

**Grantee: Middletown, OH**

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

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**

B-08-MN-39-0011

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

Middletown, OH

**Contract End Date:**

03/13/2013

**Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$2,144,379.00

**Grant Status:**

Active

**QPR Contact:**

Kyle Fuchs

**Estimated PIRL Funds:**

\$725,000.00

**Total Budget:**

\$2,869,379.00

## 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/nsps> 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,532,078.49
<b>Total Budget</b>	\$24,187.49	\$2,396,858.49
<b>Total Obligated</b>	\$121,663.69	\$2,266,042.69
<b>Total Funds Drawdown</b>	\$156,904.10	\$2,078,710.41
<b>Program Funds Drawdown</b>	\$42,280.63	\$1,597,532.21
<b>Program Income Drawdown</b>	\$114,623.47	\$481,178.20
<b>Program Income Received</b>	\$42,914.89	\$525,235.18
<b>Total Funds Expended</b>	\$156,904.10	\$1,735,342.86
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,656.85	\$0.00
Limit on Admin/Planning	\$214,437.90	\$187,863.57
Limit on State Admin	\$0.00	\$187,863.57

## 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 has made significant progress this past quarter. The property at 915 Malvern is nearing completion and demolition continues to be a big priority. Five properties have been demolished this past quarter and five more will be demolished in the upcoming quarter. Work is expected to be completed on the Malvern property by the time of the next quarterly progress report. Staff is continuing to look for more property to acquire/rehab/resell to meet the 25% requirement for the program income obtained.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$25,707.33	\$214,437.00	\$149,223.55
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	\$223.30	\$568,486.00	\$353,246.03
4, Demolish Blighted Structures	\$16,350.00	\$557,979.11	\$452,665.42
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**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2011**

N/A

**To Date**

\$214,437.00

**Total Budget**

\$0.00

\$214,437.00

**Total Obligated**

\$0.00

\$214,437.00

**Total Funds Drawdown**

\$32,098.84

\$187,863.57

**Program Funds Drawdown**

\$25,707.33

\$149,223.55

**Program Income Drawdown**

\$6,391.51

\$38,640.02

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$32,098.84

\$155,615.06

City of Middletown

\$32,098.84

\$155,615.06

**Match Contributed**

\$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:**

The administrative activities incurred this quarter were for payroll, title work, and an appraisal for the purchase of a property that ended up falling through.

**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

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**Grantee Activity Number:** 201

**Activity Title:** 2605 Elmo

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

01/20/2010

**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:**

02/28/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$149,989.00
<b>Total Budget</b>	\$0.00	\$149,989.00
<b>Total Obligated</b>	\$0.00	\$149,989.00
<b>Total Funds Drawdown</b>	\$0.00	\$138,637.23
<b>Program Funds Drawdown</b>	\$0.00	\$136,842.61
<b>Program Income Drawdown</b>	\$0.00	\$1,794.62
<b>Program Income Received</b>	\$0.00	\$59,117.72
<b>Total Funds Expended</b>	\$0.00	\$136,842.61
<b>Match Contributed</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 2605 Elmo Pl at parcel Q6532040000015 (Census Tract 127, Blk Grp 2, Risk score=10).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/1
<b>#Efficient AC added/replaced</b>	0	2/1
<b>#Replaced hot water heaters</b>	0	2/1
<b>#Refrigerators replaced</b>	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**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$217,942.00
<b>Total Budget</b>	\$0.00	\$217,942.00
<b>Total Obligated</b>	\$0.00	\$217,942.00
<b>Total Funds Drawdown</b>	\$0.00	\$196,847.82
<b>Program Funds Drawdown</b>	\$0.00	\$195,015.18
<b>Program Income Drawdown</b>	\$0.00	\$1,832.64
<b>Program Income Received</b>	\$0.00	\$113,697.02
<b>Total Funds Expended</b>	\$0.00	\$195,015.18
<b>Match Contributed</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 1016 Gage Dr at Parcel Q6531073000027 (Census Tract 126, Blk Grp 3, Risk score = 9).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/1
<b>#Efficient AC added/replaced</b>	0	2/1
<b>#Replaced thermostats</b>	0	2/1
<b>#Replaced hot water heaters</b>	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**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$129,482.00
<b>Total Budget</b>	\$0.00	\$129,482.00
<b>Total Obligated</b>	\$0.00	\$129,482.00
<b>Total Funds Drawdown</b>	\$0.00	\$128,156.55
<b>Program Funds Drawdown</b>	\$0.00	\$106,795.97
<b>Program Income Drawdown</b>	\$0.00	\$21,360.58
<b>Program Income Received</b>	\$0.00	\$68,336.02
<b>Total Funds Expended</b>	\$0.00	\$106,795.97
<b>Match Contributed</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 = 10).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/1
<b>#Efficient AC added/replaced</b>	0	1/1
<b>#Replaced thermostats</b>	0	0/1
<b>#Replaced hot water heaters</b>	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:**

