

**Grantee: Hamilton City, OH**

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

**July 1, 2010 thru September 30, 2010 Performance Report**

**Grant Number:**

B-08-MN-39-0009

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

Hamilton City, OH

**Award Date:****Grant Amount:**

\$2,385,315.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Eugene Scharf

**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: Acquisition -\$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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,385,315.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,385,315.00

Program Funds Drawdown	\$302,635.90	\$971,242.70
Obligated CDBG DR Funds	\$1,054,260.00	\$2,385,315.00
Expended CDBG DR Funds	\$302,635.90	\$971,242.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$596,328.75	\$710,539.25

## Overall Progress Narrative:

Progress in the months July - September

Contract agreements with Neighborhood Housing Services of Hamilton (NHS) have been executed and funds obligated for the construction of six (6) new rental housing units for individuals/families at or below 50% AMI.

Contract agreement with NHS for "Housing Counseling Services" has been executed and funds obligated to provide proper and successful housing counseling to eligible homebuyers of five (5) acquired properties.

Contract agreement with NHS for "Management of City-Owned Property" has been executed and funds obligated to ensure the proper management and disposition of acquired properties with NSP funds.

Three (3) properties were acquired during this reporting period. Two (2) properties acquired for potential redevelopment and one (1) property acquired will be rehabilitated and marketed.

Six (6) properties identified for potential acquisition/demolition.

Asbestos inspections and demolition bid solicitation continue.

Bulk bids obtained for thirty (30) properties for potential demolition of blighted nuisance properties, Eight (8) properties were contracted using NSP funds. Other sources of funds will be used for the demolition of the remaining properties as they move through the court system and funds become available.

Rehab of 130 Gordon Avenue, 614 S. 4th Street, 1069 Hayes Avenue and 11 Mavern Avenue is underway.

Inspections, specs and drawings have been completed for 135 Grant Circle. Bids solicited and awarded to Taylor Made Construction.

NSP funds totaling \$2,385,315.00 were 100% obligated in DRGR prior to the September 17, 2010 deadline.

## 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	\$49,452.62	\$451,768.51	\$393,187.44
NSP2-1, Demolish Blighted Structures	\$142,946.78	\$524,300.00	\$324,719.57
NSP3-1, Redevelopment - Rehab/Reconstruction	\$31,017.57	\$386,461.25	\$35,845.18
NSP3-2, Redevelopment - Rehab/Reconstruction - 25% set aside	\$1,826.44	\$5,538.75	\$5,538.75
NSP3-3, Redevelopment - New Construction NHHH Harmon Ave -	\$578.95	\$435,000.50	\$578.95
NSP3-4, Redevelopment - New Construction NHHH and Habitat -	\$4,136.82	\$270,000.00	\$4,136.82
NSP3-5, Redevelop Properties -Housing Counseling	\$0.00	\$5,000.00	\$0.00
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 Improvments	\$34,990.00	\$50,000.00	\$34,990.00
NSP6-1, Administration	\$37,686.72	\$172,245.99	\$172,245.99
NSP7-1, Land Holding	\$0.00	\$85,000.00	\$0.00

## 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

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab - Acquisition

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$451,768.51
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$451,768.51
<b>Program Funds Drawdown</b>	\$49,452.62	\$393,187.44
<b>Obligated CDBG DR Funds</b>	\$63,844.51	\$451,768.51
<b>Expended CDBG DR Funds</b>	\$49,452.62	\$393,187.44
City of Hamilton	\$49,452.62	\$393,187.44
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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.

**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:**

Thirty-two (32) properties have been acquired either from Bank REO's or state forfeiture.  
 Thirteen (13) of the acquired properties determined not feasible for rehab will be demolished.  
 1222 Long Street and 644 East Avenue were acquired this quarter for potential redevelopment.  
 135 Grant Circle has been acquired for rehabilitation and accessibility features.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	26/8

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
644 East Ave	Hamilton	NA	45011
135 Grant Circle	Hamilton	NA	45011
1222 Long St	Hamilton	NA	45011

## 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:** 02/1

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

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP2-1

**Projected Start Date:**

03/19/2009

**Activity Status:**

Under Way

**Project Title:**

Demolish Blighted Structures

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$524,300.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$524,300.00
<b>Program Funds Drawdown</b>	\$142,946.78	\$324,719.57
<b>Obligated CDBG DR Funds</b>	\$186,955.00	\$524,300.00
<b>Expended CDBG DR Funds</b>	\$142,946.78	\$324,719.57
City of Hamilton	\$142,946.78	\$324,719.57
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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.  
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.

