

Grantee: Cincinnati, OH

Grant: B-11-MN-39-0003

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:

B-11-MN-39-0003

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

Cincinnati, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,160,661.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$3,160,661.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

In order to establish areas of greatest need, a thorough analysis was conducted. This analysis included the evaluation of: HUD NSP3 Need Scores, local market conditions, housing and community development goals, and ongoing housing, business, and code enforcement activities. Using this approach, target areas within the City of Cincinnati were identified which meet NSP3 defined objectives. First, the City utilized data provided by HUD to identify neighborhoods with high NSP3 need scores. This data included a foreclosure risk score, Low-, Moderate-, Middle- Income Area Benefit designation (as defined by HUD), address vacancy, and other information for each block group. Building on the market conditions established by the HUD Need Score the City examined additional local market data and neighborhood characteristics. The purpose of this was to determine the appropriateness of implementing NSP3 activities in potential target areas. This analysis included a review of the REO and vacant property available, nature of existing housing stock and potential market demand. In accordance with the NSP3 objective to focus on the creation of affordable rental housing, specific emphasis was placed on identification of available, NSP-eligible, multifamily units.

The final step in targeting areas of greatest need was to analyze the level of community and economic development activity taking place throughout the City. The alignment of NSP3 activities with NSP1 and NSP2 activities, as well as, with other Community Development efforts will serve to increase the overall stabilizing effect of all program efforts. It the goal of the City to align NSP3 activities with other Federal, State, and local initiatives. To accomplish this, completed, currently underway, and planned projects within high need score neighborhoods were identified.

As a result of the analysis outlined above, target areas within the City of Cincinnati were identified for NSP3 implementation. NSP3 activities will take place within four City neighborhoods: Bond Hill, South Fairmount, Northside, and Evanston. The neighborhoods proposed as NSP3 target areas have a combined HUD-determined NSP3 Need Score within the necessary range, demonstrate alignment with other Community Development efforts, and have previously been involved in NSP. It is the goal of the City to continue work within these four communities in order to: increase property values, decrease number of dilapidated and/or vacant units, enhance affordable housing, increase the level of homeownership, and increase the availability of rental housing. Continued work within these neighborhoods will also provide the best opportunity for our NSP3 investment to make visible and quantifiable impact.

Based on both the market evaluation and the needs of the NSP3 target neighborhoods, the City will continue to implement three overarching stabilization initiatives: Affordable Multi-Family Rental Housing, Affordable Single-Family Homeownership, and Hazard Abatement and Demolition. In the neighborhoods of Evanston and Northside the City will implement NSP3 Affordable Rental Housing activities. In the neighborhood of Bond Hill the City will implement NSP3 Affordable Homeownership activities. In the neighborhoods of Evanston, Northside, Bond Hill and South Fairmount the City will implement NSP3 Hazard Abat

Summary of Distribution and Uses of NSP Funds:

ement and Demolition activities.

Citizen Participation Plan

The City of Cincinnati followed its citizen participation process as described in the Consolidated Plan and as modified by the NSP3 Notice in order to ensure the public is aware of the NSP3 Substantial Amendment. Citizens have reasonable and timely access to information and records relating to Cincinnati's Consolidated Plan documents by contacting the City of Cincinnati Office of Budget and Evaluation, Room 142, City Hall, between the hours of 8:00 a.m. and 4:00 pm., or by calling 513.352.3232. Notice of a public hearing which explicitly mentioned NSP3 appeared in The Cincinnati Enquirer, a newspaper of general circulation, and its associated website Cincinnati.com as well as in the City Bulletin, a legal notice publication of the City of Cincinnati, in September 2010 as mandated by the public comment procedures in the Consolidated Plan. The public hearing took place October 7, 2010. The City of Cincinnati NSP3 Substantial Amendment to the Consolidated Plan, including the NSP3 mapping tool data and narrative, was published and posted on the on the City's website http://www.cincinnati-oh.gov/cdap/downloads/cdap_pdf41209.pdf from February 13 – 28, 2011. The Cincinnati City Council considered



approved submission of the NSP Substantial Amendment at its meeting held on February 24, 2011. The City Council meeting was held in City Hall, which is an accessible facility. Other accommodations for sight or hearing-impaired persons and for non-English speaking persons were available upon request. The City considers all comments from citizens prior to the submission of the substantial amendment as part of its amendment process.

