

**Grantee: Middletown, OH**

**Grant: B-08-MN-39-0011**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-39-0011

**Obligation Date:**

**Grantee Name:**

Middletown, OH

**Award Date:**

**Grant Amount:**

\$2,144,379.00

**Contract End Date:**

**Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Kyle Fuchs

## Disasters:

### Declaration Number

NSP

## Plan Description:

**Areas of Greatest Need:** The City of Middletowns is utilizing the information provided by HUD that lists the percentages of high cost loans, vacant properties, and the predicted 18 month underlying foreclosure rate in the LMMI census tracts. We have added these 3 percentages for each census tract and sorted the information from highest percentage to the lowest. The City has also created a map showing the census tracts at 80% of median income and 120% of median income. We pulled a current list of foreclosed properties that were provided by Butler county and overlaid those properties onto the map. **Distribution and Uses of Funds:** We have separated the LMMI census tracts in the city and for each individual tract have added the percentages of: foreclosed/vacant properties, properties financed with Hi-cost financing, and the estimated foreclosure for the next 18 months. Much of our efforts will be focused in the areas with those higher total percentages. However, staff has determined that ALL areas of the City are facing high risk. Therefore, the City will administer all NSP programs on a city-wide basis. Although projects may be in several different census tracts, the vast majority of the work will be in areas with a foreclosure abandonment risk score of at least 9 or higher. **Definitions and Descriptions:** The definition of a blighted structure can fall under one or several categories that we utilize: 1.)The cost to rehab the property to bring it to code must exceed 60% of the tax assessed value. 2.)It is deemed unsafe for the area and has to come down due to public safety. 3.)The property has been vacant for more than 90 days and is dilapidated and neglected and the cost to bring the property to code could not be justified for the area. If the property falls under 1 or more of the above mentioned, then it fits our definition of a blighted structure. **Affordable Rents:** For the purposes of the NSP program, the City will utilize the definition of low-HOME rents from the HOME Investment Partnerships program. **Continued Affordability:** On all the properties that are acquired, rehabbed, and resold, the city will provide a repayable second mortgage on the property at 20% of its purchase price. The buyer would then only have to finance 80% of the purchase property through traditional means. The second mortgage with the city will be at a 10 year term with an interest rate ranging from 0 to 3% depending on the buyers percentage of median income. **Housing Rehab Standards:** We will use the same standards utilized under the HOME program. All code and insipient code violations will be addressed and repaired. The City will adhere to the International Property Maintenance Code (IPMC) as well as local building codes and ordinances.

## Recovery Needs:

**Low Income Targeting:** Amount of funds committing to less than 50% AMI=\$536,095. Although this number may be higher, we are only committing to utilize 25% of the NSP funds to purchase and redevelop abandoned or foreclosed upon homes for sale to households at or below 50% of area median income.

**Acquisition and Relocation:** The City of Middletown does intend to demolish vacant low and moderate income dwelling units as well as rehabbing some of the properties.

- We plan to target at least 50% of our efforts (demolition and rehab) in census tracts that are less than or equal to 80% of area median income.
- We estimate 11 NSP affordable housing units to be made available to LMMI households. To reach this goal in our time frame, 1 to 2 properties will have to be completed every 2 months.

- An additional estimated 9 units are expected to be made available for households whose income does not exceed 50% of area median income.
- Although there is a slight possibility, we are not planning on new construction activity. We are only looking for projects involving acquisition-rehab.

Public Comment: The City published a public notice announcing the availability of the NSP Substantial Amendment for review and comment in the Middletown Journal on 11/10/2008 as well as 11/13/2008 (see certification attached). In addition, on 11/7/2008 the City posted a copy of the amendment on its website at: <http://www.cityofmiddletown.org/nsp> as well as public postings being placed in the city's library, community center, and senior center.

The city is allowing 15 days for citizen comments. The comment period will expire on 11/22/2008. All written comments received by the city will be considered before submitting the final amendment to HUD. All comments should be addressed to:

City of Middletown  
 Community Revitalization Division, 4th Floor  
 Attn: Kyle Fuchs  
 One Donham Plaza  
 Middletown, OH 45042

\*Overview of Comments:

- A citizen sent an email response on 11/12/08 with positive remarks on the city's overall plan. He did inquire as to why there were going to be 34 more demolitions than acquisitions and rehab.

