

Grantee: Louisville Jefferson County Metro Government, KY

Grant: B-08-MN-21-0001

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-08-MN-21-0001

Obligation Date:

03/20/2009

Grantee Name:

Louisville Jefferson County Metro Government, KY

Award Date:

03/20/2009

Grant Amount:

\$6,973,721.00

Contract End Date:

03/20/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

Jeana Dunlap

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Jefferson County ranks highest among the Commonwealth of Kentucky's 120 counties and the Louisville MSA has been identified as the area with greatest need for assistance to reduce the number of foreclosures. According to the Kentucky Office of the Courts, Louisville/Jefferson County Metro Government (Louisville Metro), ranks highest among statewide jurisdictions with the greatest likelihood of future foreclosure, abandonment and deterioration. According to the Foreclosure and Abandonment Risk scores furnished by HUD, when aggregated to the county level, Louisville Metro was the only county assigned a most distressed score of 100 out of 100 points by the Kentucky Department for Local Government.

The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Distribution and and Uses of Funds:

February 2011 Technical Amendment:

The following is a list of updates that were made to the Action Plan.

1. Updated tenure type for all ongoing activities.
2. Updated housing type, SF or MF, for all ongoing activities.
3. Updated performance measures for all ongoing activities.
4. Updated performance measures for all canceled activities.

April 2010 Amendment: As of the quarter ending June 30, 2010 Louisville Metro will invite capable non-profit organizations to participate as developers in the NSP program. Louisville Metro will limit invitations to non-profit developers in delivering the NSP strategy. NSP funds will be used in tandem with other monetary resources including HUD allocated entitlement funds. Louisville Metro is also taking additional steps to capitalize and strengthen neighborhood-based groups and Community Housing Development Organizations (CHDOs). Metro has also committed Community Development Block Grant (CDBG) funds to demolish privately owned blighted properties and to perform residential repair.

Proposed Action Plan Budget as of April 2010-\$6,973,721.00

\$697,372(10%-F)-Administration;

\$2,100,000(30%-B1)-Low-Income Set-Aside Rental;

\$2,676,349(38%-E2)-Acquisition-Rehab-Homeownership;

\$1,500,000(22%-E1)-Acquisition-Rehab-Public Facility

Louisville Metro will utilize no more than 10% of its NSP allocation for Administration-Eligible Use F. The Low Income Set-Aside requirement will be met under Eligible Use B by allocating \$2,100,000.00 or 30% of the total grant award to the Louisville Metro Housing Authority for the provision of rental housing for low-income households.

September 2009 Technical Amendment: As of the second quarter Louisville Metro wishes to revise the NSP budget and eliminate the "Direct Disposition" or Landbanking activity under Eligible Use C in favor of consolidating all direct activities under Eligible Use B - Purchase and Redevelop Foreclosed Properties. Funding allocated under Use B will be utilized for a consumer-driven purchase-

resale program, where income eligible, potential NSP homebuyers will have an opportunity to select a foreclosed property, located in any one of the fourteen NSP Census Tracts, and to have that property renovated on their behalf. After receiving the final NSP Bridge Notice and having attended the NSP-1 Training in Chicago, IL July 6-7, 2009, Louisville Metro is better informed on actual activities allowed under each of the eligible use categories. With this understanding, we have also eliminated line items set aside for Eligible Use A &ndash Financing Mechanisms, as downpayment grants, principle write downs, or development subsidies can be realized under Uses B or E. The final Action Plan budget reflects only two &ldquoProjects&rdquo crossing three eligible use types available in DRGR. Funding under Use E (\$4,184,233) will be reserved for the developer request for proposals. Project specific &ldquoActivities&rdquo were added with zero balances as we anticipate potentially using funds for acquisition of residential properties, acquisition of non-residential properties, rehabilitation, new construction, and demolition to complete site specific projects. Finally, Metro will explore the &ldquolump-sum draw down&rdquo provisions found at 24 CFR 570.513 to expedite the obligation and expenditure of NSP funds. Non-NSP resources will be used for educating and informing residents about redevelopment opportunities presented through HERA and local government&rsquo efforts under the NSP.

Louisville Metro also reserves the right to revise this plan and/or reprogram NSP funds, as appropriate, subject to the alternative requirements governing citizen participation.

December 2008 Amendment: Neighborhoods designated as high priority areas receiving initial benefit from NSP and other available entitlement funds are: Park duValle area census Tracts 10, 127.01, and 128.01; Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65). Using information from local governmental sources, all vacant properties in these areas will be mapped and determinations will be made on whether individual properties are consistent with NSP eligible use requirements and locernment objectives. The NSP allows the use of only the low-and-moderate income national objective. All funds will be used to assist individuals or families with incomes at or below 120 percent of area median income (AMI). In addition, no less than 25 percent of funds (\$1,743,430) will be used to purchase or redevelop abandoned or foreclosed residential properties that will be used to house individuals or families at or below 50 percent of AMI. Louisville Metro will target NSP funded activities into areas of greatest need as stipulated in HERA. Each Target Area will be further analyzed and Metro will explore defining smaller project areas based on our ability to concentrate programmatic efforts and achieve sustainable outcomes for the resident in the immediate area. Detailed strategies will be determined on a neighborhood-by-neighborhood basis, at the street level, in collaboration with neighborhood leaders and Metro Council representatives.