There were no public comments received.

How Fund Use Addresses Market Conditions:

The regional housing market has demonstrated weakness over the past twelve months, however, not at the rate or severity as the national housing market. The local housing stock, in addition, typically does not meet current market preferences. The mismatch in housing stock and housing demand has resulted in structurally obsolescent housing units excess, declining sale prices, declining values, abandonment of units, and conversion of single-family homeowner units to sub-standard rental housing units.

The combination of population loss and increase in unemployment has resulted in a less dense residential core. Homes, apartment buildings and other residential units are being neglected and/or abandoned. Vacancy rates are high in relation to surrounding communities. A continual and gradual lack of employment and/or underemployment is a driving factor in the regional housing crisis. The vacancy scores in the target geography substantiate the high vacancy problems. The communities at the focus of the City's NSP3 Action Plan have suffered dramatic economic and social decline, which has been further impacted by the foreclosure crisis.

Target areas selected for NSP3 activities have a cumulative NSP3 Need Score above the State Minimum Qualifying NSP3 Need Score. This indicates these areas are in high need of NSP3 assistance. Specifically, the target areas show high rate of foreclosures, delinquencies, subprime loans as well as high rates of vacancy. Additional market research suggests that the foreclosure and abandonment issues within the target areas are not related to over-building and over-valuation of the housing stock, but rather a significant loss of employment and large stock of vacant structures. These communities historically have lower economic indicators and thus, tend to have higher rates of foreclosure and occurrence of vacant homes. Existing households have limited resources and are less likely to avoid foreclosure due to employment loss, low and negative equity mortgage lending practices, etc. Finally, the selected target areas have been involved in NSP previously allowing for a practical understanding of the market forces at work in the areas.

Based on an analysis of the above listed factors the City has determined the market types of the target areas of Evanston, Northside and Bond Hill to be moderate-demand with a higher supply of eligible properties. While the target area of South Fairmount was found to be low-demand with a high supply of eligible properties. As a result the City will undertake two separate strategies: (1) Heavily subsidized rehabilitation and redevelopment activities of both rental and homeownership units; and (2) Demolition of blighted structures. A detailed breakdown of the activities to be implemented by target areas is included below.

Ensuring Continued Affordability:

When Neighborhood Stabilization Program (NSP) funds are used to develop affordable rental housing in the City of Cincinnati, a Compliance Period is established at project completion and is based on the number of assisted units developed and the amount of NSP funding invested. This period will range from 5 to 20 years based on the amount of NSP funds invested per unit, and following the HOME regulations for the affordability period. Maximum rent levels will be established annually using the HIGH HOME RENT LIMIT as published by HUD in the HOME Program Rents schedule. The City of Cincinnati reserves the right to impose lower Maximum Rents ("Low HOME Rent Limit") in units designated to serve households that are at or below 50% of the Area Median Income. In that Compliance Period, tenant rents will be monitored in a way similar to the method used by the City to monitor HOME funds. Tenant Leases will be reviewed to insure language that is not applicable has been removed. Tenant rents will be monitored annually during the affordability period to ensure compliance. The City will determine if properties are in compliance by conducting desk audits of signed self-certifications, on-site visits, and tenant file reviews. On smaller projects, the City will assess 100% of the tenants occupying NSP assisted units to verify that tenant rents and income meet program requirements. Projects consisting of approximately 25 units or more are evaluated by randomly selecting at least 20% of the NSP-assisted units. A correction period will be noted to allow property management opportunities to correct any findings or concerns. Owners who do not meet the NSP requirements within the remediation period will be referred to the Law Department for legal action. In addition, owners who have not resolved compliance violations will be excluded from participating in other City housing programs until they have corrected the deficiencies and remained in compliance for a year.

Definition of Blighted Structure:

The City's definition of "blighted structure" in the Cincinnati Municipal Code is provided below.

>

>Sec. 727-1-B. Blighted Premises. "Blighted premises" shall mean premises which because of their age, obsolescence, dilapidation, deterioration, lack of maintenance or repair or any combination thereof constitute a serious fire hazard, a serious health hazard, a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other premises within the neighborhood or a factor seriously depreciating property values in the neighborhood.