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$136,241.00
<b>Total Budget</b>	\$0.00	\$136,241.00
<b>Total Obligated</b>	\$0.00	\$136,241.00
<b>Total Funds Drawdown</b>	\$0.00	\$120,795.39
<b>Program Funds Drawdown</b>	\$0.00	\$70,786.96
<b>Program Income Drawdown</b>	\$0.00	\$50,008.43
<b>Program Income Received</b>	\$0.00	\$42,480.43
<b>Total Funds Expended</b>	\$0.00	\$70,786.96
<b>Match Contributed</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 221 Harrison Ave at Parcel #Q6532030000072 (Census Tract 127, Blk Grp 3, Risk score = 10)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/1
<b>#Efficient AC added/replaced</b>	0	2/1
<b>#Replaced thermostats</b>	0	0/1
<b>#Replaced hot water heaters</b>	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:** 205  
**Activity Title:** 1018 Yankee Rd

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

08/30/2010

**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:**

08/01/2011

**Completed Activity Actual End Date:**

12/22/2011

**Responsible Organization:**

City of Middletown

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$149,114.00
<b>Total Budget</b>	\$0.00	\$149,114.00
<b>Total Obligated</b>	\$0.00	\$149,114.00
<b>Total Funds Drawdown</b>	\$149.58	\$139,904.71
<b>Program Funds Drawdown</b>	\$0.00	\$12,490.20
<b>Program Income Drawdown</b>	\$149.58	\$127,414.51
<b>Program Income Received</b>	\$42,914.89	\$42,914.89
<b>Total Funds Expended</b>	\$149.58	\$12,639.78
City of Middletown	\$149.58	\$12,639.78
<b>Match Contributed</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 1018 Yankee Rd at Parcel Q652103400017 (Census Tract 131, Blk Grp 3, Risk Score = 10)

**Activity Progress Narrative:**

Program income was from a refund from Duke Energy (\$320.99) and \$42,393.90 from proceeds of sale (check 1 of 2) on sale date 12/22/11. Total sale proceeds will be \$47,722.59.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	2/1
<b>#Efficient AC added/replaced</b>	1	2/1
<b>#Replaced thermostats</b>	1	2/1
<b>#Replaced hot water heaters</b>	1	2/1



#Light Fixtures (indoors) replaced	12	27/10
#Light fixtures (outdoors) replaced	3	6/3
#Refrigerators replaced	1	2/1
#Dishwashers replaced	1	2/1
#Units with bus/rail access	1	2/1
#Sites re-used	1	1/1

	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	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1018 Yankee Rd	Middletown		Ohio	45044-5757	Match / Y

## 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:**

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$142,372.58
<b>Total Budget</b>	\$0.00	\$142,372.58
<b>Total Obligated</b>	\$0.00	\$142,372.58
<b>Total Funds Drawdown</b>	\$102.00	\$135,910.44
<b>Program Funds Drawdown</b>	\$0.00	\$120,466.29
<b>Program Income Drawdown</b>	\$102.00	\$15,444.15
<b>Program Income Received</b>	\$0.00	\$57,386.23
<b>Total Funds Expended</b>	\$102.00	\$120,568.29
City of Middletown	\$102.00	\$120,568.29
<b>Match Contributed</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 2100 Tytus Ave at Parcel #Q6532034000035 (Census Tract 122, Blk Grp 4, Risk Score = 10).

**Activity Progress Narrative:**

This small expenditure the past quarter was for security alarm monitoring.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b>#Efficient AC added/replaced</b>	0	1/1
<b>#Replaced thermostats</b>	0	1/1
<b>#Replaced hot water heaters</b>	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:** 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	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$177,076.00
<b>Total Budget</b>	\$0.00	\$177,076.00
<b>Total Obligated</b>	\$0.00	\$177,076.00
<b>Total Funds Drawdown</b>	\$70,524.90	\$102,945.19
<b>Program Funds Drawdown</b>	\$0.00	\$31,946.63
<b>Program Income Drawdown</b>	\$70,524.90	\$70,998.56
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$70,524.90	\$102,471.53
City of Middletown	\$70,524.90	\$102,471.53
<b>Match Contributed</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:**

Work is progressing nicely on the reconstruction of this property. The funds expended this past quarter were for 2 contractor draws against the project and a water bill. The property is expected to be completed this upcoming quarter.

**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:**

**Responsible Organization:**

City of Middletown

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$148,582.00
<b>Total Budget</b>	\$0.00	\$148,582.00
<b>Total Obligated</b>	\$0.00	\$148,582.00
<b>Total Funds Drawdown</b>	\$223.30	\$139,055.28
<b>Program Funds Drawdown</b>	\$223.30	\$110,627.00
<b>Program Income Drawdown</b>	\$0.00	\$28,428.28
<b>Program Income Received</b>	\$0.00	\$59,492.52
<b>Total Funds Expended</b>	\$223.30	\$110,627.00
City of Middletown	\$223.30	\$110,627.00
<b>Match Contributed</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 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 small amount spent this past quarter was for program delivery charges against the project.

