

Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-UN-39-0006

Obligation Date:**Grantee Name:**

Montgomery County, OH

Award Date:**Grant Amount:**

\$5,988,000.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Kiya Patrick

Disasters:**Declaration Number**

NSP

Plan Description:

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.

Recovery Needs:

Funds will support a variety of projects including the establishment of funding mechanisms, purchase/rehabilitation of single or multi-family units in order to 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.

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$5,988,000.00

Total CDBG Program Funds Budgeted	N/A	\$5,988,000.00
Program Funds Drawdown	\$961,356.26	\$2,250,978.16
Obligated CDBG DR Funds	\$0.00	\$5,988,000.00
Expended CDBG DR Funds	\$188,985.75	\$1,311,470.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$89,628.30
Program Income Drawdown	\$88,287.60	\$88,287.60

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.002%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$29,638.00
Limit on State Admin	\$0.00	\$0.00

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 is pleased that all of the required benchmarks and timelines are being met. HUD-Columbus completed a monitoring of the program and reported no concerns or issues with program management. All of our partners and cooperating jurisdictions are exciting about the results of the program. Several positive news stories have recently ran in the local paper. We are planning a bus tour of our projects for local officials, as well as HUD officials.

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	\$500,000.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$707,449.33	\$2,890,000.00	\$1,763,801.87
03, Demolition	\$71,000.00	\$500,000.00	\$82,605.00
04, Administration	\$12,875.34	\$598,000.00	\$100,513.34
05, Purchase & Rehab-25% Set-Aside	\$170,031.59	\$1,500,000.00	\$304,057.95
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

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

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

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$55,822.69	\$184,107.05
Obligated CDBG DR Funds	\$0.00	\$750,000.00
Expended CDBG DR Funds	\$0.00	\$128,284.36
Dayton Metropolitan Housing Authority	\$0.00	\$128,284.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition(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 properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:

Tthe acquisitions under this activity are completed. All of the properties are currently under rehabilitation. The budget will be

modified to reflect the shift in activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	5/4
# of housing units	0	0	8	0/0	0/0	20/16
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	8	0	8	8/16	0/0	12/16
# of Persons benefitting	0	0	0	0/30	0/0	0/30
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	1/0
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	3/4
Total acquisition compensation to	0	0	74062	0/0	0/0	233200/208000

Activity Locations

Address	City	State	Zip
5483-5489	Huber Heights	NA	45424
5469-5475 Misty Ln	Huber Heights	NA	45424

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$22,420.13	\$22,420.13
Dayton Metropolitan Housing Authority	\$22,420.13	\$22,420.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Performance Measures

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

# of Properties	0	0	4	0/0	0/0	7/4
# of housing units	0	0	16	0/0	0/0	28/16
# of Households benefitting	16	0	16	16/30	0/0	16/30

Activity Locations

Address	City	State	Zip
5469-5475 Misty Lane	Huber Heights	NA	45424
5455-5461 Misty Lane	Huber Heights	NA	45424
5441-5447 Misty Lane	Huber Heights	NA	45424
5483-5489 Misty Lane	Huber Heights	NA	45424

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: 01-3

Activity Title: Low Income Targeting-Homeless Solutions Acq.

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

05

Project Title:

Purchase & Rehab-25% Set-Aside

Projected Start Date:

03/02/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Homeless Solutions Project Team

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$114,208.90	\$119,950.90
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$166,565.62	\$166,565.62
Homeless Solutions Project Team	\$166,565.62	\$166,565.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-The acquisition of NSP eligible structures to rehabilitate, demolish, redevelop, in order to benefit persons at 50% or below the 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 &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:

The acquisition under this activity is completed. The remaining activities will consist of rehabilitation which is currently underway and under contract. The budget will be modified to reflect the shift in activity. The units will be fully handicap accessible.

