

Grantee: Middletown, OH

Grant: B-08-MN-39-0011

July 1, 2011 thru September 30, 2011 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

Narratives

Areas of Greatest Need:

Areas of Greatest Need: The City of Middletown's 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 buyer's 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.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,279,599.00
Total CDBG Program Funds Budgeted	N/A	\$2,144,379.00
Program Funds Drawdown	\$0.00	\$1,555,251.58
Program Funds Obligated	\$0.00	\$2,144,379.00
Program Funds Expended	\$0.00	\$1,578,438.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$57,618.23	\$482,320.29
Program Income Drawdown	\$138,236.74	\$366,554.73

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,656.85	\$0.00
Limit on Admin/Planning	\$214,437.90	\$155,764.73
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	\$568,486.00

Overall Progress Narrative:

The City of Middletown continues to timely expend our obligated funds. Residential rehabilitation has been completed on the property at 1018 Yankee and we are finalizing the listing to get it sold as quickly as possible. In addition, the final property in the original obligation of funds will have rehab commence this upcoming quarter. This past period also started shifting focus back on demolition activities. We completed the demolition of 6 blighted properties and have 10 more ready for bid. The upcoming quarter will focus on the progression of rehab of 915 Malvern, acquiring 1-2 more properties for rehab to meet the 25% program income requirement, and continuing demolition efforts. We are also hopeful we will have a contract to purchase another property.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$214,437.00	\$123,516.22
2, Purchase and Rehabilitation to 120% AMI	\$0.00	\$925,140.58	\$642,397.21
258, NSP	\$0.00	\$0.00	\$0.00
3, Purchase and Rehabilitation to 50% AMI	\$0.00	\$568,486.00	\$353,022.73
4, Demolish Blighted Structures	\$0.00	\$436,315.42	\$436,315.42
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 100

Activity Title: Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

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	\$0.00	\$123,516.22
Program Funds Obligated	\$0.00	\$214,437.00
Program Funds Expended	\$0.00	\$123,516.22
City of Middletown	\$0.00	\$123,516.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$8,218.77	\$32,248.51

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:

Expenses this period were for general administration and salaries.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 201
Activity Title: 2605 Elmo

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Purchase and Rehabilitation to 120% AMI

Projected Start Date:
 01/20/2010

Projected End Date:
 02/28/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$149,989.00
Total CDBG Program Funds Budgeted	N/A	\$149,989.00
Program Funds Drawdown	\$0.00	\$136,842.61
Program Funds Obligated	\$0.00	\$149,989.00
Program Funds Expended	\$0.00	\$136,842.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$59,117.72
Program Income Drawdown	\$0.00	\$1,794.62

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
#Efficient AC added/replaced	0	2/1
#Replaced hot water heaters	0	2/1
#Refrigerators replaced	0	2/1
#Dishwashers replaced	0	2/1
#Units with bus/rail access	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 202

Activity Title: 1016 Gage

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

02/18/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$217,942.00
Total CDBG Program Funds Budgeted	N/A	\$217,942.00
Program Funds Drawdown	\$0.00	\$195,015.18
Program Funds Obligated	\$0.00	\$217,942.00
Program Funds Expended	\$0.00	\$195,015.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$113,697.02
Program Income Drawdown	\$0.00	\$1,832.64

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	2/1
#Replaced hot water heaters	0	2/1
#Refrigerators replaced	0	2/1
#Units with bus/rail access	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 203

Activity Title: 2210 Arlington

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

05/14/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$129,482.00
Total CDBG Program Funds Budgeted	N/A	\$129,482.00
Program Funds Drawdown	\$0.00	\$106,795.97
Program Funds Obligated	\$0.00	\$129,482.00
Program Funds Expended	\$0.00	\$106,795.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$68,336.02
Program Income Drawdown	\$0.00	\$21,360.58

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 = 10).

