

Grantee: Middletown, OH

Grant: B-08-MN-39-0011

October 1, 2009 thru December 31, 2009 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:

Original - In Progress

Submitted By:

No Submitter Found

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
Total Projected Budget from All Sources	N/A	\$4,275,902.07
Total CDBG Program Funds Budgeted	N/A	\$2,140,682.07
Program Funds Drawdown	\$86,882.12	\$195,679.41
Obligated CDBG DR Funds	\$78,518.12	\$195,679.41
Expended CDBG DR Funds	\$86,882.12	\$183,520.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,848.46	\$1,848.46
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$50.32
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,656.85	\$0.00
Limit on Admin/Planning	\$214,437.90	\$30,922.47
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City had remained focused on demolition activities over this past quarter. We had paid out demolition contracts for an additional 11 properties. This puts the total to date with this funding at 24 blighted properties being demolished. We are expecting to have all the funding for the demolition activity spent or obligated within the next 2 quarters. Regarding acquisition/rehab activities, we stated on the last QPR we were starting to focus on acquisition. We are currently under contract for 2 foreclosed properties and have closing dates set for mid-January. Those properties will be reflected in the next QPR. We are anticipated purchasing an additional 3-5 properties by that time as well.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$14,516.65	\$214,437.00	\$30,922.47
2, Purchase and Rehabilitation to 120% AMI	\$0.00	\$0.00	\$960,000.00	\$0.00
258, NSP	\$0.00	\$0.00	\$0.00	\$0.00
3, Purchase and Rehabilitation to 50% AMI	\$0.00	\$0.00	\$536,095.00	\$0.00
4, Demolish Blighted Structures	\$0.00	\$72,365.47	\$433,847.00	\$164,756.94
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	100
Activity Title:	Administration

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

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources		N/A \$428,874.00
Total CDBG Program Funds Budgeted		N/A \$214,437.00
Program Funds Drawdown	\$14,516.65	\$30,922.47
Obligated CDBG DR Funds	\$14,516.65	\$30,922.47
Expended CDBG DR Funds	\$14,516.65	\$30,922.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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

Other Funding Sources	Amount
NSP	\$214,437.00
Total Other Funding Sources	\$214,437.00

Grantee Activity Number:	200
Activity Title:	Acq & Rehab for Sale to up to 120% AMI

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Planned
Project Number:	Project Title:
2	Purchase and Rehabilitation to 120% AMI
Projected Start Date:	Projected End Date:
01/01/2009	07/01/2010
National Objective:	Responsible Organization:
NSP Only - LMMI	City of Middletown

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources		N/A \$1,920,000.00
Total CDBG Program Funds Budgeted		N/A \$960,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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 and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. The purpose of this acquisition and rehab program is to alleviate blight and run down properties to encourage home ownership to LMMI households. We will be acquiring and rehabbing an estimated 11 units that will be sold to households at or below 120% of area median income.

Location Description:

At this time, specific addresses are not known. The City of Middletown's primary focus will be in census tracts that have a foreclosure abandonment risk score of 9 or higher.

Activity Progress Narrative:

The City currently has 3 properties under contract. However, funds have not yet been expended due to paperwork, title, and appraisals getting finalized. We are expecting to close on at least 2 of these properties in January. Two of these properties are anticipated to be obligated to the 25% NSP requirement.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/0	0/11	0/11

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$960,000.00
Total Other Funding Sources	\$960,000.00

Grantee Activity Number:	300
Activity Title:	Acq & Rehab for Sale up to 50% AMI

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Planned
Project Number:	Project Title:
3	Purchase and Rehabilitation to 50% AMI
Projected Start Date:	Projected End Date:
01/01/2009	07/01/2010
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	City of Middletown

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,075,190.00
Total CDBG Program Funds Budgeted	N/A	\$536,095.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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 and 570.202 Rehabilitation: This program will primarily focus on areas that have a foreclosure abandonment risk score of 9 or higher. The purpose of this acquisition and rehab program is to alleviate blight and run down properties to encourage home ownership to households at or below 50% of area median income. We will be acquiring and rehabbing an estimated 9 units which will be sold to those households.

Location Description:

At this time, specific addresses are not known. The City of Middletown's primary focus will be in census tracts that have a foreclosure abandonment risk score of 9 or higher.