Performance Measures

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

# of Properties	0	0	1	0/0	0/0	1/4
# of housing units	0	0	4	0/0	0/0	4/7
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	4	0/7	0/0	4/7
# of Persons benefitting	0	0	0	0/7	0/0	0/7
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4
Total acquisition compensation to	0	0	48003	0/0	0/0	48003/290000

Activity Locations

Address	City	State	Zip
4600 Wayne Meadows	Huber Heights	NA	45424

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: 02-1

Activity Title: Affordabilty Gap Financing-Funding Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

01

Project Title:

Funding Mechanisms-Affordability Gap Financing

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$0.00	\$20,121.78
CountyCorp	\$0.00	\$20,121.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,340.70
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.206- The expected benefit to income-qualified persons is that quality, affordable housing will be made available to low-to-moderate-to-middle income persons not traditionally served with CDBG funds. The expanded income eligible census tract areas will also benefit from stabilization of the area through the remediation of abandoned and foreclosed properties. According to a recent article in the Dayton Business Journal (October 24, 2008), a foreclosed home that has become blighted typically chops approximately \$7,500 off the value of adjacent properties. By stabilizing such properties, MCCD expects to see an increase in property value in NSP neighborhoods served.

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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/40
# of Households benefitting	0	0	0	0/0	1/40	1/40

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

Activity Status:

Under Way

Project Number:

02

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected Start Date:

03/02/2009

Projected End Date:

12/31/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
Program Funds Drawdown	\$326,106.02	\$1,085,173.77
Obligated CDBG DR Funds	\$0.00	\$1,600,000.00
Expended CDBG DR Funds	\$0.00	\$617,688.80
CountyCorp	\$0.00	\$617,688.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$88,200.00
Program Income Drawdown	\$88,200.00	\$88,200.00

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:

Performance Measures

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

# of Properties	0	0	13	0/0	0/0	25/40
# of housing units	0	0	16	0/0	0/0	31/40
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/40
# of Persons benefitting	0	0	0	0/0	0/0	0/40
# of Permanent Jobs Created	0	0	0	0/0	0/0	5/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	13	0/0	0/0	25/40
Total acquisition compensation to	0	0	476232	0/0	0/0	1019667/12000

Activity Locations

Address	City	State	Zip
6091 Turnbridge	Huber Heights	NA	45424
4560 Wayne Meadows	Huber Heights	NA	45424
5019 Rye	Huber Heights	NA	45424
5007 Neptune	Huber Heights	NA	45424
5956 Rosalie	Huber Heights	NA	45424
301 Stuckhardt	Huber Heights	NA	45424
6151 Rosebury	Huber Heights	NA	45424
4973 Chesham	Huber Heights	NA	45424
5002 Rye	Huber Heights	NA	45424
419 W Sherry Dr	Trotwood	NA	45426
4364 Leston	Huber Heights	NA	45424
4601 Longfellow	Huber Heights	NA	45424
7141 Cronk Dr	Huber Heights	NA	45424

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:

12/31/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,290,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,290,000.00
Program Funds Drawdown	\$381,343.31	\$678,628.10
Obligated CDBG DR Funds	\$0.00	\$1,290,000.00
Expended CDBG DR Funds	\$0.00	\$315,146.99
CountyCorp	\$0.00	\$315,146.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$87.60
Program Income Drawdown	\$87.60	\$87.60

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 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:

All rehabilitation is being completed with energy star standards.
Over 761,149 lbs (381 tons) of construction materials have been recycled with NSP activities.

Performance Measures

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

# of Properties	0	0	29	0/0	0/0	63/40
# of housing units	0	0	32	0/0	0/0	69/40
# of Households benefitting	0	0	32	0/0	0/40	43/40