- REPLY: Due to the time constraint put forth on this program (i.e. 18 months), it simply was not feasible to commit to more acquisition and rehab than the city could undertake in that time frame. It is inevitable that the city will be able to undertake more demolition than acquisition and rehab simply due to the cost of each. The amount of funds (and time) it takes for an acquisition and rehab project is about 10 times more than it takes to demolish a blighted property.

-The city sent a response to the citizen who made the comment explaining the above mentioned.

- A fax was received by the city on 11/20/2008 from Legal Aid Society of Southwest Ohio, LLC. They commented that the city be open to rent to own programs for those households < 50% of median income due to the market making it more difficult for those households to get financed. They also commented that it may be a good idea to leave open the possibility of providing some rental housing under the program.

- REPLY: First and foremost the City of Middletown wants to help as many families as possible become quality homeowners. With the way the city is incorporating the period of affordability by means of a low-interest loan second mortgage, it should help allow more people get approved for a first mortgage. However, if the city finds that loan qualifications do in fact become a problem, the city would be willing to look at other options which may include rent to own programs or forgivable seconds (this may or may not require an NSP amendment depending on the change). The City of Middletown has not decided to incorporate any further rental housing due to the large number of available rental units the city currently has outstanding. The cost to rent in Middletown is still low and rental vacancies are abundant.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,277,106.79
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,141,886.79
<b>Program Funds Drawdown</b>	\$420,972.57	\$616,651.98
<b>Obligated CDBG DR Funds</b>	\$741,883.25	\$937,562.66
<b>Expended CDBG DR Funds</b>	\$456,318.75	\$639,839.16
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,830.42	\$3,678.88
<b>Program Income Drawdown</b>	\$3,631.85	\$3,631.85

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	46.86%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,656.85	\$0.00
Limit on Admin/Planning	\$214,437.90	\$46,422.55
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

This past quarter, the City had transitioned from a focus on demolition to a focus on acquisition. We will continue to do so and anticipate purchasing 2-4 more properties this upcoming quarter. In addition, we currently have 5 acquired properties that will be sent out to bid for the necessary rehab work. We expect to have funds for at least 4 of those 5 properties fully obligated by the end of the April-June quarter. Presently, all demolition work is on hold. There are 2-3 properties working through the legal process before the City can move forward with the demolition. The small amount of unobligated demolition funds will be obligated by September. To date, the City has been able to demolish 32 blighted properties in town utilizing these funds. The City remains on track to fully obligate all funding by the September deadline.

## Project Summary

Project #, Project Title	This Report Period	To Date	
		Program Funds Drawdown	Project Funds Budgeted
1, Administration	\$15,500.08	\$214,437.00	\$46,422.55
2, Purchase and Rehabilitation to 120% AMI	\$186,585.50	\$960,000.00	\$186,585.50
258, NSP	\$0.00	\$0.00	\$0.00
3, Purchase and Rehabilitation to 50% AMI	\$78,752.14	\$536,095.00	\$78,752.14
4, Demolish Blighted Structures	\$140,134.85	\$433,847.00	\$304,891.79
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>100</b>
<b>Activity Title:</b>	<b>Administration</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Administration	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
1	Administration
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
01/01/2009	07/01/2010
<b>National Objective:</b>	<b>Responsible Organization:</b>
N/A	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$428,874.00
<b>Total CDBG Program Funds Budgeted</b>		N/A \$214,437.00
<b>Program Funds Drawdown</b>	\$15,500.08	\$46,422.55
<b>Obligated CDBG DR Funds</b>	\$183,514.53	\$214,437.00
<b>Expended CDBG DR Funds</b>	\$15,500.08	\$46,422.55
City of Middletown	\$15,500.08	\$46,422.55
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$38.61	\$38.61

### Activity Description:

The City will pay for staff and other delivery costs to ensure the NSP program is run efficiently and adhering to the guidelines of the program.

### Location Description:

City of Middletown 1 Donham Plaza Middletown, OH 45042

### Activity Progress Narrative:

These funds were spent towards salaries and fringes and miscellaneous administrative expenses associated with NSP activities.

