

Grantee: Hamilton County, OH

Grant: B-08-UN-39-0004

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-08-UN-39-0004

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

Hamilton County, OH

Contract End Date:

03/06/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$7,970,490.00

Grant Status:

Active

QPR Contact:

Katie Rademacher

Estimated PIRL Funds:

\$1,550,000.00

Total Budget:

\$9,520,490.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Hamilton County, Ohio is made up of 48 cities, villages, and townships outside the central city of Cincinnati. Of these 48 communities, 40 participate in the County's Entitlement CDBG Program. All of this area has been impacted by the foreclosure crisis, but some areas have been impacted more severely than others. In determining what data would be helpful to determine the areas of greatest need, staff from the Departments of Community Development, Regional Planning, and County Commissioners reviewed information from the Clerk of Courts and Auditor's office regarding foreclosure filings and completed foreclosures, studies completed by Working in Neighborhoods (a non-profit developer and counseling agency), and data provided by HUD, including USPS vacancy rates, Low/Mod/Middle income data, Estimated Foreclosure abandonment risk score, HMDA high cost loan rates, and predicted 18 month underlying problem foreclosure rate. This data was examined at the community level, broken down by census tract and block group. Further information regarding the final areas of greatest need is described below. To identify communities to be targeted with NSP funds, we began by examining a previously published report on Hamilton County's foreclosure problem. The statistics in this report indicated that there were natural breaks in the data when attempting to identify communities most severely impacted. In other words, it seemed readily apparent which communities were most affected. To further validate this observation we examined the Hamilton County Clerk of Court's records for foreclosures completed during the period from 1/1/2006 to approximately 10/15/08. Total foreclosures were calculated for each of our participating communities and were then divided by the total number of housing units in that community. The resulting "Foreclosures as a Percentage of Housing Units" allowed us to rank communities on this basis. Total foreclosures in community 2006-2008 = Foreclosures as % of Housing Units Total housing units in community A baseline of >2% was set as the minimum required in order to receive further consideration for targeting. Communities meeting the >2% minimum were then compared using foreclosure data provided by HUD. To be further considered for targeting, communities had to meet the following parameters: • "Estimated foreclosure abandonment risk score" of 8 or above in a minimum of 50% of block groups; • Community average for "Predicted 18 month underlying problem foreclosure rate" of 6% or more; • Minimum of 50% of block groups classified as "low moderate middle income eligible". After tabulating these measurements a list of approximately 20 communities remained that were potentially eligible for targeting. At this point a decision was made to eliminate from consideration any community with less than 1,000 housing units. Although these communities had relatively high foreclosure rates, the actual number of foreclosures was minimal when compared to larger jurisdictions. A portion of our NSP funding has been reserved for such areas, i.e., small pockets where foreclosure is a problem, yet not large enough to justify designation as a targeted area. In the end, a total of 15 jurisdictions within Hamilton County qualified for targeting.

Distribution and and Uses of Funds:

As described in the section above, the data used to analyze the areas of greatest need in Hamilton County consisted of the following: (1) numbers and % of completed foreclosures from 2006, 2007, and 2008 through 10/15/08, obtained from the Clerk of Courts office, (2) data supplied from HUD indicating the percentage of loans in each block group that were classified as a high cost loan per HMDA, (3) the HUD supplied "Estimated Foreclosure Abandonment Risk Score", (4) the HUD supplied "Predicted 18 month underlying problem foreclosure rate", (5) the HUD supplied "USPS residential vacancy rate", and (6) the HUD supplied data indicating the numbers of households, by census tract and block group, below 120% of median income. The first 3 points of data address the required areas of the statute, where the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures, be used in the targeting. In determining the uses of the funds, the Department of Community Development and the Board of County Commissioners arranged several meetings with the communities identified as targeted, to educate them about the NSP program and eligible uses, and to receive input regarding the needs of the communities. Using a survey instrument, information was collected to identify the most common types of projects that would be needed by these communities, and approximate total funding needs for each activity. In determining distribution of the funds, the number of foreclosures,