**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:**

Sixty-six (66) blighted properties have been declared as nuisances by the City's Health Department; taken before City Council for approval for demolition. There are thirty (30) properties still moving through the court system. Bid solicitation of "bulk bids" for these thirty properties to be opened 8/30/10 and contracts entered into. Contracts entered into for eight (8) properties (2141 Benninghofen Ave, 864 Central Ave, 902 Greenwood Ave, 601 S 8th St, 527 Ludlow St, 621 Vine St, 128 Walnut St and 128 Wilson Street). Other sources of funds will be made available for the remaining properties. Seventeen (17) properties demolished during this reporting period.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	33/25

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
505 Vine St	Hamilton	NA	45011
1123 Ludlow St	Hamilton	NA	45011
835 Vine St	Hamilton	NA	45011
1028 Chestnut St	Hamilton	NA	45011
538 S 9th St	Hamilton	NA	45011
1060 S 2nd St	Hamilton	NA	45011
1147 Elm St	Hamilton	NA	45011
126 Chestnut St	Hamilton	NA	45011
460 Knightsbridge Dr	Hamilton	NA	45011
135 Washington	Hamilton	NA	45011
530 N 5th St	Hamilton	NA	45011
218 Minster St	Hamilton	NA	45011
619 Ludlow St	Hamilton	NA	45011
620 Chestnut St	Hamilton	NA	45011
444 Knightsbridge Dr	Hamilton	NA	45011
1127 Lane St	Hamilton	NA	45011
629 Ludlow St	Hamilton	NA	45011

## 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

**Activity Status:**

Under Way

**Project Number:**

NSP3-1

**Project Title:**

Redevelopment - Rehab/Reconstruction

**Projected Start Date:**

03/19/2009

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$386,461.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$386,461.25
<b>Program Funds Drawdown</b>	\$31,017.57	\$35,845.18
<b>Obligated CDBG DR Funds</b>	\$40,228.50	\$386,461.25
<b>Expended CDBG DR Funds</b>	\$31,017.57	\$35,845.18
City of Hamilton	\$31,017.57	\$35,845.18
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 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.

**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:**

Rehab work to begin on 614 S. 4th Street on 7/27/10, interior demolition is scheduled, asbestos abatement completed, lead abatement survey is scheduled.

The start date for 130 Gordon Avenue was 8/9/10, the rear section of the house has been removed, footers poured, foundation poured and sealed.

Contracts have been awarded to J&M Remodeling for 11 Mavern Avenue with an anticipated start date of 8/9/10 and 1069 Hayes Avenue with an anticipated start date of 8/6/10.

Rehab work for 1069 Hayes Avenue - a new roof has been installed and the tear out completed, HVAC system has been replaced. Drywall completed, first coat of paint applied, doors hung, kitchen floor and cabinets installed, bathroom is 90% complete.

Acquisition of 135 Grant Cr occurred on 7/26/10, inspections and specifications are underway. Contract awarded to Taylor Made Construction.

Property located at 83 Linda Lane transferred to NHSH for minor rehabilitation and sale to income eligible individuals/families.

### Accomplishments Performance Measures

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

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

### 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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**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

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - Rehab/Reconstruction - 25% set aside

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Hamilton

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,538.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,538.75
<b>Program Funds Drawdown</b>	\$1,826.44	\$5,538.75
<b>Obligated CDBG DR Funds</b>	\$0.00	\$5,538.75
<b>Expended CDBG DR Funds</b>	\$1,826.44	\$5,538.75
City of Hamilton	\$1,826.44	\$5,538.75
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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:**

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.

**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

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**Grantee Activity Number:** 03/3

**Activity Title:** NHH New Construction Harmon Ave four units

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-3

**Projected Start Date:**

03/19/2009

**Activity Status:**

Planned

**Project Title:**

Redevelopment - New Construction NHH Harmon Ave -

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$435,000.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$435,000.50
<b>Program Funds Drawdown</b>	\$578.95	\$578.95
<b>Obligated CDBG DR Funds</b>	\$435,000.50	\$435,000.50
<b>Expended CDBG DR Funds</b>	\$578.95	\$578.95
Neighborhood Housing Services of Hamilton	\$578.95	\$578.95
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 NHH 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.

**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 and project costs associated with new construction of 4 units on 1366 Harmon Avenue for 50% or less AMI rental households.

**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

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**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

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction NHSH and Habitat -

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Neighborhood Housing Services of Hamilton

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$210,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$210,000.00
<b>Program Funds Drawdown</b>	\$2,933.29	\$2,933.29
<b>Obligated CDBG DR Funds</b>	\$210,000.00	\$210,000.00
<b>Expended CDBG DR Funds</b>	\$2,933.29	\$2,933.29
Neighborhood Housing Services of Hamilton	\$2,933.29	\$2,933.29
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 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.