### Performance Measures

No Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
NSP	\$214,437.00
Total Other Funding Sources	\$214,437.00

<b>Grantee Activity Number:</b>	<b>201</b>
<b>Activity Title:</b>	<b>2605 Elmo</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Planned
<b>Project Number:</b>	<b>Project Title:</b>
2	Purchase and Rehabilitation to 120% AMI
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
01/20/2010	01/20/2011
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$58,825.35
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$58,825.35
<b>Program Funds Drawdown</b>	\$58,714.76	\$58,714.76
<b>Obligated CDBG DR Funds</b>	\$58,714.76	\$58,714.76
<b>Expended CDBG DR Funds</b>	\$58,714.76	\$58,714.76
City of Middletown	\$58,714.76	\$58,714.76
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$167.32	\$167.32

### Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.

### Location Description:

The property is located at 2605 Elmo Pl at parcel Q6532040000015 (Census Tract 127, Blk Grp 2, Risk score=10).

### Activity Progress Narrative:

Purchased property in January. Expenses include: acquisition, prepurchase appraisal, and utilities. The City is planning on bidding out the rehab work on this property next quarter and expects to have those funds obligated.

### Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/0	0/2	0/2

### Activity Locations

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2605 Elmo Place	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:****202****Activity Title:****1016 Gage****Activitiy Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

Purchase and Rehabilitation to 120% AMI

**Projected Start Date:**

02/18/2010

**Projected End Date:**

06/30/2011

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$128,700.00
<b>Total CDBG Program Funds Budgeted</b>		N/A \$128,700.00
<b>Program Funds Drawdown</b>	\$127,870.74	\$127,870.74
<b>Obligated CDBG DR Funds</b>	\$128,700.00	\$128,700.00
<b>Expended CDBG DR Funds</b>	\$127,870.74	\$127,870.74
City of Middletown	\$127,870.74	\$127,870.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$386.10	\$386.10
<b>Program Income Drawdown</b>	\$446.43	\$446.43

**Activity Description:**

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and run down properties and encourage home ownership to LMMI households. The property is planned to be sold to a household at or below 120% of area median income.

**Location Description:**

The property is located at 1016 Gage Dr at Parcel Q6531073000027 (Census Tract 126, Blk Grp 3, Risk score = 9).

**Activity Progress Narrative:**

Purchased property in February. Expenses included: acquisition, prepurchase appraisal, and utilities. The City is planning on bidding out the rehab work on this property next quarter and expects to have those funds obligated. The Program income received (\$386.10) is a refund from the title company for the closing on the property (Refunded City/county/tax stamps on HUD1).

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/0	0/3	0/3

**Activity Locations****Address**

1016 Gage Dr

**City**

Middletown

**State**

NA

**Zip**

45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>301</b>
<b>Activity Title:</b>	<b>915 Malvern</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Planned
<b>Project Number:</b>	<b>Project Title:</b>
3	Purchase and Rehabilitation to 50% AMI
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
01/28/2010	01/30/2011
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		\$13,876.48
<b>Total CDBG Program Funds Budgeted</b>		\$13,876.48
<b>Program Funds Drawdown</b>	\$13,876.48	\$13,876.48
<b>Obligated CDBG DR Funds</b>	\$13,876.48	\$13,876.48
<b>Expended CDBG DR Funds</b>	\$13,876.48	\$13,876.48
City of Middletown	\$13,876.48	\$13,876.48
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.

### Location Description:

The property is located at 915 Malvern St, Parcel Q6532034000085, (Census Tract 122, Blk Grp 4, Risk score=10).

### Activity Progress Narrative:

Purchased property in March. Expenses included: acquisition and a prepurchase appraisal. The City is planning on bidding out the rehab work on this property with the next 3-4 months and expects to have those funds obligated once the bids are received.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	1	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/0	0/3	0/3

### Activity Locations

Address	City	State	Zip
915 Malvern St	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>302</b>
<b>Activity Title:</b>	<b>100 Red Bud</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Planned
<b>Project Number:</b>	<b>Project Title:</b>
3	Purchase and Rehabilitation to 50% AMI
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
02/12/2010	06/30/2011
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		\$65,000.00
<b>Total CDBG Program Funds Budgeted</b>		\$65,000.00
<b>Program Funds Drawdown</b>	\$64,875.66	\$64,875.66
<b>Obligated CDBG DR Funds</b>	\$65,000.00	\$65,000.00
<b>Expended CDBG DR Funds</b>	\$64,875.66	\$64,875.66
City of Middletown	\$64,875.66	\$64,875.66
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$500.00	\$500.00

### Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and to encourage home ownership to LMHI households.