The initial proposed budget for NSP activities included \$697,372 for Direct Disposition (10%), \$1,394,744 for Direct Acquisition (20%), \$1,743,430 for Indirect Finance (25%), \$1,743,430 for Indirect Production (25%), and \$697,372 for Indirect Public Facilities (10%). Louisville Metro will utilize no more than 10% (\$697,372) of its NSP allocation for Administration.

Definitions and Descriptions:

April 2010 Amendment: Five additional non-profit organizations were selected based on their proven track records in affordable housing development, rehabilitation, and/or management, Eligible Use E1 and E2. These nonprofit organizations have demonstrated propensities to perform community development projects with public resources and/or to leverage public resources toward outcomes that stabilize the community. Their combined capacity has led to numerous affordable rental or homeownership units being placed into service. Each organization has a history of working closely with neighborhood stakeholders and benefits from strong affirmations of public and private support for their proposed activities. Louisville Metro believes that project readiness combined with the developers&rsquo respective expertise will result in measurable neighborhood impacts for the areas of greatest need.

Louisville Metro is proposing two non-residential acquisition and rehabilitation projects that will operate as public facilities in two different areas of greatest need. Youthbuild Louisville and Habitat for Humanity of Metro Louisville will be assisted in acquiring vacant commercial properties in the Smoketown and Portland neighborhoods, respectively. Each organization will leverage an NSP investment of \$750,000.00 to develop operational space for its administrative and programmatic functions. Louisville Metro expects the neighborhood impact from these projects to be threefold. First, both projects will immediately produce positive impact for the surrounding areas. Second, Youthbuild Louisville serves a limited clientele by educating and training low-income young adults in residential construction and/or related trades. Third, Habitat for Humanity has established itself not only as a leading provider of affordable single-family housing, but has also become one of the most productive housing developers in the local area. While all of the households served by Habitat for Humanity are classified well within the LMMI income range, many of those homeowners are considered to earn incomes between 50-60 percent of the area median income. The NSP investment in both projects is expected to raise organizational capacity and operational efficiency, and thereby broadening the respective impact within the areas of greatest need.

Louisville Metro will not utilize the Louisville-Jefferson County Landbank Authority to complete acquisitions, as all NSP-funded acquisitions will be facilitated by the selected non-profit partners. Louisville Metro and its development partners will not emphasize &ldquoabandoned&rdquo property acquisitions due to state mandated judicial sale procedures which hinder the acquisition procedure. Likewise, Louisville Metro has no plans to initiate property tax foreclosure proceedings at part of its NSP acquisition strategy. Housing & Family Services will continue to work with Metro Codes & Regulations to keep property owners accountable. All NSP-funded acquisitions will require no less than a one percent discount per transaction per the July 11, 2009 technical correction (i.e. &ldquoNSP-1 Bridge Notice&rdquo). The proposed timeline for carrying out the program is outlined below.

Under the homeownership component of its NSP strategy, Louisville Metro will provide direct homeownership assistance consisting of both gras and principal write-downs via soft-second m. Louisville Metro will ensure initiating affordability of NSP-assisted housing by implementing underwriting criteria for all direct homeowner subsidies. The Metro NSP will require that homebuyers occupy the unit as their primary residence from the time of purchase throughout the established period of affordability. NSP homebuyers will need their debt burden to fall within the range acceptable to FHA, and all primary loans will need to be fixed-rate with no prepayment penalties. The Metro NSP will strongly encourage front-end debt-to-income ratios of twenty-five (25%) and back-end debt-to-income ratios at or below forty-five percent (45%); but under no circumstances will front-end ratio&rsquo be allowed over thirty percent (30%).

In addition to down payment grants which may be applied against a private lender&rsquo required down payment or closing costs (but not &ldquo-pre-pays&rdquo), forgivable loans will be provided to eligible purchasers in an amount required to make the primary mortgage payment consistent with the recommended affordability ratios. NSP soft-second mortgages will be fully repayable if the home is sold before the end of the sixth full year after purchase, thereafter, the loan will be forgiven incrementally until the loan is fully forgiven at the end of the

affordability period. As the program progresses, the amount and structure of financial assistance may be adjusted to respond to market conditions. All eligible potential homebuyers will be offered a minimum direct subsidy to create additional incentives for purchasing homes in the areas of greatest need.

The sale price after rehabilitation must be the lower of the after-rehab appraised value or actual cost the builder/developer has in the house. Prior to the ultimate sale to an owner/occupant, a financial summary prepared by the builder/developer will be submitted to Louisville Metro to ensure the sale price conform to program requirements. To assist non-profit developers in obtaining interim financing, Louisville Metro will seek a resolution from the Louisville Metro Council authorizing forgivable loans to the selected NSP development partners. Louisville Metro will allow each loan to be subordinated to privately-provided interim financing facilities obtained by the developers at their own discretion.

September 2009 Technical Amendment: Working with potential NSP homebuyers early on in the redevelopment process provides many benefits to Metro and to the homebuyer. The program will allow the homebuyer to be amply involved throughout the renovation process and to become intimately familiar with the property before taking ownership. Louisville Metro would also benefit from quickly obligating NSP funds to cover acquisition, counseling fees, construction costs, downpayment assistance, and principle write downs; and doing so without the risk of associated with purely speculative redevelopment. Preference will be given to families in the 50% AMI income category and outcomes will be counted toward the low-income set aside requirement. The proposed Action Plan revision reflects a total of \$2,092,116.00 allocated to this program under Eligible Use B.