Definition of Affordable Rents:

The City of Cincinnati will define "affordable rents" for the Neighborhood Stabilization Program using the Low HOME rents definition as stated in the Building HOME training manual. This citation is below.

Units must have rents which are no greater than: Thirty (30) percent of the tenant's monthly adjusted income, OR thirty (30) percent of the annual income of a family whose income equals 50 percent of median income (Low HOME Rent), OR if a project has a federal or state project-based rental subsidy and the tenant pays no more than 30 percent of his or her adjusted income toward rent, the maximum rent may be the rent allowable under the project-based rental subsidy program.



Housing Rehabilitation/New Construction Standards:

Single-family residential properties acquired and rehabilitated under this program will be subject to City of Cincinnati NSP Single-Family Residential Rehabilitation Standards, which can be found on the City's website http://www.cincinnati-oh.gov/cdap/downloads/cdap_pdf41208.pdf. These Standards utilize the State of Ohio Department of Development Housing Rehabilitation Handbook Part II Residential Rehabilitation Standards (RRS) located at <http://www.development.ohio.gov/cms/uploadedfiles/CDD/OHCP/Residential%20Rehabilitation%20Standards.pdf> as a minimum threshold. The Cincinnati Rehabilitation Standards have gone one step further to overlay RRS with NSP-specific amendments mandating energy efficiency and green standards to be included in all rehabilitation work completed under the City's NSP3 Program. When in conflict, the Cincinnati Rehabilitation Standards supersede RRS to guarantee compliance with HUD directives. The Standards also serve to ensure consistency between units completed through the NSP3 Program, meet or exceed the standards set forth by the Energy Star Qualified New Homes Standards, and ensure that program funds are used in the most efficient manner possible. Multifamily structures will incorporate the American Society of Heating, refrigerating, and Air-conditioning Engineers (ASHRAE) Standard, as mandated by NSP3 Regulations. In addition, units will be subject to the Lead Based Paint regulations, as specified in Section 401 (b) of the Lead Based Paint Poisoning Prevention Act, and 24 CFR Part 35 Subparts B and J.

Vicinity Hiring:

In order to comply with the mandate included in the Dodd-Frank bill, to the maximum extent feasible, provide for the hiring of employees who reside in the City's NSP3 target areas, the City of Cincinnati will include specific contractual provisions within all Development agreements executed for NSP3 projects in the respective target areas. The contractual provisions will include language outlining the requirements which must be met in order to comply with Vicinity Hiring. Additionally, acceptable implementation methods which must be utilized and documented will be included in development agreements. The above prescribed implementation structure of Vicinity Hiring will most efficiently align this requirement with the City's existing Section 3 implementation program.

Procedures for Preferences for Affordable Rental Dev.:

In accordance with the Dodd-Frank bill the City of Cincinnati will incorporate affordable rental housing in NSP3 activities in the target areas of Evanston and Northside. The City will utilize the majority of its NSP3 grant amount towards the development of affordable rental housing. Affordable rental housing will be implemented to meet the Low-Income Housing 25% Set-Aside. Additionally, the City will develop affordable rental housing targeted at Low Moderate Middle Income (LMMI) residents. Approximately twenty-six (26) units of affordable rental housing will be created through NSP3. This production level was arrived at based on the funding available through NSP3 and a realistic estimate of outside leverage available to finance the projects.

Grantee Contact Information:

Oren J. Henry
Oren.Henry@cincinnati-oh.gov
513.352.6264
801 Plum Street, Room 142, Cincinnati, OH 45202

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,160,661.00
Total Budget	\$0.00	\$3,160,661.00
Total Obligated	\$0.00	\$2,760,661.00
Total Funds Drawdown	\$979,590.40	\$2,886,346.05
Program Funds Drawdown	\$979,590.40	\$2,886,346.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$80,700.48	\$80,700.48
Total Funds Expended	\$450,792.14	\$2,886,346.06
Match Contributed	\$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	\$474,099.15	\$0.00
Limit on Admin/Planning	\$316,066.10	\$297,214.57
Limit on State Admin	\$0.00	\$297,214.57