Activity Progress Narrative:

The City currently has 3 properties under contract. However, funds have not yet been expended due to paperwork, title, and appraisals getting finalized. We are expecting to close on at least 2 of these properties in January. Two of these properties are anticipated to be obligated to the 25% NSP requirement.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/9
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/9	0/0	0/9

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$539,095.00
Total Other Funding Sources	\$539,095.00

Grantee Activity Number:	401
Activity Title:	Residential Demo Group 1

Activitiy Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

06/25/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolish Blighted Structures

Projected End Date:

07/17/2009

Responsible Organization:

City of Middletown

Overall
Oct 1 thru Dec 31, 2009
To Date

Total Projected Budget from All Sources		N/A	\$12,374.38
Total CDBG Program Funds Budgeted		N/A	\$12,374.38
Program Funds Drawdown	\$75.96		\$12,374.38
Obligated CDBG DR Funds	\$75.96		\$12,374.38
Expended CDBG DR Funds	\$75.96		\$215.38
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: This program will primarily focus on areas that have a foreclosure risk score of 9 or higher. These properties both have a 10. These properties are very blighted and unsafe.

Location Description:

Demolition of the following blighted properties: 723 Tenth Ave and 214 Young St. 723 Tenth: Census Tract 130 Blk Grp 2. Risk score of 10 214 Young: Census Tract 131 Blk Grp 1. Risk score of 10

Activity Progress Narrative:

This small amount of expenditure for this activity was for program delivery activities for 723 Tenth Ave.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	4/2
# of housing units	0	0	0	0/0	0/0	2/2
# of Households benefitting	0	0	0	0/0	8/4	8/4

Activity Locations

Address	City	State	Zip
723 Tenth Ave	Middletown	NA	45044

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount

NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	402
Activity Title:	Residential Demo Group 2

Activitiy Category:	Activity Status:
Clearance and Demolition	Under Way
Project Number:	Project Title:
4	Demolish Blighted Structures
Projected Start Date:	Projected End Date:
08/05/2009	09/18/2009
National Objective:	Responsible Organization:
NSP Only - LMMI	City of Middletown

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$30,133.17
Total CDBG Program Funds Budgeted	N/A	\$30,133.17
Program Funds Drawdown	\$341.81	\$30,133.17
Obligated CDBG DR Funds	\$341.81	\$30,133.17
Expended CDBG DR Funds	\$341.81	\$30,133.17
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: "This program will primarily focus on areas that have a foreclosure risk score of 9 or higher." These properties all have a score of 10. These properties are very blighted and unsafe.

Location Description:

Demolition of the following blighted properties: 624 Moore St (Census Tract 132 Blk Grp 2, Risk score = 10), 1317 Woodlawn Ave (Census Tract 131 Blk Grp 1, Risk score = 10), 1120 Garfield St (Census Tract 131 Blk Grp 2, Risk score = 10), & 1903 Casper St. (Census Tract 128 Blk Grp 2, Risk score = 10).

Activity Progress Narrative:

These expenditures accounted for program delivery activities for these properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	7/4
# of housing units	0	0	0	0/0	0/0	5/4
# of Households benefitting	0	6	6	0/0	14/8	14/8

Activity Locations

Address	City	State	Zip
1120 Garfield St	Middletown	NA	45044

624 Moore St	Middletown	NA	45044
1903 Casper 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	

Grantee Activity Number:	403
Activity Title:	Residential Demo Group 3

Activitiy Category:	Activity Status:
Clearance and Demolition	Under Way
Project Number:	Project Title:
4	Demolish Blighted Structures
Projected Start Date:	Projected End Date:
08/05/2009	09/11/2009
National Objective:	Responsible Organization:
NSP Only - LMMI	City of Middletown

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources		N/A \$38,076.63
Total CDBG Program Funds Budgeted		N/A \$38,076.63
Program Funds Drawdown	\$8,537.94	\$38,076.63
Obligated CDBG DR Funds	\$8,537.94	\$38,076.63
Expended CDBG DR Funds	\$8,537.94	\$38,076.63
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: "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: 1810 Columbia Ave (Census Tract 128 Blk Grp 1, Risk score = 10), 830 Sixteenth Ave (Census Tract 140 Blk Grp 1, Risk score = 10), 527 Baltimore St (Census Tract 131 Blk Grp 1, Risk score = 10), 215 Baltimore St. (Census Tract 131 Blk Grp 1, Risk score = 10), & 1425 Oxford State Rd. (Census 139 Blk Grp 4, Risk score = 10).