December 2008 Amendment: In preparation for receiving the NSP special allocation, Louisville Metro established a housing policy Advisory Panel to gather input from the private sector, external Metro Government agencies, and the Louisville Metro Council. Financial institution, housing development professionals and supportive service providers were each represented on the panel. Four subcommittees were formed to evaluate the topics such as financial leveraging opportunities, geographical need, residential construction challenges, and homebuyer concerns. The programmatic activities and priorities reflected in this amendment are a direct result of the conclusions and recommendations of the Advisory Panel based on information gathered by and for the panel.

To ascertain areas of greatest need, Louisville Metro analyzed data from a number of sources. The HUD USER website assessed need using a variety of factors including home value decline, incidence of high cost loans, and Post Office data on residential vacancies. Louisville Metro considered areas of greatest stress to be those Census Tract Block Groups which received the designation of "8", "9", and "10" on a scale of 1 to 10 (with 10 indicating the greatest degree of distress). Louisville Metro's primary emphasis will be on those rated "10" by US HUD. The Metro Department of Inspections, Permits and Licenses (IPL) also provided information regarding the length of vacancy and citations for Code violations for vacant structures; and the Master Commissioner of Jefferson Circuit Court provided information on foreclosures throughout Metro Louisville. In addition to addressing areas of greatest need, the Advisory Panel also considered other neighborhood characteristics. Specific areas of priority were chosen based on the following:

- Existing neighborhood involvement, e.g. Block Watches, Weed and Seed
- Potential economic development corridors, which create or could create jobs
- Neighborhood assets and amenities, e.g. parks, playgrounds, schools
- Owner-occupancy rate and trends
- Vacancy rates, from the Department of Inspections, Permits and Licenses
- Foreclosure information from Metro 211 program which was established to counsel people in foreclosure crisis
- Housing value trends from the Property Valuation Administrator.

Based on the best available information, the Advisory Panel prioritized neighborhoods suffering disproportionate levels of foreclosure stress and deterioration of the existing housing stock. Data provided by US HUD is based on Census Tract boundaries which do not always correspond with commonly recognized neighborhood boundaries. Louisville Metro was able to overlay high risk Census Tracts on a map of the jurisdiction to identify the most closely correlated neighborhoods. Recognizing the unique programmatic opportunities that each neighborhood presents will necessarily yield neighborhood specific strategies comprised of the eligible uses brought forth in the NSP by HERA. Efforts to identify the specific areas of greatest need were informed by analyzing data made available by the Office of Policy Development and Research's HUD USER. Toward making determinations of greatest need, Louisville Metro has adopted the "Estimated Foreclosure Abandonment Risk Score." These Risk Scores incorporate factors such as the percentage of home foreclosures, the percentage of homes financed by subprime mortgages, and residential vacancy rates. After reviewing Risk Scores for all Census Tract Block Groups within the jurisdiction, Louisville Metro defines areas of greatest need to be those Block Groups which received a Risk Score of "8", "9", or "10" on a scale of 1 to 10 (with 10 indicating the greatest degree of future foreclosure risk and abandonment). The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Summary of Public Comments on the Amendment to the NSP Substantial Amendment

ACCEPTED COMMENTS

Comment: Debra Mercer

Ms. Mercer brought to the attention of Louisville Metro Department of Housing and Family Services (LMHFS), NSP program staff, an error contained in the major revision to the NSP Substantial Amendment. Specifically, there was a citation in the amendment listing Census Tract

62 as being Portland instead of Smoketown/Shelby Park.

Response: LMHFS has made the correction and appreciates the careful review by our external partners.

Comment: Joe Gliessner, New Directions Housing Corporation

New Directions Housing Corporation (NDHC) expressed appreciation for being one of the non-profit developers selected to carry out NSP activities and expressed support of the overall plan specifically highlighting its confidence in its ability to administer NSP activities in the Shelby Park Neighborhood. NDHC reiterated the importance of homeownership assistance, expressed commitment to the timeframe and expressed a desire to quickly finalize developer agreements as ample NSP-eligible properties have been identified.

Response: LMHFS agrees and will work to quickly finalize developer agreements.

Comment: Jonathan Lowe, River City Housing Board Member

Mr. Lowe expressed appreciation for LMHFS recognizing the capacity and proven track record of River City Housing Corporation, evident by the selection of this organization to carry out NSP activities, and expressed support of the overall plan.

Response: LMHFS agrees.

Comment: Tim Barry, Louisville Metro Housing Authority (LMHA)

LMHA expressed appreciation for being one of the non-profit developers selected to carry out NSP activities in an effort to increase affordable rental and homeownership opportunities and expressed support of the neighborhood specific strategy of the NSP program. LMHA expressed confidence and assurance regarding its capacity to undertake the activities in the given timeframe, citing its success with the Clarksdale/Liberty Green project.

Response: LMHFS agrees.

Comment: Christie McCravy, Louisville Urban League (REBOUND, Inc.)

Ms. McCravy expressed appreciation for being one of the non-profit developers selected to carry out NSP activities, specifically citing REBOUND's enthusiasm over the development of two homes in the Hallmark and Shawnee neighborhoods.

