

Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

April 1, 2011 thru June 30, 2011 Performance Report



Grant Number:

B-08-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,988,000.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated PIRL Funds:

\$89,628.30

Total Budget:

\$6,077,628.30

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

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

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,077,628.30
Total Budget	\$0.00	\$6,077,628.30
Total Obligated	\$0.00	\$5,988,000.00
Total Funds Drawdown	\$245,021.84	\$4,990,581.58
Program Funds Drawdown	\$245,021.84	\$4,900,953.28
Program Income Drawdown	\$0.00	\$89,628.30
Program Income Received	\$0.00	\$89,628.30
Total Funds Expended	\$0.00	\$3,466,396.99
Match Contributed	\$150.00	\$150.00

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	\$5,587.50
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$134,867.80
Limit on State Admin	\$0.00	\$134,867.80

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Montgomery County has purchased all of its planned properties. Rehabilitation of acquired properties is continuing with NSP2 funds. As of July 1, 2011 nine properties have sold to qualified buyers. Renters have been identified for 8 of the 25% requirement units.

Properties addressed by project:

Demolition: 27 properties have been demolished; 28 units have been demolished; activity status includes: 28 completed units; 50 properties planned

Acquisition/Rehab/Disposition benefitting 120% AMI: 35 properties/units have been purchased, activity status includes 9 sold to eligible buyers and 9 households benefitting; 12 for sale; 2 under contract for sale, 3 in rehab progress. There have been approximately 30 unsuccessful acquisition attempts.

>25% Requirement: 6 properties purchased containing 24 units, 16 units in rehab progress, 8 properties rented



benefitting low income households

68 Total Properties; 87 Total Units; 17 Total Households Benefitting

Other Information:

The interior of all of the properties purchased with NSP funds are deconstructed prior to rehabilitation. A partner organization, Dayton Works Plus, uses ex-offenders to deconstruct the interior of the property in preparation for rehabilitation. As of 6/29/11: 2543 Section 3 man hours were given towards the deconstruction, 10.7 tons carpet and insulation were recycled, 18,363 pounds of metal were recycled, and items such as cabinets, doors, vanities, and appliances were placed in Habitat Re-use stores.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	\$0.00	\$0.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$0.00	\$3,390,000.00	\$3,390,000.00
03, Demolition	\$92,470.00	\$500,000.00	\$289,110.57
04, Administration	\$5,896.36	\$598,000.00	\$134,867.80
05, Purchase & Rehab-25% Set-Aside	\$146,655.48	\$1,500,000.00	\$1,086,974.91



Activities

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

Activity Category:

Acquisition - general

Project Number:

05

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$240,967.60
Total Budget	\$0.00	\$240,967.60
Total Obligated	\$0.00	\$240,967.60
Total Funds Drawdown	\$0.00	\$240,967.60
Program Funds Drawdown	\$0.00	\$240,967.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$240,967.60
Dayton Metropolitan Housing Authority	\$0.00	\$240,967.60
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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



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

Activity Progress Narrative:

Acquisition is complete rehab is underway.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		233200/208000	

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 01-2

Activity Title: Low Income Targeting- DMHA Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

05

Project Title:

Purchase & Rehab-25% Set-Aside

Projected Start Date:

03/02/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$759,032.40
Total Budget	\$0.00	\$759,032.40
Total Obligated	\$0.00	\$759,032.40
Total Funds Drawdown	\$146,655.48	\$408,705.31
Program Funds Drawdown	\$146,655.48	\$408,705.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$759,212.40
Dayton Metropolitan Housing Authority	\$0.00	\$759,212.40
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:



Rehabilitation is 90% complete.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 01-4

Activity Title: Low Income Targeting Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

05

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Montgomery County

Match Contributed

Apr 1 thru Jun 30, 2011

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$293,925.38

\$293,925.38

\$293,925.38

\$231,227.39

\$231,227.39

\$0.00

\$0.00

\$198,411.36

\$198,411.36

\$0.00

Activity Description:

Location Description:

Huber Heights, Ohio

Activity Progress Narrative:

Rehabilitation is complete, beneficiary data for 8 households will be available next QPR.