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$316,066.10	\$316,066.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$790,165.25	\$1,350,000.00

Overall Progress Narrative:

HUD executed the NSP3 Grant Agreement with the City of Cincinnati on March 4, 2011. All NSP3 project activities are to be completed by March 4, 2014. The City is building on both our NSP1 and NSP2 stabilization efforts and continues to actively move forward with NSP Affordable Rental Housing Projects, NSP Single-Family Purchase and Redevelopment Projects, and NSP Hazard Abatement and Demolition Projects. In Cincinnati, NSP3 funding is directed toward four local neighborhoods, which have been identified as having the greatest need. Each of these four neighborhoods was additionally and NSP1 or NSP2 target area.

During the second quarter of 2013 City NSP Staff have continued to work with each of the four NSP3 neighborhoods to implement neighborhood specific NSP initiatives. Predevelopment and planning activities are complete. Acquisition due diligence is complete. All NSP3 Development Agreements have been executed. Construction has commenced on all projects and is complete or nearing completion in several target areas. Additionally, City NSP Staff continued to work with the Property Maintenance Code Enforcement Division to complete all demolition and hazard abatement activities funded by NSP3.

To date the City has expended approximately 91% of NSP3 funds. The City has exceeded both local and national expenditure rates. Administrative expenditures relate to staff time associated with NSP3 activity. NSP staff continue to work diligently to ensure timely completion of NSP3 projects. Staff additionally continue efforts to build capacity of non-profit development partners.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
10002, NSP3 Affordable Rental/Homeownership	\$268,886.42	\$1,178,529.00	\$945,574.64
10003, NSP3 LH25 Affordable Rental Project	\$588,125.15	\$1,350,000.00	\$1,327,490.84
10004, NSP3 Hazard Abatement and Demolition	\$0.00	\$316,066.00	\$316,066.00



10005, NSP3 Administration

\$122,578.83

\$316,066.00

\$297,214.57



Activities

Grantee Activity Number:	2-162001
Activity Title:	Northside - NSP Affordable Homeownership Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

10002

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Affordable Rental/Homeownership

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

CNCURC-Cincinnati Northside Community Urban

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

CNCURC-Cincinnati Northside Community Urban

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$0.00

\$0.00

\$186,951.66

\$186,951.66

\$0.00

\$80,700.48

\$112,024.50

\$112,024.50

\$0.00

To Date

\$750,000.00

\$750,000.00

\$750,000.00

\$687,442.32

\$687,442.32

\$0.00

\$80,700.48

\$687,442.32

\$687,442.32

\$0.00

Activity Description:

This project provides funds to purchase and redevelop homes and residential properties that are vacant and have been abandoned or foreclosed upon, in order to sell or redevelop such homes and properties. This project may also provide funds to redevelop demolished or vacant properties. This project will additionally provide direct homeownership assistance to an income eligible buyer (120%) Area Median Income. Construction financing for this activity will be in the form of an interest free loan and due in one lump payment upon sale of the property.

For this project the continued affordability mechanism will be in the form of an interest free, five-year (or ten-year) forgivable loan with a five-year (or ten-year) residency requirement. Loans with a five-year residency requirement are deferred over a five-year period with 20% forgiven (not requiring repayment) each year residency is verified. Loans with a ten-year residency requirement are deferred over a ten-year period with 10% forgiven (not requiring repayment) each year residency is verified. Should the property be sold or transferred within the five-year (or ten-year) term, the City will recapture all or a portion of the funds awarded toward the purchase of the property. All loans are enforced by a subordinate mortgage and promissory note.

- 24 CFR 570.201(a) Acquisition

>- 24 CFR 570.202 Eligible rehabilitation and preservation activities for homes and other residential properties

>- 24 CFR 570.201 (n) Direct Homeownership Assistance

Location Description:

This activity will take place within the target area of Northside.