using 2006, 2007, and 2008 data through 10/15/08, was ranked by targeted community, and funds were allocated by means of a funding cap, in that order. A decision was made to allocate the funds to different projects, and then to impose a cap by community, to access these funds. Communities that will access funds for projects that create program income will then be able to access more funding in the future by having the program income replenish the funds in their allocation cap. The charts identified below demonstrate the allocations for different projects and the funding caps by targeted community. NSP Activities and Costs Activity Average Cost # of homes Cost/home Total Cost Program Income # of homes Valley Homes Redevelopment 25% of NSP funds 13 \$153,308 \$1,993,000 Acquisition (for demolition) avg. of \$25,000 subsidy/house 40 \$25,000 \$1,000,000 Demolition (residential) avg. of \$8500/house 85 \$8,500 \$722,500 Demolition (commercial) avg. of \$16,500/commercial 20 \$16,500 \$330,000 Acquisition (for rehab) avg. of \$40,000 subsidy/house 26 \$40,000 \$1,040,000 \$832,000 20 Rehab or New Construction avg. of \$60,000 subsidy/house 26 \$60,000 \$1,560,000 \$1,248,000 20 Homebuyer Downpayment Assistance avg. of \$5,000/buyer 26 \$5,000 \$130,000 Homebuyer Soft Second Mortgage avg. of \$10,000/buyer 26 \$10,000 \$260,000 Homebuyer Counseling avg. of \$750/buyer 26 \$750 \$19,500 Appraisal and Legal Services avg. of \$1800/house 66 \$1,800 \$118,800 Administration 10% of grant \$797,050 Total \$7,970,850 \$2,080,000 Grand total \$10,050,850 (with anticipated program income) Spending Caps by Community Jurisdiction # Foreclosures 2006 - 2008 Funding Cap Appraisal/Legal Services 25% rental Admin Colerain Township 844 \$585,000 Springfield Township 610 \$510,000 Forest Park 434 \$435,000 Norwood 289 \$375,000 North College Hill 229 \$350,000 Cheviot 145 \$300,000 Golf Manor 108 \$260,000 Mt. Healthy 106 \$260,000 St. Bernard 87 \$235,000 Cleves 75 \$230,000 Lincoln Heights 73 \$230,000 Elmwood Place 69 \$225,000 Lockland 68 \$225,000 Silverton 63 \$225,000 Woodlawn 50 \$215,000 Balance of County \$400,000 Subtotal \$5,060,000 \$120,000 \$1,993,000 \$797,000 Total of all funds \$7,970,000 In determining the use of the 25% of funds to go to households at or below 50% of median income, discussions indicated that the use of these funds would mainly have to be rental, as the income level for these households would not be high enough to be considered by lenders for homeownership. Discussions among staff led to the belief that using these funds to be targeted to one community and project would have the most impact. At the same time, there was a proposed redevelopment of housing in Lincoln Heights (one of the targeted communities, and also one of the lowest income communities in Hamilton County), that had been awarded Low Income Housing Tax Credits by the state of Ohio. However, this project still had a gap in development funding of over 2 Million dollars. This project consists of older dilapidated housing, of which approximately 1/3 of the units are vacant and abandoned, and in need of demolition. Tax liens have been filed against the property, as taxes have gone unpaid. Although the property is not currently in foreclosure, the foreclosure will be initiated if that is the only requirement left for eligibility of the NSP funds. Funds set aside for this project will be used for both demolition of the blighted buildings, and redevelopment of new housing to be occupied by households at or below 50% of median income.