Activity Locations

Address	City	State	Zip
5870 Beth	Huber Heights	NA	45424
5441 Coleraine	Huber Heights	NA	45424
709 MacMillan	Huber Heights	NA	45426
5565 Storck	Huber Heights	NA	45424
4973 Chesham	Huber Heights	NA	45424
4364 Leston	Huber Heights	NA	45424
4462 Longfellow	Huber Heights	NA	45424
5019 Rye	Huber Heights	NA	45424
4812 Nelapark	Huber Heights	NA	45424
5706 Belmar	Huber Heights	NA	45424
6636 Celestine	Huber Heights	NA	45424
4641 Knobhill	Huber Heights	NA	45424
4560 Wayne Meadows	Huber Heights	NA	45424
5445 Flotron	Huber Heights	NA	45424
6151 Rosebury	Huber Heights	NA	45424
5245 Buckner	Huber Heights	NA	45424
4598 Metlic	Huber Heights	NA	45424
6301 Rosebury	Huber Heights	NA	45424
5002 Rye	Huber Heights	NA	45424
5662 Brandt	Huber Heights	NA	45424
4601 Longfellow	Huber Heights	NA	45424
7141 Cronk Dr	Huber Heights	NA	45424
419 West Sherry Dr	Trotwood	NA	45426
5956 Rosalie	Huber Heights	NA	45424
408 W Sherry	Trotwood	NA	45426
6091 Turnbridge	Huber Heights	NA	45424
301 Stuckhardt	Huber Heights	NA	45424
5007 Neptune	Huber Heights	NA	45424
5236 Seaman	Huber Heights	NA	45424

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Montgomery County

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$71,000.00	\$82,605.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$0.00	\$11,605.00
Montgomery County	\$0.00	\$11,605.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(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:

Contractors have been selected through a competitive bidding process for the demolition of 40 properties.

Performance Measures

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

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

National Objective:

N/A

Responsible Organization:

Montgomery County

Overall**Apr 1 thru Jun 30, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$598,000.00

Total CDBG Program Funds Budgeted

N/A

\$598,000.00

Program Funds Drawdown

\$12,875.34

\$100,513.34

Obligated CDBG DR Funds

\$0.00

\$598,000.00

Expended CDBG DR Funds

\$0.00

\$29,638.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

24 CFR 570.205 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:**Performance Measures**

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-39-0006

Obligation Date:**Grantee Name:**

Montgomery County, OH

Award Date:**Grant Amount:**

\$5,988,000.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Kiya Patrick

Disasters:**Declaration Number**

NSP

Plan Description:

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.

Recovery Needs:

Funds will support a variety of projects including the establishment of funding mechanisms, purchase/rehabilitation of single or multi-family units in order to 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.

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$5,988,000.00

Total CDBG Program Funds Budgeted	N/A	\$5,988,000.00
Program Funds Drawdown	\$623,148.05	\$1,289,621.90
Obligated CDBG DR Funds	\$0.00	\$5,988,000.00
Expended CDBG DR Funds	\$701,850.52	\$1,122,484.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$89,628.30	\$89,628.30
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$29,638.00
Limit on State Admin	\$0.00	\$0.00

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:

The program is progressing and meeting expecting goals.

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	\$500,000.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$450,132.69	\$2,890,000.00	\$1,056,352.54
03, Demolition	\$11,605.00	\$500,000.00	\$11,605.00
04, Administration	\$29,638.00	\$598,000.00	\$87,638.00
05, Purchase & Rehab-25% Set-Aside	\$131,772.36	\$1,500,000.00	\$134,026.36
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

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

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

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$128,284.36	\$128,284.36
Obligated CDBG DR Funds	\$0.00	\$750,000.00
Expended CDBG DR Funds	\$128,284.36	\$128,284.36
Dayton Metropolitan Housing Authority	\$128,284.36	\$128,284.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition(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 properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Progress Narrative:

The performance measures above represent all of the progress and expenditures to date, as of April 30, 2010. DMHA has completed all of the acquisition activities and have moved into the rehabilitation phase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	3/4
# of housing units	0	0	8	0/0	0/0	12/16
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/16	0/0	4/16
# of Persons benefitting	0	0	0	0/30	0/0	0/30
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	1/0
# of Parcels acquired voluntarily	0	0	1	0/0	0/0	1/4
Total acquisition compensation to	0	0	99738	0/0	0/0	159138/208000

Activity Locations

Address	City	State	Zip
5455-5461 Misty Lane	Huber Heights	NA	45424
5441-5447 Misty Lane	Huber Heights	NA	45424

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Dayton Metropolitan Housing Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$250,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Dayton Metropolitan Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Expenditures under this activity will begin the next quarter.