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: 03-1

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

Activity Category:

Acquisition - general

Project Number:

02

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,564,724.37
Total Budget	\$0.00	\$1,564,724.37
Total Obligated	\$0.00	\$1,475,183.67
Total Funds Drawdown	\$0.00	\$1,564,724.37
Program Funds Drawdown	\$0.00	\$1,475,183.67
Program Income Drawdown	\$0.00	\$89,540.70
Program Income Received	\$0.00	\$88,200.00
Total Funds Expended	\$0.00	\$1,475,183.67
CountyCorp	\$0.00	\$1,475,183.67
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:



35 properties/units have been acquired, beneficiary data will be reported under disposition

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		1019667/12000	

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 03-2

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,089,903.93
Total Budget	\$0.00	\$2,089,903.93
Total Obligated	\$0.00	\$1,889,816.33
Total Funds Drawdown	\$0.00	\$1,889,903.93
Program Funds Drawdown	\$0.00	\$1,889,816.33
Program Income Drawdown	\$0.00	\$87.60
Program Income Received	\$0.00	\$87.60
Total Funds Expended	\$0.00	\$315,146.99
CountyCorp	\$0.00	\$315,146.99
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:



Beneficiary, property and unit data are reported under disposition activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	-63		0/40	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-69		0/40	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-43	0/5	0/35	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 03-3

Activity Title: Disposition-CC

Activity Category:

Disposition

Project Number:

02

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

07/01/2013

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$25,000.00
Total Budget	\$0.00	\$25,000.00
Total Obligated	\$0.00	\$25,000.00
Total Funds Drawdown	\$0.00	\$25,000.00
Program Funds Drawdown	\$0.00	\$25,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$25,000.00
CountyCorp	\$0.00	\$25,000.00
Match Contributed	\$150.00	\$150.00

Activity Description:

Location Description:

Montgomery County

Activity Progress Narrative:

Activities 3-1, 3-2 and 3-3 are all a part of our acquisition/rehab/sale program for individuals up to 120% of AMI. To avoid double reporting, all of the beneficiary and property data are reported under disposition. All of the properties are rehabbed with energy star windows, new AC, thermostats, hot water heaters, light fixtures, refrigerators, washer/dryers, dishwashers, low flow toilets and showerheads, all units exceed energy star and are deconstructed prior to rehab.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	9/0

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	7	9/0
# of Singlefamily Units	7	9/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	4	7	3/0	6/0	9/0	100.00
# Owner Households	3	4	7	3/0	6/0	9/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5445 Flortron Ave	Huber Heights	NA	NA	45424-3828	Not Validated / N
5441 Coleraine Dr	Huber Heights	NA	NA	45424-3713	Not Validated / N
419 W Sherry Dr	Trotwood	NA	NA	45426-3613	Not Validated / N
4598 Metlic	Huber Heights	NA	NA	45424-5812	Not Validated / N
709 MacMillan	Trotwood	NA	NA	45426-2745	Not Validated / N
6091 Turnbridge Ln	Huber Heights	NA	NA	45424-3773	Not Validated / N
5236 Seaman Dr	Huber Heights	NA	NA	45424-4344	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 04-1
Activity Title: NSP Demolition

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 03

Project Title:
 Demolition

Projected Start Date:
 04/01/2009

Projected End Date:
 07/30/2009

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Montgomery County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$92,470.00	\$289,110.57
Program Funds Drawdown	\$92,470.00	\$289,110.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$196,640.57
Montgomery County	\$0.00	\$196,640.57
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	78/45



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/45
# of Singlefamily Units	0	28/45

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 05-1

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

04

Project Title:

Administration

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Montgomery County

Overall

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$598,000.00
Total Budget	\$0.00	\$598,000.00
Total Obligated	\$0.00	\$598,000.00
Total Funds Drawdown	\$5,896.36	\$134,867.80
Program Funds Drawdown	\$5,896.36	\$134,867.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$29,638.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.205 and 206 General Administration and Planning and 24 CFR 570.200(h) Pre-award costs, Administration and Planning HERA §2301(c)(3); All administrative activities and pre-award costs not including activity delivery costs.

Location Description:

Montgomery County, OH exclusive of the cities of Dayton and Kettering which are their own entitlement communities

Activity Progress Narrative:

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: Montgomery County, OH

Grant: B-08-UN-39-0006

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-08-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,988,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$89,628.30

Total Budget:

\$6,077,628.30

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

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

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

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,077,628.30
Total Budget	\$0.00	\$6,077,628.30
Total Obligated	\$0.00	\$5,988,000.00
Total Funds Drawdown	\$244,779.58	\$5,235,361.16
Program Funds Drawdown	\$244,779.58	\$5,145,732.86
Program Income Drawdown	\$0.00	\$89,628.30
Program Income Received	\$0.00	\$89,628.30
Total Funds Expended	\$0.00	\$3,466,396.99
Match Contributed	\$0.00	\$150.00

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	\$5,587.50
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$171,752.08
Limit on State Admin	\$0.00	\$171,752.08

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Montgomery County has purchased all of its planned properties. Rehabilitation of acquired properties is continuing with NSP2 funds. As of September 30, 2011, 14 properties have sold to qualified buyers.