### Location Description:

The property is located on 100 Red Bud Dr, Parcel Q6531055000205, (Census Tract 126, Blk Grp 2, Risk score=9). It was purchased from Fannie Mae

### Activity Progress Narrative:

Purchased property in February. Expenses included: acquisition, prepurchase appraisal, and utilities. The City is planning on bidding out the rehab work on this property next quarter and expects to have those funds obligated.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/1	0/2	0/3

### Activity Locations

Address	City	State	Zip
100 Red Bud Drive	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>303</b>
<b>Activity Title:</b>	<b>3523 Jewell</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Planned
<b>Project Number:</b>	<b>Project Title:</b>
3	Purchase and Rehabilitation to 50% AMI
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
03/30/2010	03/30/2011
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LH - 25% Set-Aside	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A
<b>Total CDBG Program Funds Budgeted</b>		N/A
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$35,346.18	\$35,346.18
<b>Expended CDBG DR Funds</b>	\$35,346.18	\$35,346.18
City of Middletown	\$35,346.18	\$35,346.18
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

24 CFR 570.201(a) Acquisition and 570.202 Rehabilitation: "This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher." This property is being purchased to alleviate blight and to encourage home ownership to LMMI households.

### Location Description:

The property is located at 3523 Jewell Ave, Parcel #Q6511037000093, (Census Tract 123, Blk Grp 2, Risk Score=10). It was purchased from Fannie Mae.

### Activity Progress Narrative:

Purchased property in March. Expenses included: acquisition and prepurchase appraisal. The City is planning on bidding out the rehab work on this property next quarter and expects to have those funds obligated.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/1	0/2	0/3

### Activity Locations

Address	City	State	Zip
3523 Jewell Ave	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>404</b>
<b>Activity Title:</b>	<b>Residential Demo Group 4</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Clearance and Demolition	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
4	Demolish Blighted Structures
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
08/26/2009	09/25/2009
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$29,771.97
<b>Total CDBG Program Funds Budgeted</b>		N/A \$29,771.97
<b>Program Funds Drawdown</b>	\$0.00	\$29,771.97
<b>Obligated CDBG DR Funds</b>	\$0.00	\$29,771.97
<b>Expended CDBG DR Funds</b>	\$0.00	\$29,771.97
City of Middletown	\$0.00	\$29,771.97
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$500.00	\$500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a risk score of 10. These properties are very blighted and unsafe.

### Location Description:

Demolition of the following blighted properties: 814 Fifteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 1117 Young St (Census Tract 131 Blk Grp 2, Risk score = 10), 403 Baltimore St (Census Tract 131 Blk Grp 1, Risk score = 10), & 232 Park St (Census Tract 130 Blk Grp 1, Risk score = 10).

### Activity Progress Narrative:

Program income was from the sale of the lot at 814 Fifteenth Ave to neighbor. This vacant lot was the result of 814 Fifteenth being demolished in September 2009.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	9/3
# of housing units	0	0	0	0/0	0/0	10/3
# of Households benefitting	0	1	1	0/0	17/12	17/12

### Activity Locations

Address	City	State	Zip
814 Fifteenth Ave	Middletown	NA	45044

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>405</b>
<b>Activity Title:</b>	<b>Residential Demo Group 5</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Clearance and Demolition	Planned
<b>Project Number:</b>	<b>Project Title:</b>
4	Demolish Blighted Structures
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
10/15/2009	12/15/2009
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$31,294.69
<b>Total CDBG Program Funds Budgeted</b>		N/A \$31,294.69
<b>Program Funds Drawdown</b>	\$0.00	\$31,294.69
<b>Obligated CDBG DR Funds</b>	\$0.00	\$31,294.69
<b>Expended CDBG DR Funds</b>	\$0.00	\$31,294.69
City of Middletown	\$0.00	\$31,294.69
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$944.32	\$1,944.32
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a risk score of 10. These properties are very blighted and unsafe.

