSP2-UNC-25%

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$3,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$2,350,000.00
Total Funds Expended	\$0.00	\$3,000,000.00
United North Corporation, Inc.	\$0.00	\$3,000,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Project to be known as Crane's Landing, LLC, is a multi-family 24 housing unit project for senior citizens in north Toledo.

Location Description:

3315 Mayo Street (former Chase Elementary School)

Activity Progress Narrative:

United North (UN): UN completed the construction of a new multi-family housing project in a prior quarter. The new development will provide up to 24 housing units to address the housing needs of individuals and families whose incomes do not exceed 50% AMI.

Accomplishments Performance Measures

	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	0	0	0	24/24	0/0	24/24	100.00
# Renter Households	0	0	0	24/24	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: NSP2-Redevelopment-UNC

Activity Title: NSP2-UNC-LMMI

Activity Category:

Construction of new housing

Project Number:

NSP2: 02

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

B - Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

United North Corporation, Inc.

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$143,800.00
Total Budget	\$0.00	\$143,800.00
Total Obligated	\$0.00	\$143,800.00
Total Funds Drawdown	\$0.00	\$143,800.00
Program Funds Drawdown	\$0.00	\$125,000.00
Program Income Drawdown	\$0.00	\$18,800.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$143,800.00
United North Corporation, Inc.	\$0.00	\$143,800.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

new construction of housing unit for potential LMMI homebuyer

Location Description:

Cynabare Court, 43611.

Activity Progress Narrative:

United North built one (1) new house at 3060 Cynabare Ct. The house was sold in a prior quarter. No funds were spent during this quarter.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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 # / NSP2: 03 / C - Acq/Rehab (25%)

Grantee Activity Number:	NSP2-25%AcqRehab-Gant
Activity Title:	NSP2-Gant-LMMI

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Completed
Project Number: NSP2: 03	Project Title: C - Acq/Rehab (25%)
Projected Start Date: 02/11/2010	Projected End Date: 02/11/2013
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: R. Gant, LLC

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$276,633.42
Total Budget	\$0.00	\$276,633.42
Total Obligated	\$0.00	\$276,633.42
Total Funds Drawdown	\$0.00	\$276,633.42
Program Funds Drawdown	\$0.00	\$249,483.42
Program Income Drawdown	\$0.00	\$27,150.00



Program Income Received	\$0.00	\$60,351.98
Total Funds Expended	\$0.00	\$276,633.42
R. Gant, LLC	\$0.00	\$276,633.42
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Gant, LLC will acquire and rehab 2 housing units for the benefit of two eligible household at or beflow 50% of AMI.

Location Description:

Toledo, OH

Activity Progress Narrative:

R. Gant LLC: Acquired and rehabilitated two (2) houses. The two (2) properties have been sold in prior quarters. No funds were reported in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Energy Star Replacement	0	22/22
#Additional Attic/Roof	0	2/2
#High efficiency heating plants	0	1/1
#Efficient AC added/replaced	0	2/2
#Replaced thermostats	0	2/2
#Replaced hot water heaters	0	2/2
#Light Fixtures (Indoors)	0	22/22
#Light fixtures (outdoors)	0	6/6
#Refrigerators replaced	0	2/2
#Dishwashers replaced	0	2/2
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	2/2
#Sites re-used	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	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 # / NSP2: 04 / D - Demolition

Grantee Activity Number: NSP2-Demolition-CITY

Activity Title: NSP2-CITY-LMMI

Activity Category:

Clearance and Demolition

Activity Status:

Completed

Project Number:

NSP2: 04

Project Title:

D - Demolition

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Toledo

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,015,084.00
Total Budget	\$0.00	\$1,015,084.00
Total Obligated	\$0.00	\$1,015,084.00
Total Funds Drawdown	\$0.00	\$1,015,084.00
Program Funds Drawdown	\$0.00	\$1,015,084.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,015,084.00
City of Toledo	\$0.00	\$1,015,084.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of 127 housing units by the City of Toledo. The City of Toledo will document abandoned or foreclosed units addressed to comply with the NSP2 NOFA requirement that grantee impact a minimum of 100 abandoned or foreclosed units.

Location Description:

Census Tracts: 2,3,4,6,7,9,10,11,12.02, 13.03, 16,17,18,19,21,22,23,24.02,25,26,29,30,31,32,33,34,36,37,38,39,40,41,42,43.02,44,45.03,46,47.01,47.02,48,49,50,51,52,53,54,55.02,57.03,61,62,63,66,67,69,72.04,73.01,73.03,74,75,84,86,87,88,101



Activity Progress Narrative:

The city and consortium members identified and selected blighted structures for demolition. There were no demolition activities during this quarter. To date, \$1,015,084.00 has been spent to demolish 183 dilapidated housing units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	183/127
# of Singlefamily Units	0	183/127

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 # / NSP2: 05 / E - Administration

Grantee Activity Number:	NSP2-Admin-CITY
Activity Title:	NSP2-CITY-Admin

Activity Category:

Administration

Project Number:

NSP2: 05

Projected Start Date:

02/11/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

E - Administration

Projected End Date:

12/31/2024

Completed Activity Actual End Date:

Responsible Organization:

City of Toledo

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,440,626.86
Total Budget	\$0.00	\$1,440,626.86
Total Obligated	\$0.00	\$1,440,626.86
Total Funds Drawdown	\$0.00	\$1,440,626.86



Program Funds Drawdown	\$0.00	\$1,008,972.39
Program Income Drawdown	\$0.00	\$431,654.47
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,440,626.86
City of Toledo	\$0.00	\$1,440,626.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Eligible, allowable costs within the administrative cap of 10%

Location Description:

Toledo, OH

Activity Progress Narrative:

The city continues to identify foreclosed and vacant properties for acquisition, rehabilitation, and subsequent sale to qualified homebuyers. No funds were reported during this quarter.

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	

