

**Grantee: Hamilton City, OH**

**Grant: B-08-MN-39-0009**

**January 1, 2013 thru March 31, 2013 Performance Report**

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**Grant Number:**  
B-08-MN-39-0009

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Hamilton City, OH

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**Grant Amount:**  
\$2,385,315.00

**Grant Status:**  
Active

**QPR Contact:**  
Eugene Scharf

**Estimated PI/RL Funds:**  
\$15,730.94

**Total Budget:**  
\$2,401,045.94

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

For emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The City will concentrate its efforts in the following Immi areas. Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

### Distribution and and Uses of Funds:

The City will use its funds for the following eligible Neighborhood Stabilization Program (NSP) activities: Acquisiton -\$400,000 Clearance/Demolition - \$450,000 Rehabilitation/Reconstruction and New Construction \$759,000 Funding Mechanisms for Purchase - \$430,000 Public Facilities/Improvements - \$131,000 Administration - \$215,315 The city will also make sure at least 25% of the funds and their associated activities benefit residents that are at or below 50% of AMI.

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:

### Public Comment:

## Overall

**Total Projected Budget from All Sources**

## This Report Period

N/A

## To Date

\$2,401,566.70

**Total Budget**

\$0.00

\$2,393,440.85

**Total Obligated**

\$0.00

\$2,393,440.85

**Total Funds Drawdown**

\$185,900.65

\$2,393,440.85



Program Funds Drawdown	\$185,900.65	\$2,385,315.00
Program Income Drawdown	\$0.00	\$8,125.85
Program Income Received	\$0.00	\$8,125.85
Total Funds Expended	\$106,649.55	\$2,393,440.85
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	\$357,797.25	\$0.00
Limit on Admin/Planning	\$238,531.50	\$172,245.99
Limit on State Admin	\$0.00	\$172,245.99

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$596,328.75	\$648,292.67

## Overall Progress Narrative:

Progress in months of January - March 2013

The City of Hamilton met the Expenditure Deadline by March 19, 2013 as required.

New construction of one (1) duplex, two (2) rental housing units at 1020 Garden Avenue for very-low income individuals/families is complete.

Funds expended on the Public Facilities and Improvement activity for the improvements at the RiversEdge Park site. NNSH Property Management and Marketing of NSP acquired properties ongoing.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP1-1, Purchase and Rehab - Acquisition	\$0.00	\$379,990.60	\$379,990.60
NSP2-1, Demolish Blighted Structures	\$0.00	\$534,959.71	\$534,959.71
NSP3-1, Redevelopment - Rehab/Reconstruction	\$7,775.17	\$401,106.68	\$401,106.68
NSP3-2, Redevelopment - Rehab/Reconstruction - 25% set aside	\$0.00	\$5,538.75	\$5,538.75
NSP3-3, Redevelopment - New Construction NNSH Harmon Ave -	\$0.00	\$402,694.25	\$402,694.25



NSP3-4, Redevelopment - New Construction NHH and Habitat -	\$0.00	\$183,086.59	\$178,480.95
NSP3-5, Redevelop Properties -Housing Counseling	\$0.00	\$3,000.00	\$3,000.00
NSP4-1, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSP4-2, Financing Mechanisms - 25% set aside	\$0.00	\$0.00	\$0.00
NSP5-1, Redevelopment - Public Facilities and Improvements	\$174,025.48	\$252,941.28	\$252,941.28
NSP6-1, Administration	\$0.00	\$172,245.99	\$172,245.99
NSP7-1, Land Holding	\$4,100.00	\$57,877.00	\$54,356.79



## Activities

<b>Grantee Activity Number:</b>	<b>01/1</b>
<b>Activity Title:</b>	<b>Acquisition of Foreclosed and Abandoned Properties</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP1-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab - Acquisition

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

11/16/2012

**Responsible Organization:**

City of Hamilton

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$323,017.52
<b>Total Budget</b>	(\$131.96)	\$323,017.52
<b>Total Obligated</b>	(\$131.96)	\$323,017.52
<b>Total Funds Drawdown</b>	\$0.00	\$323,017.52
<b>Program Funds Drawdown</b>	\$0.00	\$323,017.52
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$93,961.95)	\$323,017.52
City of Hamilton	(\$93,961.95)	\$323,017.52
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.201(a) Acquire foreclosed, vacant and abandoned residential properties from financial institutions to stabilize neighborhoods. The purchase will be at a discount from the current market-appraised value of the home or property. City will average at least 10% below a current appraised value.