Response: LMHFS agrees.

Comment: Chris Posey

Response: Mr. Posey expressed his opposition to the major revisions to the NSP Substantial Amendment and to the entire NSP process. Specifically, Mr. Posey is opposed to the selection of the non-profit developers chosen to administer NSP activities, as the procurement process was not open bidding, as was included in the original NSP Substantial Amendment. Mr. Posey further cites concerns that the developers were chosen in an exclusionary and subjective manner due to LMHFS's inability to administer the NSP program in a timely manner. What's more, Mr. Posey states that the process has excluded minority owned and operated entities, with the exception of the Louisville Urban League, which has not been engaged in housing rehabilitation for several years.

Response: While the original NSP Substantial Amendment included a procurement process, it became apparent that due to the NSP timeline for expenditures of grant funds that LMHFS would not have time to undertake a type of procurement process it had never used before and that teaming with established partners with proven capacity to undertake the activities allowed for under the grant was more prudent. The amendment process contained in the Consolidated Plan allows for entitlement communities to adapt its programs to changing circumstances.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,973,721.00
Total CDBG Program Funds Budgeted	N/A	\$6,973,721.00
Program Funds Drawdown	\$685,176.22	\$2,506,505.40
Program Funds Obligated	\$0.00	\$6,973,721.00
Program Funds Expended	\$779,457.96	\$3,477,383.83
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	\$1,046,058.15	\$0.00
Limit on Admin/Planning	\$697,372.10	\$236,191.10
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	\$1,743,430.25	\$2,100,000.00

Overall Progress Narrative:

June 2011:

The NSP partners continue to demonstrate their commitment by making significant progress on their redevelopment efforts. Rehabilitation or construction for most of the single-family homes acquired under the program is substantially completed. Expenditure and reimbursement requests have increased as a result of the partners working directly with sub-contractors and general contractors to expedite the submission of payment applications. Grantee staff continue managing both its entitlement and state-awarded NSP activities. Ongoing projects in the same areas of greatest need include a 38-unit single-family subdivision that replaced over three-hundred formerly vacant and blighted apartments and incorporates the redevelopment of nearly an entire city block. Activities are also underway to support homeless heads-of-household that are actively pursuing higher education opportunities with a forty-three unit low-income housing tax credit project currently planned as part of an NSP-3 funding allocation.

Television and print media outlets have dedicated time and space to bring much needed attention to neighborhood stabilization issues throughout Louisville Metro. Most recently the Louisville Courier-Journal newspaper ran a three-day series on the challenges faced by increased numbers of foreclosures and abandoned properties. Metro staff and partners also made themselves and their projects available to reporters who were preparing a follow-up news story that will highlight how federal support from the NSP is supporting the local government response to addressing vacant properties and in turn stabilizing neighborhoods.

In addition to regular briefings for and consultations with CPD representatives from the Louisville Field Office, staff has expanded its evaluation of how best to fulfill its LISA obligations under the NSP. Although there has been limited progress toward the low-income set-aside activities, Louisville Metro continued deliberations with the LMHA Development Corporation and to evaluate alternative development proposals for addressing obstacles brought on by unfavorable construction market conditions. The 40203 zip code in Louisville was recently identified as one of the thirteen lowest income areas in the nation. By considering the impact of HOPE VI and Neighborhood Revitalization Strategy Area (NRSA) activities for the Smoketown neighborhood in a coordinated and comprehensive fashion the grantee hopes to support measurable impacts for Census Tract 62 located within the 40203 zip code.

Several ribbon cutting events are planned to celebrate the completion or sale of NSP sponsored redevelopment projects. Habitat for Humanity of Metro Louisville has invited its supporters to celebrate a formal dedication of the new Home for Habitat in the Portland neighborhood on Sunday, August 28th. Youthbuild Louisville began planning efforts for unveiling the Green Campus with a celebration planned for November 12th in the Smoketown neighborhood. Lastly, REBOUND, Inc. invited neighborhood stakeholders such as the Shawnee Weed & Seed members, Metro Council District Five council representative Cheri Bryant-Hamilton and public officials to attend an open house for its first completed unit in the Shawnee neighborhood.

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
A, Shawnee	\$0.00	\$0.00	\$0.00
B, Portland	\$0.00	\$0.00	\$0.00
B- Acquisition-Rehab, Homebuyer Choice Program	\$0.00	\$0.00	\$0.00
B1, LOUISVILLE METRO HOUSING AUTHORITY	\$40,490.07	\$2,100,000.00	\$40,490.07
C, Smoketown/Shelby Park	\$0.00	\$0.00	\$0.00
D, Park DuValle	\$0.00	\$0.00	\$0.00
E, Newburg	\$0.00	\$0.00	\$0.00
E-Redevelopment, Developer Request For Proposals	\$0.00	\$0.00	\$0.00
E1, ACQUISITION-REHAB-PUBLIC FACILITY	\$329,050.47	\$1,500,000.00	\$1,140,319.21
E2, ACQUISITION-REHAB-HOMEOWNERSHIP	\$305,387.36	\$2,676,349.00	\$1,089,505.02
E3, RIVER CITY HOUSING, INC	\$0.00	\$0.00	\$0.00
E4, NEW DIRECTIONS HOUSING COPORATION	\$0.00	\$0.00	\$0.00
E5, REBOUND	\$0.00	\$0.00	\$0.00
F, Administration	\$10,248.32	\$697,372.00	\$236,191.10