### Location Description:

Demolition of the following blighted properties: 115 Crawford St (Census Tract 132 Blk Grp 2, Risk score = 10), 2106 Pearl St (Census Tract 131 Blk Grp 2, Risk Score = 10), 2007 Pearl St (Census Tract 141 Blk Grp 2, Risk Score = 10), 2011 Linden Ave (Census Tract 132 Blk Grp 2, Risk score = 10), 1508 Taylor (Census Tract 141 Blk Grp 2, Risk Score = 10), & 2100 Grand Ave (Census Tract 132 Blk Grp 2, Risk Score = 10).

### Activity Progress Narrative:

Program income resulted from the sale of lot at 2007 Pearl St, the sale of the lot at 115 Crawford, and the sale of the lot at 2100 Grand. \$144.32 PI from tax refund from the County for 2100 Grand and 1508 Taylor. These were all properties that had been demolished through this program.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	6/6
<b># of housing units</b>	0	0	0	0/0	0/0	6/6
<b># of Households benefitting</b>	0	0	0	0/0	12/12	12/12

### Activity Locations

Address	City	State	Zip
2100 Grand Ave	Middletown	NA	45044
2007 Pearl St	Middletown	NA	45044

1508 Taylor Ave	Middletown	NA	45044
115 Crawford St	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>406</b>
<b>Activity Title:</b>	<b>Residential Demo Group 6</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Clearance and Demolition	Under Way
<b>Project Number:</b>	<b>Project Title:</b>
4	Demolish Blighted Structures
<b>Projected Start Date:</b>	<b>Projected End Date:</b>
11/01/2009	12/30/2009
<b>National Objective:</b>	<b>Responsible Organization:</b>
NSP Only - LMMI	City of Middletown

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		\$34,063.57
<b>Total CDBG Program Funds Budgeted</b>		\$34,063.57
<b>Program Funds Drawdown</b>	\$10,957.47	\$34,063.57
<b>Obligated CDBG DR Funds</b>	\$10,957.47	\$34,063.57
<b>Expended CDBG DR Funds</b>	\$10,957.47	\$34,063.57
City of Middletown	\$10,957.47	\$34,063.57
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$848.46
<b>Program Income Drawdown</b>	\$131.03	\$131.03

### Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." Three of these properties have a risk score of 10. 1721 Sheffield has a risk score of 9. All these properties are very blighted, rundown, and unsafe.

### Location Description:

Demolition of the following blighted properties: 1909 Henry (Census Tract 122 Blk Grp 4, Risk score=10), 2302 Woodlawn (Census Tract 132 Blk Grp 1, Risk score=10), 604 Yankee Rd (Census Tract 130 Blk Grp 1, Risk score=10), and 1721 Sheffield (Census Tract 134 Blk Grp 1, Risk score=9).

### Activity Progress Narrative:

This property was demolished in January. These expenditures consisted of \$9,603 towards the demolition costs for the contract on 604 Yankee and the remaining expenditures were for program delivery and acquisition expenses.

### Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	5/4
<b># of housing units</b>	0	0	1	0/0	0/0	6/4
<b># of Households benefitting</b>	0	2	2	0/0	10/8	10/8

### Activity Locations

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
604 Yankee Ave	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:****407****Activity Title:****Demo Group 7****Activitiy Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

12/15/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

03/15/2010

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		\$23,050.79
<b>Total CDBG Program Funds Budgeted</b>		\$23,050.79
<b>Program Funds Drawdown</b>	\$23,050.79	\$23,050.79
<b>Obligated CDBG DR Funds</b>	\$23,050.79	\$23,050.79
<b>Expended CDBG DR Funds</b>	\$23,050.79	\$23,050.79
City of Middletown		\$23,050.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$2,348.46	\$2,348.46

**Activity Description:**

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." These properties have a risk score of 10 and are very blighted, rundown, and unsafe.

**Location Description:**

Demolition of the following blighted properties: 1509 Forest (Census Tract 131 Blk Grp 1, Risk score=10), 2301 Wilbraham Rd, 715 Seventh Ave, 1504 Penfield (Census Tract 131 Blk Grp 2, Risk score=10) and the commercial property located at 2810 & 2818 Verity Parkway.

