

**Grantee: Middletown, OH**

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

**April 1, 2010 thru June 30, 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:**

Original - In Progress

**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	\$4,279,599.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,144,379.00
<b>Program Funds Drawdown</b>	\$200,853.18	\$817,505.16
<b>Obligated CDBG DR Funds</b>	\$395,391.97	\$1,332,954.63
<b>Expended CDBG DR Funds</b>	\$200,853.18	\$840,692.34
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$4.84	\$3,683.72
<b>Program Income Drawdown</b>	\$51.87	\$3,683.72

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	43.694%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,656.85	\$0.00
Limit on Admin/Planning	\$214,437.90	\$65,298.57
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$536,094.75	\$536,095.00

## Overall Progress Narrative:

This past quarter, the City had acquired 2 additional properties and had bid out 4 of the properties in our NSP inventory. We will bid out and obligate the remaining properties in our inventory by the end of August and have an estimated 2-3 more properties acquired and obligated by the September 19th deadline. In addition, there are currently 4 residential properties in the process of being demolished which will obligate the remaining demolition funds. The City will ensure all of our NSP funds will be obligated by the September deadline.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	Program Funds Drawdown
1, Administration	\$18,876.02	\$214,437.00	\$65,298.57	\$65,298.57
2, Purchase and Rehabilitation to 120% AMI	\$36,329.00	\$960,000.00	\$222,914.50	\$222,914.50
258, NSP	\$0.00	\$0.00	\$0.00	\$0.00
3, Purchase and Rehabilitation to 50% AMI	\$37,919.53	\$536,095.00	\$116,671.67	\$116,671.67
4, Demolish Blighted Structures	\$107,728.63	\$433,847.00	\$412,620.42	\$412,620.42
9999, Restricted Balance	\$0.00	\$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>Apr 1 thru Jun 30, 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>	\$18,876.02	\$65,298.57
<b>Obligated CDBG DR Funds</b>	\$0.00	\$214,437.00
<b>Expended CDBG DR Funds</b>	\$18,876.02	\$65,298.57
City of Middletown	\$18,876.02	\$65,298.57
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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>
Total Other Funding Sources	\$214,437.00

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	Under Way
<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>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$149,989.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$149,989.00
<b>Program Funds Drawdown</b>	\$1,133.49	\$59,848.25
<b>Obligated CDBG DR Funds</b>	\$91,274.24	\$149,989.00
<b>Expended CDBG DR Funds</b>	\$1,133.49	\$59,848.25
City of Middletown	\$1,133.49	\$59,848.25
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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:

The funds spent this past quarter on this property were for holding costs such as mowing, utilities, and a lead risk assessment. The project was bid out and had the total bid obligated along with estimated obligations for project delivery, marketing, anticipated holding costs, seller closing costs, and environmental costs (such as asbestos surveys, lead based paint requirements, etc.). Work is currently underway.

### 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	2/1
<b># of housing units</b>	0	0	1	0/0	0/0	2/1
<b># of Households benefitting</b>	0	0	0	0/0	0/2	0/2

## Activity Locations

Address	City	State	Zip
2605 Elmo PI	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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**Grantee Activity Number:****202****Activity Title:****1016 Gage****Activitiy Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

02/18/2010

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation to 120% AMI

**Projected End Date:**

06/30/2011

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$217,942.00
<b>Total CDBG Program Funds Budgeted</b>		N/A \$217,942.00
<b>Program Funds Drawdown</b>	\$347.24	\$128,217.98
<b>Obligated CDBG DR Funds</b>	\$89,242.00	\$217,942.00
<b>Expended CDBG DR Funds</b>	\$347.24	\$128,217.98
City of Middletown	\$347.24	\$128,217.98
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$386.10
<b>Program Income Drawdown</b>	\$3.84	\$450.27

**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:**

The funds spent this past quarter on this property were for holding costs such as mowing and utilities. The project was bid out and had the total bid obligated along with estimated obligations for project delivery, marketing, anticipated holding costs, and seller closing costs. Work is currently underway.

**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	2/1
<b># of housing units</b>	0	0	1	0/0	0/0	2/1
<b># of Households benefitting</b>	0	0	0	0/0	0/3	0/3

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
1016 Gage	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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**Grantee Activity Number:****203****Activity Title:****2210 Arlington****Activitiy Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

05/14/2010

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation to 120% AMI

**Projected End Date:**

05/14/2011

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		\$35,000.00
<b>Total CDBG Program Funds Budgeted</b>		\$35,000.00
<b>Program Funds Drawdown</b>	\$34,848.27	\$34,848.27
<b>Obligated CDBG DR Funds</b>	\$34,848.27	\$34,848.27
<b>Expended CDBG DR Funds</b>	\$34,848.27	\$34,848.27
City of Middletown	\$34,848.27	\$34,848.27
<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 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 2210 Arlington Ave at Parcel Q6541006000167 (Census Tract 132, Blk Grp 1, Risk score = 1).