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	1/1
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1

#Units with bus/rail access	0	1/1
-----------------------------	---	-----

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 204

Activity Title: 221 Harrison

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

06/01/2011

Completed Activity Actual End Date:

05/02/2011

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$136,241.00
Total CDBG Program Funds Budgeted	N/A	\$136,241.00
Program Funds Drawdown	\$0.00	\$70,786.96
Program Funds Obligated	\$0.00	\$136,241.00
Program Funds Expended	\$0.00	\$70,786.96
City of Middletown	\$0.00	\$70,786.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$102.50	\$42,480.43
Program Income Drawdown	\$0.00	\$50,008.43

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 221 Harrison Ave at Parcel #Q6532030000072 (Census Tract 127, Blk Grp 3, Risk score = 10)

Activity Progress Narrative:

Program income was from a refund of premium from insurance cancellation. One check for \$205 was sent to cover 221 Harrison & 3523 Jewell. Per previous QPR, the property sold to James Kirk III on 5/2/2011

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/1
#Efficient AC added/replaced	1	2/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	1	2/1
#Refrigerators replaced	1	2/1
#Dishwashers replaced	1	2/1

#Units with bus/rail access	1	2/1
-----------------------------	---	-----

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
221 Harrison 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: 205
Activity Title: 1018 Yankee Rd

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Purchase and Rehabilitation to 120% AMI

Projected Start Date:
 08/30/2010

Projected End Date:
 08/01/2011

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$149,114.00
Total CDBG Program Funds Budgeted	N/A	\$149,114.00
Program Funds Drawdown	\$0.00	\$12,490.20
Program Funds Obligated	\$0.00	\$149,114.00
Program Funds Expended	\$0.00	\$12,490.20
City of Middletown	\$0.00	\$12,490.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$62,612.92	\$127,264.93

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 1018 Yankee Rd at Parcel Q652103400017 (Census Tract 131, Blk Grp 3, Risk Score = 10)

Activity Progress Narrative:

Expenses incurred this period were for rehab and holding costs. The rehabilitation of this property has been completed and the City is finalizing listing the property for sale with our Realtor.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Efficient AC added/replaced	1	1/1
#Replaced thermostats	1	1/1
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	15	15/10
#Light fixtures (outdoors) replaced	3	3/3

#Refrigerators replaced	1	1/1
#Dishwashers replaced	1	1/1
#Units with bus/rail access	1	1/1
#Sites re-used	0	0/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 206
Activity Title: 2100 Tytus

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

09/17/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 120% AMI

Projected End Date:

08/31/2011

Completed Activity Actual End Date:

07/29/2011

Responsible Organization:

City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$142,372.58
Total CDBG Program Funds Budgeted	N/A	\$142,372.58
Program Funds Drawdown	\$0.00	\$120,466.29
Program Funds Obligated	\$0.00	\$142,372.58
Program Funds Expended	\$0.00	\$120,466.29
City of Middletown	\$0.00	\$120,466.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$57,386.23	\$57,386.23
Program Income Drawdown	\$2,055.95	\$15,342.15

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 2100 Tytus Ave at Parcel #Q6532034000035 (Census Tract 122, Blk Grp 4, Risk Score = 10).

Activity Progress Narrative:

Property sold on 7/29/11 to Christopher Pinnick. Program income includes the sale proceeds (\$57,228.23), a refund from Duke Energy (\$131.00), and insurance refund (\$27.00). Expenses incurred this period were from holding costs and legal preparation of the closing documents.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Efficient AC added/replaced	1	1/1
#Replaced thermostats	1	1/1
#Replaced hot water heaters	1	1/1
#Refrigerators replaced	1	1/1

#Dishwashers replaced	1	1/1
#Units with bus/rail access	1	1/1

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
2100 Tytus 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	

Grantee Activity Number: 301
Activity Title: 915 Malvern

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

01/28/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

08/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$177,076.00
Total CDBG Program Funds Budgeted	N/A	\$177,076.00
Program Funds Drawdown	\$0.00	\$31,946.63
Program Funds Obligated	\$0.00	\$177,076.00
Program Funds Expended	\$0.00	\$31,946.63
City of Middletown	\$0.00	\$31,946.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$438.91	\$473.66

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:

Expenses incurred this period were from holding costs. Rehabilitation will be commencing this quarter and is expected to be completed within 4 months.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10
#Light fixtures (outdoors) replaced	0	0/3

#Refrigerators replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with bus/rail access	0	0/1
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 302
Activity Title: 100 Red Bud