Activities

Grantee Activity Number:	08-B1-LOU METRO HOUSING AUTHORITY
Activity Title:	LOW INCOME SET ASIDE ACQUISITION, REHAB AND RENTAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B1

Project Title:

LOUISVILLE METRO HOUSING AUTHORITY

Projected Start Date:

07/01/2010

Projected End Date:

03/20/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

LOUISVILLE METRO HOUSING AUTHORITY

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,100,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,100,000.00
Program Funds Drawdown	\$40,490.07	\$40,490.07
Program Funds Obligated	\$0.00	\$2,100,000.00
Program Funds Expended	\$0.00	\$40,490.07
LOUISVILLE METRO HOUSING AUTHORITY	\$0.00	\$40,490.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

FUNDS WILL BE USED TO ACQUIRE "FORECLOSED" AND "VACANT" PROPERTIES PHYSICALLY LOCATED IN THE PRIORITY AREAS. FUNDING FOR THIS ACTIVITY WILL BE USED TO MEET THE LOW INCOME HOUSING SET-ASIDE REQUIREMENT BY PROVIDING RENTAL UNITS FOR CLIENTS SERVED BY LMHA

Location Description:

AREAS ADJACENT PARK DUVALLE(CT-10,127.01,128.01); SHAWNEE (CT-4,7); PORTLAND (CT-3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65)

Activity Progress Narrative:

June 2011:

In addition to regular briefings for and consultations with CPD representatives from the Louisville Field Office, staff has expanded its evaluation of how best to fulfill its LISA obligations under the NSP. Although there has been limited progress toward the low-income set-aside activities, Louisville Metro continued deliberations with the LMHA Development Corporation and to evaluate alternative development proposals for addressing obstacles brought on by unfavorable construction market conditions. The 40203 zip code in Louisville was recently identified as one of the thirteen lowest income areas in the nation. By considering the impact of HOPE VI and Neighborhood Revitalization Strategy Area (NRSA) activities for the Smoketown neighborhood in a coordinated and comprehensive fashion the grantee hopes to support measurable impacts for Census Tract 62 located within the 40203 zip code.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/7
#Replaced thermostats	0	0/9
#Light Fixtures (indoors) replaced	0	0/9
#Low flow toilets	0	0/9
#Low flow showerheads	0	0/9
#Units & other green	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Multifamily Units	0	0/4
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/9	0/0	0/9	0
# Renter Households	0	0	0	0/9	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	08-E1-YOUTHBUILD
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

E1

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected Start Date:

07/01/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Persons)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

YOUTHBUILD LOUISVILLE

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$61,413.84	\$505,974.26
Program Funds Obligated	\$0.00	\$750,000.00
Program Funds Expended	\$93,191.62	\$992,508.58
YOUTHBUILD LOUISVILLE	\$93,191.62	\$992,508.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE, BENEFITTING LOW AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION AND NEW CONSTRUCTION OF ITS PROGRAMMATIC AND ADMINISTRATIVE HEADQUARTERS
 THE RESPONSIBLE ORGANIZATION PROVIDES TRAINING AND EDUCATION PROGRAMS THAT OFFER GED COMPLETION COURSES AND PREPARATION FOR EMPLOYMENT IN CONSTRUCTION TRADES. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A GREEN-CAMPUS WILL ALLOW THE ORGANIZATION TO ACCOMMODATE MORE PARTICIPANTS AND EXPAND INTO OTHER TRAINING OPPORTUNITIES FOR ADULTS. YOUTHBUILD LOUISVILLE AVERAGES 40 YOUNG ADULT PARTICIPANTS IN THE FULL-TIME ELEVEN MONTH PROGRAM AND 50 YOUNG ADULT PARTICIPANTS IN THE PART-TIME SUMMER PROGRAM. YOUTHBUILD EXPECTS TO DOUBLE THE NUMBER OF PERSONS SERVED IN THE FULL-TIME AND PART-TIME PROGRAMS. YOUTHBUILD ALSO PLANS TO BEGIN OFFERING ONGOING TRAINING OPPORTUNITIES IN GREEN CONSTRUCTION PROFESSIONAL TRADES FOR APPROX 25 TO 150 LOW AND MODERAT INCOME ADULTS

Location Description:

CENSUS TRACT #62-SMOKETOWN NEIGHBORHOOD

Activity Progress Narrative:

June 2011:

The developer has begun planning efforts for the grand opening of the newly constructed building and green campus which is expected to take place on Saturday, November 12th. Dry-in is 80% complete this quarter with the roof, exterior framing, building wrap, second floor windows installed, west wall cement board all installed and start of the building brick finish. The expected brick completion will be August 8th. Temporary water tanks have been attached to catch rainwater. An underground cistern

will be installed during rough and final grade of property during the next quarter. Interior framing will begin July 25th and is expected to be completed by August 15th. Storefront windows and doors will be installed in early August. Mechanicals will be installed in late August. Drywall, finish carpentry, metals will be installed in September 2011. Final painting and finishes are expected to be completed in October 2011.