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	\$16,758,274.66
Total Budget	\$3,857,845.31	\$8,818,626.66
Total Obligated	\$100,000.00	\$8,641,214.33
Total Funds Drawdown	\$272,976.34	\$8,056,193.53
Program Funds Drawdown	\$165,174.31	\$7,101,321.06
Program Income Drawdown	\$107,802.03	\$954,872.47
Program Income Received	\$68,176.40	\$954,872.47
Total Funds Expended	\$272,976.34	\$8,056,028.82
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,195,573.50	\$0.00
Limit on Admin/Planning	\$797,049.00	\$553,585.11
Limit on State Admin	\$0.00	\$553,585.11

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,992,622.50	\$2,276,752.73

Overall Progress Narrative:

The following paragraphs outline the main activities accomplished by project during the past quarter. There is one accomplishment to mention for project number NSP-2, Acquisition for Rehabilitation. During the quarter, one property was sold to an income eligible homebuyer: 1920 Knollridge in North College Hill, and construction was completed on 6109 Sycamore in Elmwood Place. The total number of properties addressed under this project is 24, all are detached single-family houses, and will result in 24 households benefitting from our efforts. To date, 21 houses have been rehabbed, 20 have been sold, and 3 are in progress. Additional properties will be added under this project as program income is generated.

Project number NSP-3, Demolition of Residential and Commercial Properties, is nearing completion. Six properties were demolished during the quarter: 2033 Fourth and 6404 Witherby in Springfield Township; 2684 Wenning in Colerain Township; 11651 Elkwood in Forest Park; 1833 Dallas in North College Hill; and 4232 Vine in St. Bernard. All properties were condemned or blighted, in severely poor condition, and declared unfit for human habitation. To date, 107 properties have been demolished under this activity and 8 are currently in progress, for a total of 115 properties being addressed under this project. Many of the properties being demolished are condemned structures and pose a danger to public health or safety or they are demolished in concert with a coordinated program of rehab and/or redevelopment and/or other demolition activities within a target area and qualify in this manner as LMMA. In some situations the following end uses have been developed: community gardens, expansion of existing public parks, floodplain protection areas or the vacant lots have been donated to income-eligible adjoining property homeowners.

There are a few items to report for project number NSP-4, Acquisition for Redevelopment. 1833 Dallas was demolished and a contract has been signed to sell the property to a neighbor; 2684 Wenning was demolished and will likely be sold to a neighbor as well. This project will address a total of 43 properties (36 completed, 7 in progress) and will provide a direct benefit to 4 income-eligible households; the remainder will provide an area benefit to their respective communities either through demolition or another eligible end use.

Lastly, the County met the 100% expenditure requirement in December for its NSP1 program and continues to spend program income that has been generated.

Activities reported as completed on previous QPRs were not updated as part of this report. The following activities were updated: 2/1, 2/9 &ndash 2/11, 3/23, 4/14, 4/17, 4/19, 4/21, and 4/22.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP - 1, Redevelopment - rental properties for <50%	\$0.00	\$1,993,000.00	\$1,993,000.00
NSP - 2, Acquisition for Rehabilitation	\$120,810.79	\$3,650,000.00	\$2,171,099.93
NSP - 3, Demolition of residential and commercial property	\$36,333.62	\$1,200,000.00	\$966,888.24
NSP - 4, Acquisition of Residential properties for Redevelopment	\$0.00	\$1,669,408.12	\$1,535,938.34
NSP - 5, Financing Mechanisms for Downpayment Assistance	\$0.00	\$0.00	\$0.00
NSP - 6, Administration	\$8,029.90	\$792,053.97	\$433,644.55
NSP - 7, Purchase and Rehab - Homebuyer Counseling	\$0.00	\$7,330.41	\$750.00



Activities

Grantee Activity Number: 2/1

Activity Title: Acquisition/Rehab- Elmwood Place

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - 2

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$340,000.00
Total Budget	\$0.00	\$340,000.00
Total Obligated	\$0.00	\$280,000.00
Total Funds Drawdown	\$18,724.37	\$242,188.94
Program Funds Drawdown	\$12,473.42	\$131,352.56
Program Income Drawdown	\$6,250.95	\$110,836.38
Program Income Received	\$0.00	\$42,458.79
Total Funds Expended	\$18,724.37	\$242,188.94
Homesteading and Urban Redevelopment Corporation	\$18,724.37	\$242,188.94
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant/foreclosed/abandoned property for the purposes of rehabilitation.
 24 CFR 570.202: Rehabilitation of these properties after acquisition takes place. The intent is to acquire the property, rehab it, and then sell it to LMM households.