**Activity Progress Narrative:**

These expenditures consisted of: \$5,390 for the demo of 1509 Forest Ave, \$5,187 for the demo of 2301 Wilbraham, \$6,840 for the demo of 1504 Penfield, and \$6,900 for the demo of 715 Seventh. The remaining expenditures were for title work and program delivery expenses.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	4	0/0	0/0	4/5
<b># of housing units</b>	0	0	4	0/0	0/0	4/4
<b># of Households benefitting</b>	0	8	8	0/0	8/10	8/10

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2301 Wilbraham Rd	Middletown	NA	45042
1504 Penfield Ave	Middletown	NA	45042
1509 Forest Ave	Middletown	NA	45042

715 Seventh Ave

Middletown

NA

45042

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:****408****Activity Title:****Commercial Demo Group 1****Activitiy Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

4

**Project Title:**

Demolish Blighted Structures

**Projected Start Date:**

12/21/2009

**Projected End Date:**

05/31/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Middletown

**Overall****Jan 1 thru Mar 31, 2010****To Date**

<b>Total Projected Budget from All Sources</b>		N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>		N/A	\$200,000.00
<b>Program Funds Drawdown</b>	\$83,403.55		\$83,403.55
<b>Obligated CDBG DR Funds</b>	\$200,000.00		\$200,000.00
<b>Expended CDBG DR Funds</b>	\$83,403.55		\$83,403.55
City of Middletown	\$83,403.55		\$83,403.55
<b>Match Contributed</b>	\$0.00		\$0.00
<b>Program Income Received</b>	\$0.00		\$0.00
<b>Program Income Drawdown</b>	\$0.00		\$0.00

**Activity Description:**

24 CFR 570.201(d) Clearance for blighted structures only: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher. This section of commercial property has a risk score of 10 and is very blighted and unsafe.

**Location Description:**

Demolition of the attached commercial property located at 1325 & 1329 Central Ave. This property is located in Census Tract 129, Block Group 1, and has a risk score of 10. This group of commercial property has been blighted and dilapidated for many years and has been an eye sore in the downtown area.

**Activity Progress Narrative:**

The above expenditures were for the acquisition of 1325 Central Ave necessary to pursue the demolition of 1325 & 1329 Central Ave. The demolition should be finalized and the remaining obligation paid out this upcoming quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	2	0/0	0/0	2/3
<b># of housing units</b>	0	0	0	0/0	0/0	0/0
<b># of buildings (non-residential)</b>	0	0	2	0/0	0/0	2/3

**Activity Locations****Address**

1325 Central Ave

**City**

Middletown

**State**

NA

**Zip**

45042

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:****409****Activity Title:****Demo Group 9****Activitiy Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

01/20/2010

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

03/15/2010

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$22,723.04
<b>Total CDBG Program Funds Budgeted</b>		N/A \$22,723.04
<b>Program Funds Drawdown</b>	\$22,723.04	\$22,723.04
<b>Obligated CDBG DR Funds</b>	\$22,723.04	\$22,723.04
<b>Expended CDBG DR Funds</b>	\$22,723.04	\$22,723.04
City of Middletown	\$22,723.04	\$22,723.04
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." These properties have a risk score of 10 and are very blighted, rundown, and unsafe.

**Location Description:**

Demolition of the following blighted properties: 813 Sixteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 823 Seventeenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 1909 Woodlawn (Census Tract 132 Blk Grp 2, Risk score = 10), 408 Baltimore (Census Tract 131 Blk Grp 1, Risk score = 10).

**Activity Progress Narrative:**

These expenditures consisted of \$4,984 for the demolition of 813 Sixteenth Ave, \$1,483 for the demolition of 823 Seventeenth Ave, \$6,000 for the demolition of 1909 Woodlawn Ave, \$7,914 for the demolition of 408 Baltimore. The remaining expenditures were for asbestos surveys, asbestos abatement, and program delivery expenses.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	4	0/0	0/0	4/4
<b># of housing units</b>	0	0	4	0/0	0/0	4/3
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/1
<b># of Households benefitting</b>	0	8	8	0/0	8/6	8/8

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
1909 Woodlawn Ave	Middletown	NA	45042
408 Baltimore Ave	Middletown	NA	45042

813 Sixteenth Ave	Middletown	NA	45042
823 Seventeenth Ave	Middletown	NA	45042

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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