During the quarter ending June 2011 the footer was dug for the greenhouse, the greenhouse was delivered from the manufacturer, gardens beds were installed and an additional eight raised garden beds were added for the summer planting season. A chicken coop was completed, laying hens were delivered and flower beds surrounding the campus were started. Plans for the garden art installation went through a final revision by Leticia Bajuyo, art professor, from Hanover College and new fencing in front of garden was installed. The Metropolitan Sewer District also committed additional support to include a rainwater collection system on campus, pervious surfaces for portions of the parking lot, supplemental plant purchases and to complete the rain garden feature.

During this quarter 117 volunteers were recruited from across the United States and Iraq to donate labor toward redevelopment of the campus. Youth groups, college students and adults from Vermont, New York, Montana, California, Illinois, New Jersey, Ohio and all parts of Kentucky worked with YouthBuild Louisville students to complete the redevelopment activities listed above. Over 4,000 volunteer hours are planned during the next quarter to complete Phase I of the green campus. Volunteer groups include: the American Jewish Society for Service, the Nazarene Youth Conference, the University of Vermont, Chase Bank, the Southeast Christian Youth Group, the Highview Christian Church and various local adult carpenters

As of this reporting period a total of \$418,133 had been donated or pledged in goods, services and other in-kind contributions for the green campus at in the Smoketown neighborhood. Another \$13,000 in cash support has been received in donations or pledges from supportive individuals. The total raised for the project total to date is \$825,000 including the initial NSP investment of \$750,000 and total leveraged funding in the amount of \$431,618. Additional leverage of this NSP investment for Phase II will be provided through a \$250,000 matching grant from the James Graham Brown Foundation. Youthbuild's Capital Campaign Committee has worked diligently to secure the remaining estimated \$2.4 million to complete the campus improvements.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		1/1	
# of Public Facilities	0		1/1	
# of Non-business Organizations	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/90	0/25	0/115	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	08-E2-HABITAT FOR HUMANITY
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

E1

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

HABITAT FOR HUMANITY OF METRO LOUISVILLE

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$267,636.63	\$634,344.95
Program Funds Obligated	\$0.00	\$750,000.00
Program Funds Expended	\$259,513.84	\$976,554.07
HABITAT FOR HUMANITY OF METRO LOUISVILLE	\$259,513.84	\$976,554.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE BENEFITTING LOW, AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION. NSP FUNDS FOR PHASE 1 (ACQUISITION OF TWO BUILDINGS, PARTIAL REHAB OF ONE).

THE RESPONSIBLE ORGANIZATION SPECIALIZES IN PRODUCTION AND FINANCING OF SINGLE-FAMILY HOMEOWNERSHIP OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A CENTRALIZED HEADQUARTERS WILL ALLOW THE "RESTORE" LINE OF BUSINESS TO EXPAND OPERATIONAL CAPACITY AND INCREASE REVENUES OVER TIME. THESE REVENUES WILL BE UTILIZED TO REACH A GOAL OF CONSTRUCTING 300 NEW HOMES BY THE YEAR 2019. CURRENT ANNUAL PRODUCTION IS APPROX 25 HOMES PER YEAR WITH AN AVERAGE OF 35 FAMILIES PARTICIPATING THROUGHOUT THE PIPELINE. BY THE COMPLETION OF PHASE 1,2, AND 3 HABITAT FOR HUMANITY OF METRO LOUISVILLE ANTICIPATES ANNUAL GROWTH IN PRODUCTION AND PARTICIPATION OF APPROX 10 PERCENT

Location Description:

CENSUS TRACT #23-PORTLAND NEIGHBORHOOD

Activity Progress Narrative:

June 2011:

As of June 2011 this project is 99% complete and included acquisition and redevelopment of a vacant commercial building and surrounding vacant parcels in the Portland neighborhood. Acquisition was completed in June 2010 and the redevelopment work began in October 2010. July 2010 through September 2010 were dedicated to resolving environmental issues and selecting a

general contractor. The developer expects to receive a final invoice from Whittenberg Construction, the general contractor, by July 31, 2011 and will submit the final NSP draw request to in early August 2011. The Certificate of Occupancy is expected by August 15, 2011. A community event to celebration completion of the renovated facility will be held on August 28, 2011. Local and federal government officials will be invited to participate. Habitat for Humanity's administrative and volunteer staff expect to move one hundred percent of its operations into the facility in early September 2011.

As of June 30, 2011, the developer had received \$657,934.00 from the NSP-1 allocation. The new facility will provide Habitat with the capacity to increase the number of low income families served throughout Louisville. Phase I of the redevelopment will have made the entire building safe, warm and dry by completing a new roof, energy efficient insulation, and new mechanical, electrical, plumbing and sprinkler systems. This property will be used for administrative offices, a construction shop, and storage area for building materials and supplies. The administrative offices will provide work space for twelve employees and several volunteers. The administrative space also includes a community room that will be used for workshops on budgeting and home maintenance offered to low income partner families.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		2/1	
# of Public Facilities	0		1/1	
# of Non-business Organizations	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/10	0/15	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	08-E3-RIVER CITY INC
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
E2

Project Title:
ACQUISITION-REHAB-HOMEOWNERSHIP

Projected Start Date:
07/01/2010

Projected End Date:
03/20/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
RIVER CITY HOUSING INC.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,225,450.00
Total CDBG Program Funds Budgeted	N/A	\$1,225,450.00
Program Funds Drawdown	\$138,515.10	\$525,064.01
Program Funds Obligated	\$0.00	\$1,225,450.00
Program Funds Expended	\$270,821.60	\$961,023.42
RIVER CITY HOUSING INC.	\$270,821.60	\$961,023.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MIDDLE AND MODERATE INCOME HOMEBUYERS

Location Description:

AREA ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:

June 2011:

Activities to date in the Newburg neighborhood include four homes, one of which closed with an low-income set-aside qualified buyer during the last quarter. Activity on the remaining homes included negotiating a second purchase contract with a qualified buyer that subsequently closed in June 2011. Performance measures and beneficiary data will be included in the next quarterly performance report after all structural medications to the grantee’s action plan are successfully completed in DRGR.