Location Description:

Elmwood Place, Ohio 45216

Activity Progress Narrative:

Construction on 6109 Sycamore was completed during the quarter. The house has been listed for sale; we hope to close by the Spring.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/2
# of Parcels acquired voluntarily	0	0/0



#High efficiency heating plants	1	2/2
#Efficient AC added/replaced	1	2/2
#Replaced thermostats	1	2/2
#Replaced hot water heaters	1	2/2
#Low flow toilets	2	3/2
#Low flow showerheads	2	3/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	1/2	100.00
# Owner Households	0	0	0	0/0	1/2	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 2/10
Activity Title: Acq/Rehab of residential properties - Colerain Twp

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 2

Project Title:
 Acquisition for Rehabilitation

Projected Start Date:
 02/01/2010

Projected End Date:
 02/28/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Homesteading and Urban Redevelopment Corporation

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$359,000.00
Total Budget	\$0.00	\$359,000.00
Total Obligated	\$0.00	\$363,587.67
Total Funds Drawdown	\$62,350.85	\$277,113.17
Program Funds Drawdown	\$41,721.74	\$210,213.65
Program Income Drawdown	\$20,629.11	\$66,899.52
Program Income Received	\$0.00	\$39,625.63
Total Funds Expended	\$62,350.85	\$277,113.17
Cincinnati Habitat for Humanity	\$0.00	\$25,873.26
Homesteading and Urban Redevelopment Corporation	\$62,350.85	\$251,239.91
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant foreclosed properties for the purposes of rehabilitation.
 24 CFR 570.202: Rehabilitation of these foreclosed properties will occur after acquisition takes place. The intent is to acquire these properties, rehab them, and then sell to LMMH households.

Location Description:

Colerain Township, OH

Activity Progress Narrative:

Construction on 8845 Planet is nearing completion. The house will be listed for sale by the beginning of February; we hope to close by Spring.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/4
#High efficiency heating plants	0	3/4
#Efficient AC added/replaced	0	3/4
#Replaced thermostats	0	3/4



#Replaced hot water heaters	0	3/4
#Low flow toilets	0	4/4
#Low flow showerheads	0	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	1	0	0/0	2/4	2/4	100.00
# Owner Households	-1	1	0	0/0	2/4	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 2/11

Activity Title: Acq/Rehab of residential properties in NCH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2

Project Title:

Acquisition for Rehabilitation

Projected Start Date:

02/01/2010

Projected End Date:

02/28/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$630,000.00
Total Budget	\$0.00	\$630,000.00
Total Obligated	\$100,000.00	\$525,000.00
Total Funds Drawdown	\$70,711.72	\$458,359.97
Program Funds Drawdown	\$66,615.63	\$373,490.54
Program Income Drawdown	\$4,096.09	\$84,869.43
Program Income Received	\$68,176.40	\$178,677.33
Total Funds Expended	\$70,711.72	\$458,359.97
Homesteading and Urban Redevelopment Corporation	\$70,711.72	\$577,303.50
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant foreclosed properties for the purposes of rehabilitation.

24 CFR 570.202: Rehabilitation of these foreclosed properties will occur after acquisition takes place. The intent is to acquire these properties, rehab them, and then sell to LMMH households.