Performance Measures

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

# of Properties	0	0	3	0/0	0/0	3/4
# of housing units	0	0	12	0/0	0/0	12/16
# of Households benefitting	0	0	0	0/30	0/0	0/30

Activity Locations

Address	City	State	Zip
5483-5489 Misty Lane	Huber Heights	NA	45424
5441-5447 Misty Lane	Huber Heights	NA	45424
5455-5461 Misty Lane	Huber Heights	NA	45424

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: 01-3

Activity Title: Low Income Targeting-Homeless Solutions Acq.

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

05

Project Title:

Purchase & Rehab-25% Set-Aside

Projected Start Date:

03/02/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Homeless Solutions Project Team

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$3,488.00	\$5,742.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Homeless Solutions Project Team	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-The acquisition of NSP eligible structures to rehabilitate, demolish, redevelop, in order to benefit persons at 50% or below the 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 &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:

A four unit property was identified and expenditures should be reflected next quarter.

Performance Measures

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

# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/7
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/7	0/0	0/7
# of Persons benefitting	0	0	0	0/7	0/0	0/7
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4
Total acquisition compensation to	0	0	0	0/0	0/0	0/290000

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: 02-1

Activity Title: Affordability Gap Financing-Funding Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

01

Project Title:

Funding Mechanisms-Affordability Gap Financing

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$16,794.94	\$20,121.78
CountyCorp	\$16,794.94	\$20,121.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,340.70	\$1,340.70
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.206- The expected benefit to income-qualified persons is that quality, affordable housing will be made available to low-to-moderate-to-middle income persons not traditionally served with CDBG funds. The expanded income eligible census tract areas will also benefit from stabilization of the area through the remediation of abandoned and foreclosed properties. According to a recent article in the Dayton Business Journal (October 24, 2008), a foreclosed home that has become blighted typically chops approximately \$7,500 off the value of adjacent properties. By stabilizing such properties, MCCC expects to see an increase in property value in NSP neighborhoods served.

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 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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/40
# of Households benefitting	0	1	1	0/0	1/40	1/40

Activity Locations

Address	City	State	Zip
4598 Metlic	Huber Heights	NA	45424

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

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood Stabilization & Housing

Projected End Date:

12/31/2011

Responsible Organization:

CountyCorp

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
Program Funds Drawdown	\$210,451.47	\$759,067.75
Obligated CDBG DR Funds	\$0.00	\$1,600,000.00
Expended CDBG DR Funds	\$275,847.00	\$617,688.80
CountyCorp	\$275,847.00	\$617,688.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$88,200.00	\$88,200.00
Program Income Drawdown	\$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:

Significant progress has been made under this activity. The impact to the target community should demonstrate true stabilization.

Performance Measures

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

# of Properties	0	0	6	0/0	0/0	12/40
# of housing units	0	0	9	0/0	0/0	15/40
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/40
# of Persons benefitting	0	0	0	0/0	0/0	0/40
# of Permanent Jobs Created	0	0	0	0/0	0/0	5/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	6	0/0	0/0	12/40
Total acquisition compensation to	0	0	254458	0/0	0/0	543435/120000

Activity Locations

Address	City	State	Zip
5236 Seaman Drive	Huber Heights	NA	45424
5441 Coleraine Drive	Huber Heights	NA	45424
5445 Flotron Drive	Huber Heights	NA	45424
4812 Nelapark Drive	Huber Heights	NA	45424
4600-4606 Wayne Meadows Circle	Huber Heights	NA	45424
5565 Storck Drive	Huber Heights	NA	45424

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:

12/31/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,290,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,290,000.00
Program Funds Drawdown	\$239,681.22	\$297,284.79
Obligated CDBG DR Funds	\$0.00	\$1,290,000.00
Expended CDBG DR Funds	\$239,681.22	\$315,146.99
CountyCorp	\$239,681.22	\$315,146.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$87.60	\$87.60
Program Income Drawdown	\$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 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:

Performance Measures

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

# of Properties	0	0	17	0/0	0/0	34/40
# of housing units	0	0	20	0/0	0/0	37/40
# of Households benefitting	0	0	0	0/0	0/40	11/40