**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	1/0

	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:** 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:**

**Responsible Organization:**

City of Middletown

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$144,997.00
<b>Total Budget</b>	\$0.00	\$144,997.00
<b>Total Obligated</b>	\$0.00	\$144,997.00
<b>Total Funds Drawdown</b>	\$102.00	\$134,267.45
<b>Program Funds Drawdown</b>	\$0.00	\$120,054.38
<b>Program Income Drawdown</b>	\$102.00	\$14,213.07
<b>Program Income Received</b>	\$0.00	\$45,179.38
<b>Total Funds Expended</b>	\$102.00	\$155,502.56
City of Middletown	\$102.00	\$155,502.56
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The small amount spent the past quarter was for security alarm monitoring.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
#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
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	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: 304**

**Activity Title: 1103 Fourteenth**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Purchase and Rehabilitation to 50% AMI

**Projected Start Date:**

07/01/2010

**Projected End Date:**

08/01/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$97,831.00
<b>Total Budget</b>	\$0.00	\$97,831.00
<b>Total Obligated</b>	\$0.00	\$97,831.00
<b>Total Funds Drawdown</b>	\$304.47	\$96,347.67
<b>Program Funds Drawdown</b>	\$0.00	\$90,618.02
<b>Program Income Drawdown</b>	\$304.47	\$5,729.65
<b>Program Income Received</b>	\$0.00	\$32,170.49
<b>Total Funds Expended</b>	\$304.47	\$90,922.49
City of Middletown	\$304.47	\$90,922.49
<b>Match Contributed</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 1103 Fourteenth Ave, Parcel #Q6521007000028, (Census Tract 131, Blk Grp 3, Risk Score=10). It was purchased from Fannie Mae.

**Activity Progress Narrative:**

The amount spent the past quarter was for security alarm monitoring.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/1
<b>#Efficient AC added/replaced</b>	0	2/1
<b>#Replaced thermostats</b>	0	2/1
<b>#Replaced hot water heaters</b>	0	2/1
<b>#Refrigerators replaced</b>	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:** 406

**Activity Title:** Residential Demo Group 6

**Activity Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

03/09/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Middletown

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$34,194.60
<b>Total Budget</b>	\$131.03	\$34,194.60
<b>Total Obligated</b>	\$131.03	\$34,194.60
<b>Total Funds Drawdown</b>	\$0.00	\$34,194.60
<b>Program Funds Drawdown</b>	\$0.00	\$34,063.57
<b>Program Income Drawdown</b>	\$0.00	\$131.03
<b>Program Income Received</b>	\$0.00	\$848.46
<b>Total Funds Expended</b>	\$0.00	\$34,063.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(d) Clearance for blighted structures only: "This program will focus on areas that have a foreclosure risk score of 9 or higher." 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:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/4

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>



# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0
# of Persons	1808	1617	5224	65.56

## 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	

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<b>Grantee Activity Number:</b>	<b>407</b>
<b>Activity Title:</b>	<b>Demo Group 7</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Completed

**Project Number:**  
4

**Project Title:**  
Demolish Blighted Structures

**Projected Start Date:**  
12/15/2009

**Projected End Date:**  
03/09/2010

**Benefit Type:**  
Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Middletown

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,399.25
<b>Total Budget</b>	\$2,348.46	\$25,399.25
<b>Total Obligated</b>	\$2,348.46	\$25,399.25
<b>Total Funds Drawdown</b>	\$0.00	\$25,399.25
<b>Program Funds Drawdown</b>	\$0.00	\$23,050.79
<b>Program Income Drawdown</b>	\$0.00	\$2,348.46
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$23,050.79
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Demolition of the following blighted properties: 1509 Forest (Census Tract 131 Blk Grp 1, Risk score=10), 2301 Wilbraham Rd (Census Tract 122 Blk Grp 3, Risk score=10), 715 Seventh Ave (Census Tract 130 Blk Grp 1, Risk score=10), and 1504 Penfield (Census Tract 131 Blk Grp 2, Risk score=10).

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/4
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	4/4



# of Singlefamily Units

0

4/4

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0
# of Persons	1608	1101	4041	67.04

## 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

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<b>Grantee Activity Number:</b>	<b>411</b>
<b>Activity Title:</b>	<b>Demo Group 11</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$21,708.00	\$250,000.00
<b>Total Obligated</b>	\$119,184.20	\$119,184.20
<b>Total Funds Drawdown</b>	\$53,399.01	\$119,184.20
<b>Program Funds Drawdown</b>	\$16,350.00	\$16,350.00
<b>Program Income Drawdown</b>	\$37,049.01	\$102,834.20
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$53,399.01	\$53,399.01
City of Middletown	\$53,399.01	\$53,399.01
<b>Match Contributed</b>	\$0.00	\$0.00

### 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:

The funds expended this past quarter are all associated to residential demolition. Funds were spent on title work, taxes, asbestos surveys, and the actual costs of demolition. This past quarter, the City was able to demolish 5 properties under this activity. Those addresses were: 1510 Smith, 2904 Morgan, 2212 Grand Ave, 318 Garfield, & 2013-2015 Queen Ave.

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	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

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	

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