Properties addressed by project:

Demolition: 27 properties have been demolished; 28 units have been demolished; activity status includes: 28 completed units; 50 properties planned

Acquisition/Rehab/Disposition benefitting 120% AMI: 35 properties/units have been purchased, activity status includes 14 sold to eligible buyers and 14 households benefitting; 20 for sale. There have been approximately 30 unsuccessful acquisition attempts.

>25% Requirement: 6 properties purchased containing 24 units, 16 units in rehab progress, 8 properties rented benefitting low income households



68 Total Properties; 87 Total Units; 17 Total Households Benefitting

Other Information:

The interior of all of the properties purchased with NSP funds are deconstructed prior to rehabilitation. A partner organization, Dayton Works Plus, uses ex-offenders to deconstruct the interior of the property in preparation for rehabilitation. As of 9/30/11: 3127 Section 3 man hours were given towards the deconstruction, 10.7 tons carpet and insulation were recycled, 27061 pounds of metal were recycled, and items such as cabinets, doors, vanities, and appliances were placed in Habitat Re-use stores.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	\$0.00	\$0.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$0.00	\$3,390,000.00	\$3,390,000.00
03, Demolition	\$14,982.00	\$500,000.00	\$304,092.57
04, Administration	\$36,884.28	\$598,000.00	\$171,752.08
05, Purchase & Rehab-25% Set-Aside	\$192,913.30	\$1,500,000.00	\$1,279,888.21



Activities

Grantee Activity Number: 01-2

Activity Title: Low Income Targeting- DMHA Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

05

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$759,032.40
Total Budget	\$0.00	\$759,032.40
Total Obligated	\$0.00	\$759,032.40
Total Funds Drawdown	\$192,913.30	\$601,618.61
Program Funds Drawdown	\$192,913.30	\$601,618.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$759,212.40
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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



Activity Progress Narrative:

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 04-1

Activity Title: NSP Demolition

Activity Category:

Clearance and Demolition

Project Number:

03

Projected Start Date:

04/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

07/30/2009

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$14,982.00	\$304,092.57
Program Funds Drawdown	\$14,982.00	\$304,092.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$196,640.57
Montgomery County	\$0.00	\$196,640.57
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Harrison Township is 70% complete with it's NSP1 demolition activities. The City of Trotwood has its pre-bid scheduled for November 7.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	78/45



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/45
# of Singlefamily Units	0	28/45

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 05-1

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

04

Project Title:

Administration

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Montgomery County

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$598,000.00
Total Budget	\$0.00	\$598,000.00
Total Obligated	\$0.00	\$598,000.00
Total Funds Drawdown	\$36,884.28	\$171,752.08
Program Funds Drawdown	\$36,884.28	\$171,752.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$29,638.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.205 and 206 General Administration and Planning and 24 CFR 570.200(h) Pre-award costs, Administration and Planning HERA §2301(c)(3); All administrative activities and pre-award costs not including activity delivery costs.

Location Description:

Montgomery County, OH exclusive of the cities of Dayton and Kettering which are their own entitlement communities

Activity Progress Narrative:

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: Montgomery County, OH

Grant: B-08-UN-39-0006

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/17/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,988,000.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated PIRL Funds:

\$500,000.00

Total Budget:

\$6,488,000.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

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

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

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,277,628.30
Total Budget	\$89,628.30	\$6,277,628.30
Total Obligated	\$89,628.30	\$6,077,628.30
Total Funds Drawdown	\$0.00	\$5,235,361.16
Program Funds Drawdown	\$0.00	\$5,145,732.86
Program Income Drawdown	\$0.00	\$89,628.30
Program Income Received	\$0.00	\$89,628.30
Total Funds Expended	\$0.00	\$3,466,396.99
Match Contributed	\$0.00	\$150.00

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	\$5,587.50
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$171,752.08
Limit on State Admin	\$0.00	\$171,752.08

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Montgomery County has purchased all of its planned properties. Rehabilitation of acquired properties is continuing with NSP2 funds. As of December 31, 2011, 16 properties have sold to qualified buyers.