Transferred \$5,000.00 to activity 03/3 New Construction per approved program amendment dated 4/28/10 EOR2010-4-30.

Transferred \$35,000.00 from activity 04/1 Funding Mechanism per approved program amendment dated 7/28/10 EOR2010-7-64 to further acquisitions and projects costs associated with these properties.

Transferred \$21,768.51 from activity 06/1 Administration per approved program amendments dated 8/25/10 EOR2010-8-79 and 9/8/10 EOR2010-9-80 to further acquisitions and project costs associated with properties.

Transferred \$28,000.00 to activity 02/1 Clearance and Demolition and \$8,049.24 to 03/1 Rehabilitation per approved program amendment dated 11/10/10 EOR2010-11-95. Correction 4/29/11 should have transferred \$22,000.00 to activity 02/1 instead of \$28,000.00.

Transferred \$3,927.61 to activity 02/1 Clearance and Demolition per approved program amendment dated 4/13/11 EOR2011-4-24.

Revised vouchers totaling \$93,961.95 that were for acquisition only but should have been made part of the 25% set aside rehab or redevelopment project. Revisions made on 11/6/12.

Transferred \$131.96 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03),



North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

There were no properties acquired during this reporting period. Activity is complete.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	34/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8

**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	



<b>Grantee Activity Number:</b>	<b>01/2</b>
<b>Activity Title:</b>	<b>Acquisition of Foreclosed and Abandoned - 25% set</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP1-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab - Acquisition

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

11/30/2012

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$56,973.08
<b>Total Budget</b>	\$0.00	\$56,973.08
<b>Total Obligated</b>	\$0.00	\$56,973.08
<b>Total Funds Drawdown</b>	\$0.00	\$56,973.08
<b>Program Funds Drawdown</b>	\$0.00	\$56,973.08
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$56,973.08
City of Hamilton	\$0.00	\$56,973.08
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of 83 Linda Lane for rehabilitation for rental or home ownership to an income qualified individual. Revised voucher #125168 totaling \$56,973.08 that was for acquisition only but should have been made part of this 25% set aside acquisition for rehab project. Revisions made on 11/6/12.

**Location Description:**

**Activity Progress Narrative:**

Housing unit is being rented by a low-income qualified family.

**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	0/1

  

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



# 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	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
83 Linda Ln	Hamilton		Ohio	45011-	Match / N

### 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:** 02/1

**Activity Title:** Clearance & Demolition of Blighted Structures

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP2-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$534,959.71
<b>Total Budget</b>	\$0.00	\$534,959.71
<b>Total Obligated</b>	\$0.00	\$534,959.71
<b>Total Funds Drawdown</b>	\$0.00	\$534,959.71
<b>Program Funds Drawdown</b>	\$0.00	\$534,959.71
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$534,959.71
City of Hamilton	\$0.00	\$534,959.71
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.201(d) Demolition and clearance of vacant dilapidated residential and commercial structures that have been determined to have a blighted effect and foreclosed and/or abandoned single family properties that would require more funds to rehabilitate than to demolish and reconstruct in order to stabilize and improve targeted neighborhoods.  
Transferred \$15,000.00 to activity 03/1 Rehab/Reconstruction per approved program amendment dated 4/28/10 EOR2010-4-30.  
Transferred \$104,500.00 from various activities per approved program amendment dated 6/23/10 EOR2010-6-46.  
Transferer \$28,000.00 from activity 01/1 Acquisition per approved program amendment dated 11/10/10 EOR2010-11-95.  
Correction 4/29/11 should have been \$22,000.00  
Transferred \$30,000.00 from activity 04/1 Funding Mechanisms per approved amendment dated 7/28/10 EOR2010-7-64 for project delivery costs associated with demolition of blighted and nuisance properties.  
Transferred \$15,000.00 from activity 03/1 Rehabilitation per approved amendment dated 9/8/10 EOR2010-9-80 for demolition costs associated with blighted and nuisance properties.  
Transferred \$3,977.35 various activities per approved amendment dated 4/13/11 EOR2011-4-24 for demolition and related project costs.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Demolition of nuisance, blighted properties are complete.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/25
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/25
# of Singlefamily Units	0	57/25

## Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
# of Persons	18694	14312	59326 55.63

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

## 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:** 03/1

**Activity Title:** Rehab/Reconstruction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - Rehab/Reconstruction

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

12/15/2012

**Responsible Organization:**

City of Hamilton

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$393,331.51
<b>Total Budget</b>	\$0.00	\$393,331.51
<b>Total Obligated</b>	\$0.00	\$393,331.51
<b>Total Funds Drawdown</b>	\$0.00	\$393,331.51
<b>Program Funds Drawdown</b>	\$0.00	\$393,331.51
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$393,331.51
City of Hamilton	\$0.00	\$393,331.51
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.202 Rehabilitate and reconstruct acquired foreclosed and abandoned residential properties to bring to standard and marketable conditions and associated project costs.

13 Gordon Ave, 614 S. 4th St., 1069 Hayes, 135 Grant Circle and 11 Mavern.

Transferred \$2,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$50,000 from activity 04/1 Funding Mechanism and 07/1 Land Holding per approved program amendment dated 7/28/10 EOR2010-7-64 for rehab costs associated with 135 Grant Circle and project delivery costs.

Transferred \$15,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 9/8/10 EOR2010-9-80.

Transferred \$8,049.24 from activity 01/1 Acquisition per approved program amendment dated 11/10/10 EOR2010-11-95.

Transferred \$49.24 to activity 02/1 Clearance/Demolition per approved program amendment dated 4/13/11 EOR2001-4-24.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & &.02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Three (3) of the rehabilitated homes have been sold and two (2) are now being rented.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/2	2/3	5/5	100.00
# Owner Households	0	0	0	1/0	2/3	3/3	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	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:** 03/2

**Activity Title:** Rehab and Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-2

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Redevelopment - Rehab/Reconstruction - 25% set aside

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,538.75
<b>Total Budget</b>	\$0.00	\$5,538.75
<b>Total Obligated</b>	\$0.00	\$5,538.75
<b>Total Funds Drawdown</b>	\$0.00	\$5,538.75
<b>Program Funds Drawdown</b>	\$0.00	\$5,538.75
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,538.75
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.202 Rehabilitate and reconstruct acquired foreclosed and abandoned residential properties to bring to standard and marketable condition. Focusing on homeownership activities and "rent-to-own" activities; rental before conversions to home ownership will be a maximum of thirty (30) months and made available to families earning up to 50% AMI.

As the 25% set aside for families earning up to 50% AMI has been met through new construction activities, transferred \$181,961.25 to 03/1 Rehab/Recon non 25% set aside activity for actual rehab costs of 5 properties and associated project costs. Expenditures for inspectors time associated with these properties.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**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 Housing Units</b>	0	0/4



## 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	0/0	0/0	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	

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<b>Grantee Activity Number:</b>	<b>03/3</b>
<b>Activity Title:</b>	<b>NHSH New Construction Harmon Ave four units</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-3

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Redevelopment - New Construction NHSH Harmon Ave -

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$402,694.25
<b>Total Budget</b>	\$0.00	\$402,694.25
<b>Total Obligated</b>	\$0.00	\$402,694.25
<b>Total Funds Drawdown</b>	\$0.00	\$402,694.25
<b>Program Funds Drawdown</b>	\$0.00	\$402,694.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$402,694.25
Neighborhood Housing Services of Hamilton	\$0.00	\$402,694.25
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CRF570.201(m) In the event that rehabilitation or reconstruction is financially infeasible, new construction will be used. Amendment to budget per approved program amendment dated 4/29/10 EOR2010-4-30. Funds provided to NHSH toward the construction on Harmon Avenue of one (1) structure with four (4) units containing two (2) bedrooms each of affordable rental housing for very low-income eligible individuals and families whose income do not exceed 50% of area median. Revised voucher #114532 totaling \$13,794.84 that was for acquisition only but should have been made part of this 25% set aside redevelopment project. Revisions made on 11/6/12.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Harmon Avenue remains fully occupied.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	4/4	0/0	4/4	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:** 03/4