Location Description:

North College Hill, Ohio 45239

Activity Progress Narrative:

1920 Knollridge was sold to an income eligible homebuyer with down payment assistance on October 17, 2012. Construction continued on 1537 Southridge during the quarter. It is nearing completion and should be listed for sale by the end of February. Once Southridge sells, it is likely that one more property will be acquired with program income for rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/5
#High efficiency heating plants	0	3/5
#Efficient AC added/replaced	0	3/5
#Replaced thermostats	0	3/5



#Replaced hot water heaters	0	3/5
#Low flow toilets	0	4/5
#Low flow showerheads	0	3/5
#Units with bus/rail access	0	3/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	2	1	0/0	3/5	3/5	100.00
# Owner Households	-1	2	1	0/0	3/5	3/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 2/13

Activity Title: Acq/ Rehab of res. property in Springfield Twp.

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - 2

Projected Start Date:

03/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition for Rehabilitation

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$283,893.39
Total Budget	\$0.00	\$283,893.39
Total Obligated	\$0.00	\$283,893.39
Total Funds Drawdown	\$0.00	\$283,893.39
Program Funds Drawdown	\$0.00	\$250,381.40
Program Income Drawdown	\$0.00	\$33,511.99
Program Income Received	\$0.00	\$120,200.00
Total Funds Expended	\$0.00	\$283,893.39
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant, foreclosed, or abandoned properties for the purposes of rehabilitation.
24 CFR 570.202: Rehabilitation of these properties will occur after acquisition takes place. The intent is to acquire these properties, rehab them, and then sell to LMMH households.

Location Description:

Springfield Twp, OH 45231

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Efficient AC added/replaced	0	2/2
#Replaced thermostats	0	1/2
#Replaced hot water heaters	0	2/2
#Low flow toilets	0	4/2



#Low flow showerheads

0

4/2

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	2/2	2/2	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 2/9

Activity Title: 3738 St. Martin's Place Acq/Rehab - Cheviot

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - 2

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition for Rehabilitation

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$217,000.00
Total Budget	\$0.00	\$217,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$3,882.25	\$72,004.88
Program Funds Drawdown	\$0.00	\$58,949.82
Program Income Drawdown	\$3,882.25	\$13,055.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,882.25	\$72,023.88
Homesteading and Urban Redevelopment Corporation	\$3,882.25	\$72,023.88
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant foreclosed property for the purposes of rehabilitation.

24 CFR 570.202: Rehabilitation of this foreclosed property after acquisition takes place. The intent is to acquire this property, rehab it, and then sell it to an LMMH household.

Location Description:

3738 St. Martin's Place, Cheviot, OH 45211

Activity Progress Narrative:

Construction continued on St. Martin's during the quarter. It is anticipated that construction will be completed by early Spring.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/0
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1



#Replaced hot water heaters	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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: 3/23

Activity Title: Demolitions in 15 NSP Communities

Activity Category:

Clearance and Demolition

Project Number:

NSP - 3

Projected Start Date:

02/01/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition of residential and commercial property

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Hamilton County Community Development Department

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$0.00	\$650,000.00
Total Obligated	\$0.00	\$650,000.00
Total Funds Drawdown	\$91,228.42	\$636,458.66
Program Funds Drawdown	\$36,333.62	\$527,420.46
Program Income Drawdown	\$54,894.80	\$109,038.20
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$91,228.42	\$636,458.66
Hamilton County Community Development Department	\$91,228.42	\$636,458.66
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(d) Demolition of blighted properties throughout Hamilton County's 15 NSP Targeted Communities. These properties are either residential, commercial, or mixed-use. In addition, these vacant properties are blighted or condemned, and have negative effects on the communities.