Properties addressed by project:

Demolition: 11 properties representing 12 units were demolished this quarter.

38 total properties have been demolished; 40 units have been demolished; activity status includes: 40 completed units; 25 units planned.

Acquisition/Rehab/Disposition benefitting 120% AMI: 35 properties/units have been purchased, activity status includes 16 sold to eligible buyers and 16 households benefitting; 19 for sale. There have been approximately 30 unsuccessful acquisition attempts.

25% Requirement: 6 properties purchased containing 24 units, 16 units in rehab progress, 8 properties rented benefitting low income households



87 Total Units; 17 Total Households Benefitting

Other Information:

The interior of all of the properties purchased with NSP funds are deconstructed prior to rehabilitation. A partner organization, Dayton Works Plus, uses ex-offenders to deconstruct the interior of the property in preparation for rehabilitation. As of 12/31/11: 3127 Section 3 man hours were given towards the deconstruction, 10.7 tons carpet and insulation were recycled, 27061 pounds of metal were recycled, and items such as cabinets, doors, vanities, and appliances were placed in Habitat Re-use stores.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	\$0.00	\$0.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$0.00	\$3,479,628.30	\$3,390,000.00
03, Demolition	\$0.00	\$500,000.00	\$304,092.57
04, Administration	\$0.00	\$598,000.00	\$171,752.08
05, Purchase & Rehab-25% Set-Aside	\$0.00	\$1,500,000.00	\$1,279,888.21



Activities

Grantee Activity Number:	03-1
Activity Title:	Neighborhood Stab. & Housing Pres.-CC-Acq

Activity Category:

Acquisition - general

Project Number:

02

Projected Start Date:

03/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,564,724.37
Total Budget	\$89,540.70	\$1,564,724.37
Total Obligated	\$89,540.70	\$1,564,724.37
Total Funds Drawdown	\$0.00	\$1,564,724.37
Program Funds Drawdown	\$0.00	\$1,475,183.67
Program Income Drawdown	\$0.00	\$89,540.70
Program Income Received	\$0.00	\$88,200.00
Total Funds Expended	\$0.00	\$1,475,183.67
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		1019667/12000	

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

Beneficiaries Performance Measures

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
02

Project Title:
Purchase & Rehab-Neighborhood Stabilization & Housing

Projected Start Date:
03/02/2009

Projected End Date:
07/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
CountyCorp

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,089,903.93
Total Budget	\$87.60	\$2,089,903.93
Total Obligated	\$87.60	\$1,889,903.93
Total Funds Drawdown	\$0.00	\$1,889,903.93
Program Funds Drawdown	\$0.00	\$1,889,816.33
Program Income Drawdown	\$0.00	\$87.60
Program Income Received	\$0.00	\$87.60
Total Funds Expended	\$0.00	\$315,146.99
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/40

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 04-1
Activity Title: NSP Demolition

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 03

Project Title:
 Demolition

Projected Start Date:
 04/01/2009

Projected End Date:
 07/30/2009

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Montgomery County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$304,092.57
Program Funds Drawdown	\$0.00	\$304,092.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$196,640.57
Montgomery County	\$0.00	\$196,640.57
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Demolition: 11 properties representing 12 units were demolished this quarter.
 38 total properties have been demolished; 40 units have been demolished; activity status includes: 40 completed units; 25 units planned.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	78/45



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/45
# of Singlefamily Units	0	28/45

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
4960 Hamlin Ave	Dayton		Ohio	45414-4767	Match / N
29-31 W Melford Ave	Dayton		Ohio	45405-1741	Match / N
3835 W Hillcrest Ave	Dayton		Ohio	45406-2525	Match / N
2509 Wheeler Ave	Dayton		Ohio	45406-1736	Match / Y
2633 Falmouth Ave	Dayton		Ohio	45406-1606	Match / N
27 W Melford Ave	Dayton		Ohio	45405-1741	Match / N
2016 Coronette Ave	Dayton		Ohio	45414-4536	Match / N
3230 Lodge Ave	Dayton		Ohio	45414-5660	Match / N
2616 Coronette Ave	Dayton		Ohio	45414-4812	Match / N
2200 Koehler Ave	Dayton		Ohio	45414-4622	Match / N
2449 Hancock Ave	Dayton		Ohio	45406-1730	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