Activity Progress Narrative:

City NSP Staff continue to work with the Cincinnati Northside Community Urban Redevelopment Corporation (CNCURC) in coordination with the Northside Community Council to complete this activity. During the second quarter of 2013 construction completed on two additional homeownership units. Two units have been sold to a LMMI household and an additional unit is under contract. All construction utilizing NSP program funds is nearing completion. Planning and predevelopment activities are under way for additional homeownership units which will utilize NSP program income. Coordinated NSP demolition of blighted and condemned residential structures in close proximity to the project is complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/4
# of Singlefamily Units	2	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	2	1/0	1/0	4/4	50.00
# Owner Households	1	1	2	1/0	1/0	4/4	50.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1433 Chase Ave #2	Cincinnati		Ohio	45223-	Match / N
1433 Chase Ave #3	Cincinnati		Ohio	45223-	Match / N
4128 Wittler St	Cincinnati		Ohio	45223-2239	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: 2-162002

Activity Title: Bond Hill - NSP Affordable Homeownership Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

10002

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Affordable Rental/Homeownership

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Bond Hill Community Urban Redevelopment Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

N/A

To Date

\$428,529.00

Total Budget

\$0.00

\$428,529.00

Total Obligated

\$0.00

\$28,529.00

Total Funds Drawdown

\$81,934.76

\$258,132.32

Program Funds Drawdown

\$81,934.76

\$258,132.32

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$41,832.26

\$258,132.32

Bond Hill Community Urban Redevelopment Corporation

\$41,832.26

\$258,132.32

Match Contributed

\$0.00

\$0.00

Activity Description:

This project provides funds to purchase and redevelop homes and residential properties that are vacant and have been abandoned or foreclosed upon, in order to sell or redevelop such homes and properties. This project may also provide funds to redevelop demolished or vacant properties. This project will additionally provide direct homeownership assistance to an income eligible buyer (120% Area Median Income). Construction financing for this activity will be in the form of an interest free loan and due in one lump payment upon sale of the property.

For this project the continued affordability mechanism will be in the form of an interest free, five-year (or ten-year) forgivable loan with a five-year (or ten-year) residency requirement. Loans with a five-year residency requirement are deferred over a five-year period with 20% forgiven (not requiring repayment) each year residency is verified. Loans with a ten-year residency requirement are deferred over a ten-year period with 10% forgiven (not requiring repayment) each year residency is verified. Should the property be sold or transferred within the five-year (or ten-year) term, the City will recapture all or a portion of the funds awarded toward the purchase of the property. All loans are enforced by a subordinate mortgage and promissory note.

- 24 CFR 570.201(a) Acquisition

>- 24 CFR 570.202 Eligible rehabilitation and preservation activities for homes and other residential properties

>- 24 CFR 570.201 (n) Direct Homeownership Assistance

Location Description:

The activity will take place within the target area of Bond Hill

Activity Progress Narrative:

City NSP Staff continue to work with the Bond Hill Community Urban Redevelopment Corporation (BHCURC) in coordination



with the Bond Hill Community Council to complete this activity. Construction continued on two homeownership properties during the second quarter of 2013. Construction is expected to be completed during the third quarter of 2013. Additional property will be demolished in coordination with an ongoing redevelopment strategy utilizing NSP program income.

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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3-162001

Activity Title: NSP LH25 Affordable Rental Project - 3301

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

10003

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 LH25 Affordable Rental Project

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Losantiville Evanston, LLC.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$459,000.00
Total Budget	\$0.00	\$459,000.00
Total Obligated	\$0.00	\$459,000.00
Total Funds Drawdown	\$179,325.07	\$459,000.00
Program Funds Drawdown	\$179,325.07	\$459,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,140.71	\$459,000.00
City of Cincinnati	\$0.00	\$0.00
Losantiville Evanston, LLC.	\$58,140.71	\$459,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This project provides funds to purchase and redevelop homes and residential properties that are vacant and have been abandoned or foreclosed upon, in order to rent such homes and properties for persons at or below (50%) of the area median income. NSP3 funds will be provided in the form of an interest bearing loan. The principal of the loan, together with interest on the unpaid principal balance at a rate of one half of one percent (.5%) compounded annually, shall be amortized over a forty (40) year period.

For this project continued affordability requirements will be met for not less than fifteen (15) years following project completion.

The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.