Activity Progress Narrative:

These expenditures consisted of \$7,780 towards the demolition costs for the contract on 215 Baltimore. The remaining expenditures were for program delivery costs to complete and follow up on the demolition activities for these properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	10/5
# of housing units	0	0	5	0/0	0/0	10/5
# of Households benefitting	0	10	10	0/0	20/10	20/10

Activity Locations

Address	City	State	Zip
1810 Columbia Ave	Middletown	NA	45042
215 Baltimore St	Middletown	NA	45044
830 Sixteenth Ave	Middletown	NA	45044
1425 Oxford State Rd	Middletown	NA	45044

527 Baltimore St

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	

Grantee Activity Number:**404****Activity Title:****Residential Demo Group 4****Activitiy Category:**

Clearance and Demolition

Project Number:

4

Projected Start Date:

08/26/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolish Blighted Structures

Projected End Date:

09/25/2009

Responsible Organization:

City of Middletown

Overall

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources		N/A \$29,771.97
Total CDBG Program Funds Budgeted		N/A \$29,771.97
Program Funds Drawdown	\$9,008.97	\$29,771.97
Obligated CDBG DR Funds	\$644.97	\$29,771.97
Expended CDBG DR Funds	\$9,008.97	\$29,771.97
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: "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:

These expenditures consisted of \$8,364 for the demolition contract for 232 Park St. The remaining expenses were for program delivery of demolition activities for the above properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	8/3
# of housing units	0	0	5	0/0	0/0	10/3
# of Households benefitting	0	8	8	0/0	16/12	16/12

Activity Locations

Address	City	State	Zip
232 Park St	Middletown	NA	45044
403 Baltimore St	Middletown	NA	45044
1117 Young St	Middletown	NA	45044
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	

Grantee Activity Number:	405
Activity Title:	Residential Demo Group 5

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

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$31,294.69
Total CDBG Program Funds Budgeted	N/A	\$31,294.69
Program Funds Drawdown	\$31,294.69	\$31,294.69
Obligated CDBG DR Funds	\$31,294.69	\$31,294.69
Expended CDBG DR Funds	\$31,294.69	\$31,294.69
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,000.00	\$1,000.00
Program Income Drawdown	\$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:

These expenditures consisted of payout of demolition contracts for: 115 Crawford St (\$6,124), 2106 Pearl St (\$3,994), 2007 Pearl St (\$3,994), 1508 Taylor Ave (\$5,998), 2011 Linden Ave (\$4,385), and 2100 Grand (\$5,852). The remaining expenditures were for demolition program delivery costs for these addresses. The \$1,000 program income resulted from the sale of the cleared lot of 2106 Pearl for \$500 to the neighbor and the sale of the cleared lot of 2011 Linden for \$500 to the neighbor.

Performance Measures

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

Activity Locations

Address	City	State	Zip
1508 Taylor St	Middletown	NA	45044
2106 Pearl St	Middletown	NA	45044
115 Crawford St	Middletown	NA	45044
2007 Pearl St	Middletown	NA	45044
2011 Linden Ave	Middletown	NA	45044
2100 Grand 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	

Grantee Activity Number:**406****Activity Title:****Residential Demo Group 6****Activitiy Category:**

Clearance and Demolition

Project Number:

4

Projected Start Date:

11/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolish Blighted Structures

Projected End Date:

12/30/2009

Responsible Organization:

City of Middletown

Overall

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$32,709.10
Total CDBG Program Funds Budgeted	N/A	\$32,709.10
Program Funds Drawdown	\$23,106.10	\$23,106.10
Obligated CDBG DR Funds	\$23,106.10	\$23,106.10
Expended CDBG DR Funds	\$23,106.10	\$23,106.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$848.46	\$848.46
Program Income Drawdown	\$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." 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:

These expenditures consisted of the payout of demolition contracts for: 1909 Henry (\$5,450), 1721 Sheffield (\$4,987), and 2302 Woodlawn (\$6,625). The City also acquired 604 Yankee for the purposes of demolition and had to pay \$4,938.36 for back property taxes once owned as a result of the acquisition. 604 Yankee is in the process of being demolished but the contract has not yet been fully paid out. The county treasurer overstated the amount owed and refunded \$848.46 as overpayment. That amount is reflected in the program income. The remaining expenditures were for demolition program delivery costs related to these properties.

Performance Measures

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

Activity Locations**Address**

1721 Sheffield St

City

Middletown

State

NA

Zip

45044

604 Yankee Rd	Middletown	NA	45044
2302 Woodlawn Ave	Middletown	NA	45044
1909 Henry 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	