Location Description:

CLEVES, COLERAIN, ELMWOOD PLACE, FOREST PARK, GOLF MANOR, LINCOLN HEIGHTS, LOCKLAND, MT HEALTHY, NORTH COLLEGE HILL, SPRINGFIELD TWP, and WOODLAWN in HAMILTON COUNTY, OHIO

Activity Progress Narrative:

During the quarter six properties were demolished. 2684 Wenning and 1833 Dallas were acquired under Project 4 prior to the release of the new guidance for demolitions, otherwise both the acquisition and demolition expenses would have been recorded under this activity. The remaining four properties were either condemnations or community-owned blighted structures. All six demolitions meet the LMMA National Objective.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	65/72



Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	21859	23169	137966	32.64

Activity Locations

Address	City	County	State	Zip	Status / Accept
2684 WENNING	CINCINNATI		Ohio	45231-	Match / N
6404 WITHERBY	CINCINNATI		Ohio	45224-	Match / N
1833 DALLAS	CINCINNATI		Ohio	45239-	Match / N
11651 ELKWOOD	CINCINNATI		Ohio	45240-	Match / N
4232 VINE	CINCINNATI		Ohio	45217-	Match / N
2033 FOURTH	CINCINNATI		Ohio	45224-	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	



Grantee Activity Number: 4/14

Activity Title: Acquisition for demo - Lincoln Heights

Activity Category:

Acquisition - general

Project Number:

NSP - 4

Projected Start Date:

04/01/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition of Residential properties for Redevelopment

Projected End Date:

02/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Hamilton County Community Development Department

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$73,276.00
Total Budget	\$73,276.00	\$73,276.00
Total Obligated	\$0.00	\$73,276.00
Total Funds Drawdown	\$0.00	\$73,276.00
Program Funds Drawdown	\$0.00	\$73,276.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$73,276.00
Hamilton County Community Development Department	\$0.00	\$73,276.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of vacant, blighted, residential property for the purposes of demolition and/or redevelopment. The blighted property will be demolished and will collectively provide an area benefit for the surrounding community. The vacant land will be maintained as greenspace, also providing an area benefit for Lincoln Heights.

Location Description:

LINCOLN HEIGHTS, OH 45215

Activity Progress Narrative:

No activity occurred during the quarter. Once 823 and 845 Van Buren are redeveloped into an eligible end use, this activity will be reported as completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/13
# of Parcels acquired voluntarily	0	11/13



Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	1350	177	2246	67.99

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	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: 4/17

Activity Title: New Construction - Single Family - St. Bernard

Activity Category:

Construction of new housing

Project Number:

NSP - 4

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition of Residential properties for Redevelopment

Projected End Date:

04/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Cincinnati Housing Partners

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$302,207.76
Total Budget	\$0.00	\$302,207.76
Total Obligated	\$0.00	\$302,207.76
Total Funds Drawdown	\$0.00	\$302,199.29
Program Funds Drawdown	\$0.00	\$276,199.29
Program Income Drawdown	\$0.00	\$26,000.00
Program Income Received	\$0.00	\$83,658.90
Total Funds Expended	\$0.00	\$302,199.29
Cincinnati Housing Partners	\$0.00	\$302,199.29
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.202 - This activity involves the construction of new single-family affordable housing on demolished, vacant property. New homes will be sold to income-eligible buyers meeting NSP requirements.

Location Description:

St. Bernard, OH 45227

Activity Progress Narrative:

4215 Tower is still listed for sale. Another offer was made during the quarter, but it fell through due to the buyer not having enough funds for the down payment. Once this property sells, this project will be reported as completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	6/2
#Low flow showerheads	0	4/2
#Units with bus/rail access	0	2/2
#Sites re-used	0	2/1



#Units ζ other green	0	2/2
Activity funds eligible for DREF (Ike)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	1/2	100.00
# Owner Households	0	0	0	0/0	1/2	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
Other funds	\$100,000.00
Subtotal Match Sources	\$100,000.00
Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$100,000.00



Grantee Activity Number: 4/19

Activity Title: Acquisition for redevelopment - Lockland

Activity Category:

Acquisition - general

Project Number:

NSP - 4

Projected Start Date:

08/02/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition of Residential properties for Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Hamilton County Community Development Department

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$21,161.00
Total Budget	\$21,161.00	\$21,161.00
Total Obligated	\$0.00	\$21,161.00
Total Funds Drawdown	\$0.00	\$21,161.00
Program Funds Drawdown	\$0.00	\$21,161.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$21,161.00
Hamilton County Community Development Department	\$0.00	\$21,161.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a): Acquisition of 3 parcels of vacant residentially zoned property, formerly used as single-family residential. The property is located in a LMMI block group in Lockland and will be redeveloped into a gateway into the community. The site will contain entry signage, landscaping, and greenspace and will serve as gateway which will be visible when crossing the railroad tracks and entering the community. The gateway improvements will be financed using non-NSP funds.