- 24 CFR 570.201(a) Acquisition

>- 24 CFR 570.202 Eligible rehabilitation and preservation activities for homes and other residential properties

Location Description:

This activity will take place in the target area Evanston

Activity Progress Narrative:

The City of Cincinnati continues to work with Evanston Losantiville LLC, a subsidiary of The Model Group in coordination with the Evanston Community Council to rehabilitate two multi-family structures. Rehabilitated units will be leased to households at or below (50%) of the area median income. During the second quarter of 2013 construction was completed. NSP Staff will coordinate with property management during the lease-up process to ensure affordability requirements are met.



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

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	3-162002
Activity Title:	NSP LH25 Affordable Rental Project - 3501

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
10003

Project Title:
NSP3 LH25 Affordable Rental Project

Projected Start Date:
05/01/2011

Projected End Date:
04/30/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Losantiville Evanston, LLC.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$891,000.00
Total Budget	\$0.00	\$891,000.00
Total Obligated	\$0.00	\$891,000.00
Total Funds Drawdown	\$408,800.08	\$868,490.84
Program Funds Drawdown	\$408,800.08	\$868,490.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$173,559.88	\$868,490.85
City of Cincinnati	\$0.00	\$0.00
Losantiville Evanston, LLC.	\$173,559.88	\$868,490.85
Match Contributed	\$0.00	\$0.00

Activity Description:

This project provides funds to purchase and redevelop homes and residential properties that are vacant and have been abandoned or foreclosed upon, in order to rent such homes and properties for persons at or below (120%) of the area median income. NSP3 funds will be provided in the form of an interest bearing loan. The principal of the loan, together with interest on the unpaid principal balance at a rate of one half of one percent (.5%) compounded annually, shall be amortized over a forty (40) year period.

For this project continued affordability requirements will be met for not less than fifteen (15) years following project completion. The continued affordability mechanism will be in the form of a restrictive covenant wherein the borrower agrees to comply with the conditions regarding continued affordability established in NSP development agreements and in 24 C.F.R. 92.252.
 - 24 CFR 570.201(a) Acquisition
 >- 24 CFR 570.202 Eligible rehabilitation and preservation activities for homes and other residential properties

Location Description:

This activity will take place in the target area of Evanston.

Activity Progress Narrative:

The City of Cincinnati continues to work with Evanston Losantiville LLC, a subsidiary of The Model Group in coordination with the Evanston Community Council to rehabilitate two multi-family structures. Rehabilitated units will be leased to households at or below (50%) of the area median income. During the second quarter of 2013 construction was completed. NSP Staff will coordinate with property management during the lease-up process to ensure affordability requirements are met.

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

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	4-167001
Activity Title:	NSP Hazard Abatement and Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
10004

Project Title:
NSP3 Hazard Abatement and Demolition

Projected Start Date:
05/01/2011

Projected End Date:
04/30/2014

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Cincinnati

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$316,066.00
Total Budget	\$0.00	\$316,066.00
Total Obligated	\$0.00	\$316,066.00
Total Funds Drawdown	\$0.00	\$316,066.00
Program Funds Drawdown	\$0.00	\$316,066.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$316,066.00
City of Cincinnati	\$0.00	\$316,066.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This project provides funds to demolish blighted structures. Under the Hazard Abatement and Demolition Program, condemned buildings citywide are demolished after standard code enforcement activities have been exhausted. Monthly Public Nuisance Hearings are conducted to determine if abandoned buildings are such a nuisance that demolition by the City is warranted. Criteria such as historic value, community support, the degree of fire and safety hazard, the level of criminal activity, and factors that depreciate property values are considered. Removal of blighted buildings leads to stabilization and increased community safety, and livability of neighborhoods.
- 24 CFR 570.201(d)Demolition of residential property that has been condemned and declared a public nuisance

Location Description:

This activity will take place in the target areas of South Fairmount, Northside and Bond Hill.