**Activity Title:** NHSH New Construction of Rental Housing

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-4

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction NHSH and Habitat -

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$110,877.58
<b>Total Budget</b>	\$0.00	\$110,877.58
<b>Total Obligated</b>	\$0.00	\$110,877.58
<b>Total Funds Drawdown</b>	\$0.00	\$110,877.58
<b>Program Funds Drawdown</b>	\$0.00	\$106,271.94
<b>Program Income Drawdown</b>	\$0.00	\$4,605.64
<b>Program Income Received</b>	\$0.00	\$4,605.64
<b>Total Funds Expended</b>	\$4,605.64	\$110,877.58
Neighborhood Housing Services of Hamilton	\$4,605.64	\$110,877.58
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.201(m) In the event that rehabilitation or reconstruction is financially infeasible, new construction will be used to serve persons at or below 50% AMI.

Amendment to activity for new construction of 1 duplex, 2 rental housing units on S. 2nd and Minster Street with Neighborhood Housing Services of Hamilton (NHSH) to serve persons at or below 50% AMI. Site location changed to Garden Avenue, this site was determined to be more feasible for new construction.

Transferred \$10,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46. Revised voucher #128529 totaling \$10,985.02 that was for acquisition only but should have been made part of this 25% set aside redevelopment project. Revisions made on 11/6/12.

Transferred \$25,000.00 from activity 07/1 Land Holding. A program amendment was not required as this did not fall under the City's Consolidated Plan Amendment Procedures.

Transferred \$139,713.08 to activity 05/1 Public Facilities and Improvements per approved program amendment dated 11/28/12 OR2012-11-87.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Construction of 1020 Garden Avenue duplex for affordable rental housing is complete. One (1) unit rented during this reporting period.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$4,605.64
Total Other Funding Sources	\$4,605.64



**Grantee Activity Number:** 03/5

**Activity Title:** Homebuyer Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP3-5

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelop Properties -Housing Counseling

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

12/30/2012

**Responsible Organization:**

City of Hamilton

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000.00
<b>Total Budget</b>	(\$2,000.00)	\$3,000.00
<b>Total Obligated</b>	(\$2,000.00)	\$3,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,000.00	\$3,000.00
City of Hamilton	\$2,000.00	\$3,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR507.201(n) As a component of this activity, each homebuyer will receive and complete at least 8 hours of homebuyer counseling from a HUD-approved counseling agency before obtaining a mortgage loan.

Three (3) of the five (5) rehabed homes were sold to income eligible homebuyers and two (2) homes became affordable rental units. Housing counseling was provided to three (3) homebuyers.

Transferred \$2,000.00 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Three (3) of the rehabed homes were sold to income eligible homeowners who received Housing Counseling.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## 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	0/0	0/5	0
# Owner Households	0	0	0	0/0	0/0	0/5	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

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**Grantee Activity Number:** 03/7

**Activity Title:** Rehab of 726 Campbell Ave

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - Rehab/Reconstruction

**Projected End Date:**

03/19/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$7,775.17
<b>Total Budget</b>	\$7,775.17	\$7,775.17
<b>Total Obligated</b>	\$7,775.17	\$7,775.17
<b>Total Funds Drawdown</b>	\$7,775.17	\$7,775.17
<b>Program Funds Drawdown</b>	\$7,775.17	\$7,775.17
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$7,775.17	\$7,775.17
Neighborhood Housing Services of Hamilton	\$7,775.17	\$7,775.17
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of a single-family dwelling located at 726 Campbell Ave for purchase or rent to an income qualified individual or family.

Transferred \$7,775.17 from various activities per approved program amendment dated 1/9/13 OR2013-1-2.