Activity Locations

Address	City	State	Zip
709 Macmillan Dr	Trotwood	NA	45426
4598 Metlic Dr	Huber Heights	NA	45424
5236 Seaman Dr	Huber Heights	NA	45424
4600-4606 Wayne Meadow Circle	Huber Heights	NA	45424
5445 Flotron Drive	Huber Heights	NA	45424
5706 Belmar Dr	Huber Heights	NA	45424
4641 Knobhill Dr	Huber Heights	NA	45424
6636 Celestine St	Huber Heights	NA	45424
5662 Brandt Pike	Huber Heights	NA	45424
6301 Rosebury Dr	Huber Heights	NA	45424
4462 Longfellow Ave	Huber Heights	NA	45424
5245 Buckner Dr	Huber Heights	NA	45424
408 W Sherry Dr	Trotwood	NA	45426
5441 Coleraine Dr	Huber Heights	NA	45424
5870 Beth Road	Huber Heights	NA	45424
4812 Nelapark Dr	Huber Heights	NA	45424
5565 Storck Dr	Huber Heights	NA	45424

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Montgomery County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$11,605.00	\$11,605.00
Obligated CDBG DR Funds	\$0.00	\$500,000.00
Expended CDBG DR Funds	\$11,605.00	\$11,605.00
Montgomery County	\$11,605.00	\$11,605.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(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:

Title searches and asbestos surveys completed.

Performance Measures

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

Activity Locations

Address	City	State	Zip
240 Infirmary	Jefferson Township	NA	45400
1168 N Clayton Rd	Perry Township	NA	45400
10251 Eaton Pike	Perry Township	NA	45400

5097 Fortman Dr	Jefferson Township	NA	45400
3232 Lodge Ave	Harrison Township	NA	45400
152 Miller	Trotwood	NA	45426
324 Maeder	Jefferson Township	NA	45400
3230 Lodge Ave	Harrison Township	NA	45400
160 Miller	Trotwood	NA	45426
107 Lansdowne	Jefferson Township	NA	45400
3 North Sunrise	Trotwoodn	NA	45426
139 Colgate	Jefferson Township	NA	45400
4606 Battery St	Perry Township	NA	45400
200 Albers	Jefferson Township	NA	45400
2016 Coronette Ave	Harrison Township	NA	45400
205 Albers	Jefferson Township	NA	45400
225 Knox	Jefferson Township	NA	45400
2616 Coronette Ave	Harrison Township	NA	45400
3961 Norledge Dr	Harrison Township	NA	45400
4808 Sugar Tree Dr	Harrison Township	NA	45400
202 E Main St	Verona	NA	45400
201 Bluecrest	Jefferson Township	NA	45400
316 Maeder	Jefferson Township	NA	45400
1547 Elaine St	Trotwood	NA	45426
61 Lansdowne Ave	Jefferson Township	NA	45400
46 Redder Ave	Harrison Township	NA	45400
3631 Detroit Ave	Harrison Township	NA	45400
246 Colgate	Jefferson Township	NA	45400
2200 Koehler Ave	Harrison Township	NA	45400
4558 Gardendale Ave	Trotwood	NA	45426
116 Patton	Trotwood	NA	45426
401 Bricker	Jefferson Township	NA	45400
142 Oberlin Ave	Jefferson Township	NA	45400
3545 Michigan Ave	Harrison Township	NA	45400
23 Hanover Ave	Jefferson Township	NA	45400
204 E Main St	Verona	NA	45400
1520 Infirmary Rd	Jefferson Township	NA	45400
220 Maeder Ave	Jefferson Township	NA	45400
3523 Michigan Ave	Harrison Township	NA	45400
3605 Michigan Ave	Harrison Township	NA	45400
205 Bluecrest	Jefferson Township	NA	45400
108 Calument Ln	Jefferson Township	NA	45400
3919 Boggs Ave	Harrison Township	NA	45400
153 Lensdale Ave	Trotwood	NA	45426
128 Colgate	Jefferson Township	NA	45400

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

National Objective:

N/A

Responsible Organization:

Montgomery County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$598,000.00
Total CDBG Program Funds Budgeted	N/A	\$598,000.00
Program Funds Drawdown	\$29,638.00	\$87,638.00
Obligated CDBG DR Funds	\$0.00	\$598,000.00
Expended CDBG DR Funds	\$29,638.00	\$29,638.00
Montgomery County	\$29,638.00	\$29,638.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.205 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:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