**Activity Progress Narrative:**

This property was acquired in late May 2010. These expenses include the cost of acquisition and the prepurchase appraisal. This project will be sent out to bid in August and then have all necessary funds obligated at that time.

**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 Households benefitting</b>	0	0	0	0/0	0/3	0/3

**Activity Locations****Address**

2210 Arlington Ave

**City**

Middletown

**State**

NA

**Zip**

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	

<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	Under Way
<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

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$15,076.48
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$15,076.48
<b>Program Funds Drawdown</b>	\$240.00	\$14,116.48
<b>Obligated CDBG DR Funds</b>	\$704.46	\$14,580.94
<b>Expended CDBG DR Funds</b>	\$240.00	\$14,116.48
City of Middletown	\$240.00	\$14,116.48
<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:

These expenses for this past quarter for this property were for mowing costs. This project will be bid out in August and have funds obligated at that time.

### Performance Measures

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

## Activity Locations

Address	City	State	Zip
915 Malvern	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	Under Way
<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>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$148,582.00
<b>Total CDBG Program Funds Budgeted</b>		N/A \$148,582.00
<b>Program Funds Drawdown</b>	\$1,390.38	\$66,266.04
<b>Obligated CDBG DR Funds</b>	\$83,582.00	\$148,582.00
<b>Expended CDBG DR Funds</b>	\$1,390.38	\$66,266.04
City of Middletown	\$1,390.38	\$66,266.04
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1.00	\$1.00
<b>Program Income Drawdown</b>	\$1.00	\$501.00

### 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 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:

The \$1.00 in program income was a refund from the title company for the closing on 100 Red Bud for a conveyance fee that was not needed. The funds spent this past quarter on this property were for holding costs such as mowing, utilities, and a lead risk assessment. The project was bid out and had the total bid obligated along with estimated obligations for project delivery, marketing, anticipated holding costs, seller closing costs, and environmental costs (such as asbestos surveys, lead based paint requirements, etc.). Work is currently underway.

### 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	1/1
<b># of housing units</b>	0	0	0	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/1	0/2	0/3

### Activity Locations

Address	City	State	Zip
100 Red Bud	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>303</b>
<b>Activity Title:</b>	<b>3523 Jewell</b>

<b>Activitiy Category:</b>	<b>Activity Status:</b>
Rehabilitation/reconstruction of residential structures	Under Way
<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>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>		N/A \$139,955.00
<b>Total CDBG Program Funds Budgeted</b>		N/A \$139,955.00
<b>Program Funds Drawdown</b>	\$36,289.15	\$36,289.15
<b>Obligated CDBG DR Funds</b>	\$104,608.82	\$139,955.00
<b>Expended CDBG DR Funds</b>	\$36,289.15	\$71,635.33
City of Middletown	\$36,289.15	\$71,635.33
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$3.84	\$3.84
<b>Program Income Drawdown</b>	\$47.03	\$47.03

### 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:

Program Income received the title company due to a refund of excess deposit at closing. This property was acquired on March 30, 2010. The remaining funds spent this past quarter on this property were for holding costs such as mowing, utilities, and a lead risk assessment. The project was bid out and had the total bid obligated along with estimated obligations for project delivery, marketing, anticipated holding costs, seller closing costs, and environmental costs (such as asbestos surveys, lead based paint requirements, etc.). Work is currently underway.

### 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	2/1
<b># of housing units</b>	0	0	1	0/0	0/0	2/1
<b># of Households benefitting</b>	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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**Grantee Activity Number:****408****Activity Title:****Commercial Demo Group 1****Activitiy Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

12/21/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

05/31/2010

**Responsible Organization:**

City of Middletown

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>		N/A	\$190,991.05
<b>Total CDBG Program Funds Budgeted</b>		N/A	\$190,991.05
<b>Program Funds Drawdown</b>	\$107,587.50		\$190,991.05
<b>Obligated CDBG DR Funds</b>	(\$9,008.95)		\$190,991.05
<b>Expended CDBG DR Funds</b>	\$107,587.50		\$190,991.05
City of Middletown	\$107,587.50		\$190,991.05
<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:**

These funds were expended this past quarter for the completion of the demolition project. Expenditures were less than the estimated obligation, so the obligated funds were reduced to match actual expenses incurred.

**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	4/3
<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	4/3

**Activity Locations****Address**

1325 -1329 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****Apr 1 thru Jun 30, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$22,864.17

**Total CDBG Program Funds Budgeted**

N/A

\$22,864.17

**Program Funds Drawdown**

\$141.13

\$22,864.17

**Obligated CDBG DR Funds**

\$141.13

\$22,864.17

**Expended CDBG DR Funds**

\$141.13

\$22,864.17

City of Middletown

\$141.13

\$22,864.17

**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 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 small expenses this past quarter was for program delivery charges for the demolition of 408 Baltimore.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	5/4
# of housing units	0	0	1	0/0	0/0	5/3
# of buildings (non-residential)	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	8/6	8/8

**Activity Locations****Address**

408 Baltimore St

**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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