Construction on the Jeanine Drive property is nearly complete and the house is also under contract with a potential buyer. The final closing is expected to occur toward the end of August 2011. The Valla Road property is approximately sixty-seven percent completed and the developer also has a contract pending on that property. The developer has provided the following profile for buyers in the Newburg areas: one homebuyer is under fifty percent AMI, two homebuyers are projected to fall between fifty and eighty percent AMI, one homebuyer is projected to fall between eighty and one-hundred twenty percent AMI. One purchaser was a Section 8 to Homeownership participant, one homebuyer is participating in an Individual Savings Account (IDA) program. There are ten children projected to benefit from redevelopment efforts in this neighborhood. Sale prices are estimated to range between \$110,000 to \$120,000.

Sale prices in the Portland neighborhood are expected to range between \$50,000 and \$62,000. Neighborhood residents are

encouraged by the NSP investments in their area. Residents have joined forces with the developer to keep watch over the project sites during the renovation. The Rowan Street property was completed and the house is under contract. What was a derelict structure with thick undergrowth all around has become a "new" house on a clean and attractive looking corner lot. The future owner will benefit by living considerably closer to their place of employment. Closing with the homebuyer is expected to occur in July 2011. The Alford Avenue property is approaching final construction and is ninety-eight percent complete. The formerly neglected turn of the century home was an important save for this historic area and saving the home was important to neighborhood advocates. This home was under contract with a potential buyer and a closing is expected in September 2011. Construction was completed at the Duncan Street property and the remaining Rowan Street site was approximately sixty percent completed.

Marketing efforts for homes not already under contract include the following:

- Listing all units completed or underway on the MLS;
- Submitting articles for publication in "The Portland Anchor," a neighborhood newspaper;
- Ongoing engagement with Portland NOW, a longstanding neighborhood association;
- Engaging several religious and non-profit organizations within the neighborhood;
- Regular participation in neighborhood-based events that draw Portland residents;
- Providing informational flyers to neighborhood marketplaces and VITA tax preparation sites
- Offering a finder's fee for neighborhood resident referrals resulting in an successful home purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/8
#Energy Star Replacement Windows	0	0/3
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/7
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/7
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/5
#Units & other green	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/8
# of Singlefamily Units	0	1/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/8	100.00
# Owner Households	0	0	0	1/0	0/0	1/8	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:	08-E4-NEW DIRECTIONS HOUSING CORP
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

E2

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected End Date:

03/20/2013

Completed Activity Actual End Date:

Responsible Organization:

NEW DIRECTIONS HOUSING CORPORATION

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$825,450.00
Total CDBG Program Funds Budgeted	N/A	\$825,450.00
Program Funds Drawdown	\$98,382.60	\$356,323.48
Program Funds Obligated	\$0.00	\$825,450.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MIDDLE AND MODERATE INCOME HOMEBUYERS

System did not allow selection of "Activity is being carried out by Grantee" and input into the "Proposed budgets for organizations carrying out Activity" section. However, "No" the Grantee is not carrying out the activity; the proposed budget for this activity is \$825,450 and the responsible organization that is carrying out the activity is a non-profit organization

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN, SHELBY PARK (CT 62,65); NEWBURG(CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:

June 2011:

Construction at 530 and 532 E. Saint Catherine Street is one hundred percent completed and homes were listed on the MLS as of March 2011. Both homes are Energy Star Qualified. Construction at 536 and 538 E. Saint Catherine Street is on schedule to be completed by early to mid August 2011. The units under construction were listed on the MLS in May 2011 and will also be qualified as Energy Star homes. New Directions Housing Corporation (NDHC) invited guests attending the Shelby Park Neighborhood Association meetings to advertise homes and refer names from interested residents. The listing agent has held three open houses beginning in April 2011. No offers from income-qualified buyers have been submitted to New Directions Housing Corporation to date. Most of the inquiries entertained by the realtor have come from over-income households. The properties were competitively listed at prices ranging from \$139,900 to \$129,900. In response to market feedback the developer is strongly considering reducing the list price to make them more attractive to our target buyers.