Activity Progress Narrative:

City NSP Staff worked actively with the Property Maintenance Code Enforcement Division to coordinate and align demolition and hazard abatement activities within NSP3 target areas. Eligible blighted structures have been identified. Demolition and hazard abatement activities are complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	30	30/25



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	52	52/25
# of Multifamily Units	37	37/5
# of Singlefamily Units	15	15/20

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
2046 Queen City Ave	Cincinnati		Ohio	45214-1013	Match / Y
1988 Queen City Ave	Cincinnati		Ohio	45214-1047	Match / Y
1563 Tremont St	Cincinnati		Ohio	45214-1433	Match / Y
1937 Queen City Ave	Cincinnati		Ohio	45214-1026	Match / Y
1743 Esmonde St	Cincinnati		Ohio	45214-1302	Match / Y
1808 Queen City Ave	Cincinnati		Ohio	45214-1466	Match / Y
2287 Schoedinger Ave	Cincinnati		Ohio	45214-1349	Match / Y
1920 Montrose St	Cincinnati		Ohio	45214-1168	Match / Y
2041 Queen City Ave	Cincinnati		Ohio	45214-1009	Match / Y
3031 McHenry Ave	Cincinnati		Ohio	45211-7332	Match / Y
1717 Montrose St	Cincinnati		Ohio	45214-1409	Match / Y
1637 Westwood Ave	Cincinnati		Ohio	45214-1577	Match / Y
1728 Harrison Ave	Cincinnati		Ohio	45214-1404	Match / Y
1807 Westwood Ave	Cincinnati		Ohio	45214-1346	Match / Y
1942 Fairmount Ave	Cincinnati		Ohio	45214-1202	Match / Y
2125 Selim Ave	Cincinnati		Ohio	45214-1522	Match / Y
1709 Wickham Pl	Cincinnati		Ohio	45214-1462	Match / Y
1911 Biegler St	Cincinnati		Ohio	45214-1132	Match / Y
1641 Westwood Ave	Cincinnati		Ohio	45214-1526	Match / Y
4127 Witley St	Cincinnati		Ohio	45223-2240	Match / Y
1565 Tremont St	Cincinnati		Ohio	45214-1433	Match / Y
1639 Harrison Ave	Cincinnati		Ohio	45214-1476	Match / Y
2212 Amor Pl	Cincinnati		Ohio	45214-1515	Match / Y
1921 Montrose St	Cincinnati		Ohio	45214-1136	Match / Y
1900 Biegler St	Cincinnati		Ohio	45214-1133	Match / Y
1665 Harrison Ave	Cincinnati		Ohio	45214-1446	Match / Y
4119 Witley St	Cincinnati		Ohio	45223-2240	Match / Y
2168 Carnes St	Cincinnati		Ohio	45214-1006	Match / Y
4130 Witley St	Cincinnati		Ohio	45223-2239	Match / Y
1665 Harrison Ave	Cincinnati		Ohio	45214-1446	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: 5-162001

Activity Title: NSP3 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

10005

Project Title:

NSP3 Administration

Projected Start Date:

05/01/2011

Projected End Date:

04/30/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Cincinnati

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$316,066.00
Total Budget	\$0.00	\$316,066.00
Total Obligated	\$0.00	\$316,066.00
Total Funds Drawdown	\$122,578.83	\$297,214.57
Program Funds Drawdown	\$122,578.83	\$297,214.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$65,234.79	\$297,214.57
City of Cincinnati	\$65,234.79	\$297,214.57
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity involves administration of the NSP3 Program. Administration began in October 2010, and eligible pre-award costs from this time to the start of the grant, will be reimbursed. Administration will extend at least until the expiration of the program in early 2014.

- 24 CFR 570.206

Location Description:

Not Applicable

Activity Progress Narrative:

Administrative time expended to date relates to staff time associated with the cost of: preparation of the NSP3 Substantial Plan Amendment for review and approval by City Council and the subsequent submission to HUD; Program and Project entry in the DRGR system; planning and predevelopment activity related directly to NSP3 projects; NSP3 contract negotiation; NSP3 acquisition due diligence; NSP3 contractor procurement; and NSP3 production. Staff worked directly with NSP TA providers to complete an update to both our Single-Family and Multi-Family Rehabilitation Standards to suitably account for Energy Star 3.0. In addition, administrative funds have been used to stabilize NSP3 projects in preparation for rehabilitation. NSP staff continues to work closely with NSP3 Community Development Corporations to ensure timely completion of projects and build capacity of the non-profit development partners.



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

No Other Funding Sources Found

Total Other Funding Sources