**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 and project costs associated with new construction of 2 units on S. Second Street, Garden Avenue site for 50% or less AMI rental households.

**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

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**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

**Activity Status:**

Under Way

**Project Title:**

Redevelop Properties -Housing Counseling

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$5,000.00	\$5,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Hamilton	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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.

**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:**

An agreement was entered into with Neighborhood Housing Services of Hamilton (NHS) to ensure the proper and successful housing counseling to eligible households that will acquire eligible NSP properties. The eligible properties are: 130 Gordon Ave, 614 S 4th St, 11 Mavern Ave, 1069 Hayes Ave and 135 Grant Circle.

**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

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**Grantee Activity Number:** 03/6

**Activity Title:** TriState Habitat for Humanity New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-4

**Projected Start Date:**

03/19/2009

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction NHSH and Habitat -

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

TriState Habitat for Humanity

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$60,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$60,000.00
<b>Program Funds Drawdown</b>	\$1,203.53	\$1,203.53
<b>Obligated CDBG DR Funds</b>	\$0.00	\$60,000.00
<b>Expended CDBG DR Funds</b>	\$1,203.53	\$1,203.53
TriState Habitat for Humanity	\$1,203.53	\$1,203.53
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(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 action plan for new construction of 1 residential unit for homebuyer on 1140 Azel Avenue with TriState Habitat for Humanity to serve persons at or below 50% AMI.

**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:**

TriState Habitat for Humanity and volunteers have dug the foundation, footers completed, foundation walls have been poured and water proofed. The first floor deck system and walls were raised on 9/18/10.

**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

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**Grantee Activity Number:** 05/1

**Activity Title:** Infrastructure Improvements

**Activity Category:**

Construction/reconstruction of streets

**Project Number:**

NSP5-1

**Projected Start Date:**

03/19/2009

**Activity Status:**

Planned

**Project Title:**

Redevelopment - Public Facilities and Improvments

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$50,000.00
<b>Program Funds Drawdown</b>	\$34,990.00	\$34,990.00
<b>Obligated CDBG DR Funds</b>	\$50,000.00	\$50,000.00
<b>Expended CDBG DR Funds</b>	\$34,990.00	\$34,990.00
City of Hamilton	\$34,990.00	\$34,990.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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.

**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:**

Funds used for the redevelopment of vacant land on Riverfront Drive including Professional Services related to design and construction drawings for the RiversEdge project, approximately 91% complete.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons benefitting	0	0	100	0/0	0/0	100/100	0.00

### 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:** 06/1

**Activity Title:** Administration/Planning

**Activity Category:**

Administration

**Project Number:**

NSP6-1

**Projected Start Date:**

03/19/2009

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/18/2010

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Hamilton

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$172,245.99
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$172,245.99
<b>Program Funds Drawdown</b>	\$37,686.72	\$172,245.99
<b>Obligated CDBG DR Funds</b>	(\$21,768.51)	\$172,245.99
<b>Expended CDBG DR Funds</b>	\$37,686.72	\$172,245.99
City of Hamilton	\$37,686.72	\$172,245.99
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.206 Administration cost related to NSP activities.

Transferred \$1,000.50 to activity 03/3 New Construction and \$3,000.00 to activity 03/1 Rehab/Recon per approved program amendment date 4/28/10 eor2010-4-30. Transferred \$17,300.00 to activity 02/1 Clearance/Demolition per approved program amendment dated 6/23/10 EOR2010-6-46.

Transferred \$21,768.51 to activity 01/1 Acquisition per approved program amendments dated 8/25/10 EOR2010-8-79 and 9/8/10 EOR2010-9-80.

**Location Description:**

**Activity Progress Narrative:**

Implementation and planning costs related to administration of the NSP program.

**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

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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

**Activity Status:**

Planned

**Project Title:**

Land Holding

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hamilton

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$85,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$85,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$85,000.00	\$85,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Hamilton	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (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.

**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:**

Property management agreement entered into with Neighborhood Housing Services of Hamilton (NHS) to ensure the proper management and disposition of property acquired through NSP.

NHS has provided property management services for properties owned by the City of Hamilton. Litter and debris have been removed from 642 Ludlow, 519 Ludlow, 507 N 7th St and 509 S 7th Street. NHS has spoken to a realtor who has an interested purchaser in the lot located at 444 Knightsbridge Drive. NHS staff has met with Habitat for Humanity to market all of the lots. Visual inspections for debris and security on 522 and 530 N. 5th Street and 320 S. Fifth Street.

### 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

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