Location Description:

Lockland, Ohio

Activity Progress Narrative:

No activity occurred during the quarter. Once these properties are redeveloped into an eligible end use, this activity will be reported as completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
# of Parcels acquired voluntarily	0	3/3



Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	654	329	1198	82.05

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	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: 4/21

Activity Title: Acquisition, demo, side lot - NCH

Activity Category:

Acquisition - general

Project Number:

NSP - 4

Projected Start Date:

06/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition of Residential properties for Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,000.00
Total Budget	\$0.00	\$2,000.00
Total Obligated	\$0.00	\$2,000.00
Total Funds Drawdown	\$467.69	\$467.69
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$467.69	\$467.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$467.69	\$467.69
Homesteading and Urban Redevelopment Corporation	\$467.69	\$467.69
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity consists of the donation of a mortgage foreclosed, vacant property that is not suitable for rehab. The property will be demolished and sold to one or more adjoining income-eligible neighbors. The demolition will be recorded under activity 3/23. The disposition will be recorded under this activity.

Location Description:

North College Hill, Ohio

Activity Progress Narrative:

1833 Dallas was donated by Bank of America to HURC during the third quarter of 2012. This quarter, the property was demolished and a purchase contract was signed with an adjoining neighbor. The closing will take place once the neighbor obtains a survey to combine this lot with theirs; likely within the next 2 months. The demolition was recorded under Activity 3/23. This acquisition/demolition project meets the LMMA National Objective. Once the property sells, this activity will be reported as completed.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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: 4/22
Activity Title: Acq, demo, side lot - Colerain

Activity Category:

Acquisition - general

Project Number:

NSP - 4

Projected Start Date:

05/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition of Residential properties for Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Homesteading and Urban Redevelopment Corporation

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$20,000.00
Total Budget	\$0.00	\$20,000.00
Total Obligated	\$0.00	\$20,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Homesteading and Urban Redevelopment Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity involves the acquisition of a vacant, tax foreclosed property by forfeiture under House Bill 138. The property is not suitable for rehab and will be demolished. The demolition will be recorded under activity 3/23. The property will then be sold or donated to one or more adjoining income eligible neighbors and the disposition will be recorded under this activity.

Location Description:

Colerain Township, Ohio

Activity Progress Narrative:

2684 Wenning was demolished during the quarter; the demolition was recorded under Activity 3/23. This acquisition/demolition project meets the LMMI National Objective. It is anticipated that the cleared lot will be sold/donated to an adjoining income-eligible neighbor.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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: 6/1

Activity Title: Administration of NSP Program

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP - 6

Project Title:

Administration

Projected Start Date:

03/01/2009

Projected End Date:

03/31/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Hamilton County Community Development Department

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$777,872.67
Total Budget	\$0.00	\$777,872.67
Total Obligated	\$0.00	\$777,872.67
Total Funds Drawdown	\$25,611.04	\$553,585.11
Program Funds Drawdown	\$8,029.90	\$433,644.55
Program Income Drawdown	\$17,581.14	\$119,940.56
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,611.04	\$553,585.11
Hamilton County Community Development Department	\$25,611.04	\$553,585.11
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.206 This activity is administration of the NSP Program.

Location Description:

Hamilton County Community Development's office is located at 138 E. Court St. Room 1002, Cincinnati, Ohio 45202.

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
Other funds	\$0.00
Total Other Funding Sources	\$0.00