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

05/26/2011

Responsible Organization:

City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$148,582.00
Total CDBG Program Funds Budgeted	N/A	\$148,582.00
Program Funds Drawdown	\$0.00	\$110,403.70
Program Funds Obligated	\$0.00	\$148,582.00
Program Funds Expended	\$0.00	\$110,403.70
City of Middletown	\$0.00	\$110,403.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$27.00	\$59,492.52
Program Income Drawdown	\$0.00	\$28,428.28

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:

Program income was from a refund of insurance premiums. Per previous QPR, the property was sold to Seth Andrew Howard on 5/26/2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/1
#Efficient AC added/replaced	1	2/1
#Replaced thermostats	1	2/1
#Replaced hot water heaters	1	2/1
#Refrigerators replaced	1	2/1
#Dishwashers replaced	1	2/1

#Units with bus/rail access	1	2/1
# ELI Households (0-30% AMI)	1	1/0

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

Beneficiaries Performance Measures

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

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	

Grantee Activity Number: 303
Activity Title: 3523 Jewell

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/30/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

05/30/2011

Completed Activity Actual End Date:

05/11/2011

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

To Date

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$144,997.00
Total CDBG Program Funds Budgeted	N/A	\$144,997.00
Program Funds Drawdown	\$0.00	\$120,054.38
Program Funds Obligated	\$0.00	\$144,997.00
Program Funds Expended	\$0.00	\$155,400.56
City of Middletown	\$0.00	\$155,400.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$102.50	\$45,179.38
Program Income Drawdown	\$0.00	\$14,111.07

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 was from a refund of premium from insurance cancellation. One check for \$205 was sent to cover 221 Harrison & 3523 Jewell. Per previous QPR, property sold to Jason Reichert & Melissa Garrett on 5/11/2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/1
#Replaced hot water heaters	1	2/1
#Refrigerators replaced	1	2/1
#Dishwashers replaced	1	2/1
#Units with bus/rail access	1	2/1
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
3523 Jewell	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: 304

Activity Title: 1103 Fourteenth

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation to 50% AMI

Projected End Date:

08/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Middletown

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$97,831.00
Total CDBG Program Funds Budgeted	N/A	\$97,831.00
Program Funds Drawdown	\$0.00	\$90,618.02
Program Funds Obligated	\$0.00	\$97,831.00
Program Funds Expended	\$0.00	\$90,618.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$32,170.49
Program Income Drawdown	\$0.00	\$5,425.18

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 1103 Fourteenth Ave, Parcel #Q6521007000028, (Census Tract 131, Blk Grp 3, Risk Score=10). It was purchased from Fannie Mae.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	2/1
#Replaced hot water heaters	0	2/1
#Refrigerators replaced	0	2/1
#Dishwashers replaced	0	2/1

#Units with bus/rail access	0	2/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	411
Activity Title:	Demo Group 11 - Program Income

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
4

Project Title:
Demolish Blighted Structures

Projected Start Date:
05/19/2011

Projected End Date:
06/01/2012

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Middletown

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Middletown	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$64,910.19	\$65,785.19

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures: "This program will focus on areas that have a foreclosure risk score of 9 or higher." All the properties demolished under this activity number were funded with program income resulting from the acquisition/rehab/resale of properties under this grant.

Location Description:

All properties demolished under this activity number are funded with NSP program income. The locations are all in NSP Census tracts with a foreclosure risk score of 9 or higher. All properties show significant blight and are vacant. Eliminating these properties from the current housing stock will help curb crime and vandalism and improve the overall values of the neighborhoods.

Activity Progress Narrative:

Expenses incurred this period were for the demolition and related expenses of the above properties. In addition, there are 10 more properties in process and there were expenses incurred necessary for demolition work up such as asbestos surveys, title work, and legal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/25
# of Singlefamily Units	0	0/25

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
522 Baltimore	Middletown	NA	45042
2306 S. Sutphin	Middletown	NA	45042
2602 Aspen	Middletown	NA	45044
206 Garfield	Middletown	NA	45042
652 Auburn	Middletown	NA	45044
411 Yankee	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	