The developer is taking a more aggressive approach to market the available units including the following recent marketing activities:

- The developer is using social media outlets by establishing a Facebook page called "I Live Shelby Park" that is dedicated

to NSP redevelopment activities in the neighborhood;

- The developer regularly attends the Shelby Park Neighborhood Association meetings to engage residents and distribute informational flyers;
- The developer requested and received permission to place a large promotional signage directly across the street on property owned by a neighborhood religious organization;
- The developer provided informational flyers to the two major housing counseling agencies in June 2011;
- The project realtor held several open house events on April 10th, May 30th and June 25th;
- MLS property listing descriptions were updated and revised to place more emphasis on the direct homebuyer assistance being made available to income-qualified buyers;
- The developer is utilizing Google documents to advertise and interact with the community at large by tracking sign calls, managing internet leads, advertising open house events and communicating with prospects;
- The home listings began being pushed out to over 50 real estate sites and showcased as featured listings on several specific realtor websites including REALTOR.com, Homes.com, REMAX.COM, GLAR.COM, PAULKIGERREALTYGROUP.COM.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-5	0/4
#Energy Star Replacement Windows	0	0/5
#Replaced hot water heaters	0	0/5
#Units w/ other green	0	0/5

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

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	5/5	0.00
# Owner Households	0	0	0	0/0	0/0	5/5	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:	08-E5-REBOUND INC
Activity Title:	ACQUISITION, REHAB, AND HOMEOWNERSHIP

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

E2

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected Start Date:

07/01/2010

Projected End Date:

03/20/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

REBOUND, INC

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$625,449.00
Total CDBG Program Funds Budgeted	N/A	\$625,449.00
Program Funds Drawdown	\$68,489.66	\$208,117.53
Program Funds Obligated	\$0.00	\$625,449.00
Program Funds Expended	\$145,516.53	\$270,450.54
REBOUND, INC	\$145,516.53	\$270,450.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW, MODERATE, AND MIDDLE INCOME HOMEBUYERS.

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Progress Narrative:

June 2011:

REBOUND has aggressively worked to market all four of its properties regardless of the current status of completion. Each property has undergone post-rehab appraisals so that the marketing effort could begin well before rehabilitation of the houses is completed. During this period, the developer has marketed the NSP properties at various community and professional events throughout Louisville Metro. In addition, all are properties were listed on the MLS and posted on the developer's website at www.reboundinc.org. At least twelve households have been referred to local HUD-approved counseling agencies to obtain the necessary homeownership training. Acceptance of purchase offers are prioritized based on the potential buyers' income qualifications, whether they have completed homeownership counseling and their ability to secure a mortgage from a private lender.

Of the four (4) vacant/abandoned/foreclosed single-family properties acquired by the developer, rehabilitation was completed on the unit located at 408 North 42st Street in the Shawnee neighborhood. The remaining three (3) units are at various levels of completion. Three of the homes currently have purchase contracts with the first homebuyer closing expected to occur in July 2011.

The developer's marketing effort included securing the services of LJH Infinity Realtors. The realtor has solid experience in working with nonprofit housing developers toward the marketing and sale of affordable homeownership products. The realtor has facilitated multiple showings for each of the properties. Because most of the homes are under construction, potential

buyers have the opportunity to gain further information about the rehab work directly from the contractor. We believe this has been instrumental in our ability to get purchase contracts on our properties before the work has been completed. Rehabilitation work on the remaining three units is expected to be completed in August 2011.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	-4		0/4	
#Energy Star Replacement Windows	0		0/4	
#Replaced thermostats	0		0/4	
#Light Fixtures (indoors) replaced	0		0/4	
#Low flow toilets	0		0/4	
#Low flow showerheads	0		0/4	

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 08-F1-ADMINISTRATION

Activity Title: ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

F

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

03/20/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Louisville Metro Department of Housing and Family

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$697,372.00
Total CDBG Program Funds Budgeted	N/A	\$697,372.00
Program Funds Drawdown	\$10,248.32	\$236,191.10
Program Funds Obligated	\$0.00	\$697,372.00
Program Funds Expended	\$10,414.37	\$236,357.15
Louisville Metro Department of Housing and Family Services	\$10,414.37	\$236,357.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration activities to support NSP implementation.

Location Description:

Neighborhoods and concentrated areas located within the low and moderate census tracts referred to in the substantial amendment.

Activity Progress Narrative:

June 2011:

Louisville Metro continues to meet regularly with its partners and stakeholders. Construction progress updates are presented by each developer. The balance of the discussion of each meeting addresses general administrative issues that are equally relevant to all the partners. During the second quarter of 2011, the NSP team met five times.

Louisville Metro began working with CPD representatives in May to undergo its first program monitoring. CPD staff was extremely helpful in providing constructive feedback on program operations and recordkeeping. Insights were also provided on how other grantees within the state and around the nation are coping with similar challenges to NSP implementation and performance outcomes. NSP-CPD monitoring and consultation occurred in May 2011. Also during the quarter Louisville Metro participated with other federal grantees as part of the All Kentucky CPD Grantee meeting which featured Ms. Jessie Handforth-Kome, an NSP creator and national expert, as a special invited guest from HUD's Washington, D.C. headquarters on June 29th.

The grantee worked on renewing its NSP technical assistance contract with the National Development Council. The contract is expected to become effect early in the next quarter and will include housing market analysis specific to the areas of greatest need and provide hands on single-family and multifamily underwriting training tailored to non-profit housing developers. In addition to completing a full program evaluation the technical advisors will assist in addressing obstacles accurately and

appropriately reporting program outcomes and financial data in the DRGR system. Once all technical issues are addressed, the NSP-TA team will be instrumental in finalizing the substantive revision to the action plan that captures the framework for project implementation and performance measurement.

Administrative expenditures for April, May and June total approximately \$10,414.37.

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