**Location Description:**

726 Campbell Ave, Hamilton, OH 45011

**Activity Progress Narrative:**

Rehabilitation of 726 Campbell Avenue is underway. Mix of NSP1 and NSP3 funds for this project. All NSP1 funds have been expended.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	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	0/0	0/0	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/1	0
# Renter Households	0	0	0	0/0	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	

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**Grantee Activity Number:** 05/1

**Activity Title:** Infrastructure Improvements - RiversEdge

**Activity Category:**

Construction/reconstruction of streets

**Project Number:**

NSP5-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - Public Facilities and Improvments

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,941.28
<b>Total Budget</b>	\$0.00	\$252,941.28
<b>Total Obligated</b>	\$0.00	\$252,941.28
<b>Total Funds Drawdown</b>	\$174,025.48	\$252,941.28
<b>Program Funds Drawdown</b>	\$174,025.48	\$252,941.28
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$174,025.48	\$252,941.28
City of Hamilton	\$174,025.48	\$252,941.28
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funds will be used for the redevelopment of vacant land including design and construction drawings related to the Rivers Edge project per approved program amendment dated 4/28/10 EOR201-4-18.

Transferred \$31,000.00 to activity 03/1 Rehab/Recon per approved program amendment dated 4/28/10 EOR2010-4-30 and \$50,000.00 to activity 04/1 Financing Mechanism per approved program amendment dated 6/23/10 EOR2010-6-4.

Transferred \$139,713.08 from 03/4 Redevelopment New Construction per approved program amendment dated 11/28/12 OR2012-11-87.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

NSP1 funds expended toward Phase I of improvements to the RiversEdge Park project.

Project ongoing with other funding sources.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	18694	14312	59326	55.63

## 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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**Grantee Activity Number:** 07/1

**Activity Title:** Land Bank

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

NSP7-1

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Holding

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$57,877.00
<b>Total Budget</b>	(\$5,643.21)	\$57,877.00
<b>Total Obligated</b>	(\$5,643.21)	\$57,877.00
<b>Total Funds Drawdown</b>	\$4,100.00	\$57,877.00
<b>Program Funds Drawdown</b>	\$4,100.00	\$54,356.79
<b>Program Income Drawdown</b>	\$0.00	\$3,520.21
<b>Program Income Received</b>	\$0.00	\$3,520.21
<b>Total Funds Expended</b>	\$12,205.21	\$57,877.00
Neighborhood Housing Services of Hamilton	\$12,205.21	\$57,877.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition. The City of Hamilton planned to work with Neighborhood Housing Services of Hamilton (NHS) to establish and operate a land bank for foreclosed homes and residential properties. It has since been decided that a long term property management agreement method will be used.

Transferred \$80,000.00 to activity 05/1 Construction/reconstruction of streets per approved program amendment dated 4/28/10 EOR2010-4-18 and \$50,000.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$15,000.00 to activity 01/1 Acquisition per approved program amendment dated 7/28/10 EOR2010-7-64.

Transferred \$25,000.00 to activity 03/4 New Construction - Garden Avenue project. A program amendment was not required as this did not fall under the City's Consolidated Plan Amendment Procedures.

Transferred \$5,643.21 to activity 03/7 Rehabilitation/Reconstruction per approved program amendment dated 1/9/13 OR2013-1-2.

**Location Description:**

Citywide with priority given to Wilson-Symmes Park (Part CT 03), North Jefferson (Part CT 04), Second Ward (Part CT 03), North Dayton Lane (Part CT 06), Hanover-Walnut (CT 3 and 4), Jefferson (Part CT 04), North End (Part CT 06), Bonnacker-Lincoln (Part CT 04), East Hamilton (Part CT 09), Lindenwald (part CT 01), Rossville (Part CT 11), Starr Hill (Part CT 08), West Side (Part CT 09), Twinbrook/Timberhill (Part CT 12), German Village (Part Ct 07.01 & .02), Fairway Hills (Ct 13)

**Activity Progress Narrative:**

Management and marketing of 21 NSP properties during the reporting period.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	28	28/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5

## 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
Program Income	\$3,520.21
Total Other Funding Sources	\$3,520.21

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