Grantee: The Community Builders, Inc.

Grant: B-09-NN-MA-0003

January 1, 2019 thru March 31, 2019 Performance Report
Grant Number: B-09-NN-MA-0003

Grantee Name: The Community Builders, Inc.

Grant Award Amount: $78,617,630.89

LOCCS Authorized Amount: $78,617,630.89

Total Budget: $206,166,524.89

Disasters:
Declaration Number
NSP

Narratives

Executive Summary:
The Community Builders (TCB) NSP2 Program is designed to house families whose incomes are at or below 120% of AMI, 25% of these funds are to be allocated to households whose income is below 50% of AMI. TCB has created 1834 units, and is projecting to finance an additional 133 units prior to close out. TCB expended the original program funds by February 2013 and expended an additional $75,584,402 of program income.

Target Geography:
The target geography is the 11 states of Connecticut, Illinois, Indiana, Massachusetts, Maryland, Michigan, North Carolina, New York, Ohio, Pennsylvania, and Virginia.

Program Approach:
TCB is targeting multifamily structures which are in foreclosure or abandoned in communities with high foreclosure and/or vacancy rates. These multifamily properties will drag down the value, safety and desirability of the single family structures if not addressed. The philosophy is to utilize NSP2 funds for acquisition and rehabilitation, demolition and/or new construction to move projects through the pipeline in an expedited time frame. The expectation is that the permanent financing will be a multi layered financing structure utilizing typical multifamily funding such as tax credits, first mortgages, bonds, risk sharing, soft second and third loans etc. These funds will be utilized to take out the NSP2 funding. The repaid NSP2 dollars will be recommitted to fund additional projects thereby leveraging the NSP2 funding to the greatest extent feasible.

Consortium Members:

How to Get Additional Information:
Check the TCBinc.org website and check under NSP2
Call D. Morgan Wilson, Program Manager
857 221-8600

Overall

<table>
<thead>
<tr>
<th>Total Projected Budget from All Sources</th>
<th>This Report Period</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Budget</td>
<td>$0.00</td>
<td>$195,405,908.84</td>
</tr>
<tr>
<td>Total Obligated</td>
<td>($1,736,676.29)</td>
<td>$190,591,254.30</td>
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<tr>
<td>Total Funds Drawdown</td>
<td>($13,197.61)</td>
<td>$153,893,265.36</td>
</tr>
<tr>
<td>Program Funds Drawdown</td>
<td>$0.00</td>
<td>$78,617,630.89</td>
</tr>
</tbody>
</table>

This Report Period

To Date

$215,491,508.84

$195,405,908.84

$190,591,254.30

$153,893,265.36

$78,617,630.89
Program Income Drawdown ($13,197.61) $75,275,634.47
Program Income Received $0.00 $79,569,526.40
Total Funds Expended $1,722,926.18 $153,960,559.41
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $98,713,013.00

Progress Toward Required Numeric Targets

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Target</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Benefit Percentage (Projected)</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Overall Benefit Percentage (Actual)</td>
<td>0.00%</td>
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</tr>
<tr>
<td>Minimum Non-Federal Match</td>
<td>$0.00</td>
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<tr>
<td>Limit on Public Services</td>
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<td>$0.00</td>
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<tr>
<td>Limit on Admin/Planning</td>
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<td>Limit on Admin</td>
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<tr>
<td>Most Impacted and Distressed Threshold (Projected)</td>
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<td>$0.00</td>
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<tr>
<td>Progress towards LH25 Requirement</td>
<td>$51,541,631.22</td>
<td>$52,406,635.30</td>
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Overall Progress Narrative:

Progress was made this quarter to advance towards closeout with a goal of submitting the closeout package by December 2019. All of the activities are represented in DRGR. Additional progress will be made throughout the year.

Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period Program Funds Drawdown</th>
<th>To Date Project Funds Budgeted</th>
<th>Program Funds Drawdown</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA, Administrative Costs</td>
<td>$0.00</td>
<td>$15,141,347.12</td>
<td>$8,752,336.76</td>
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<td>B, Purchase/rehab abandon/foreclosed properties for LMI</td>
<td>$0.00</td>
<td>$40,804,441.00</td>
<td>$19,562,498.27</td>
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<tr>
<td>B-2, Purchase/rehab abandon/foreclosed properties LH 25</td>
<td>$0.00</td>
<td>$46,979,432.00</td>
<td>$24,344,141.79</td>
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<td>D, Demolish Blighted Structures</td>
<td>$0.00</td>
<td>$2,036,090.96</td>
<td>$178,287.06</td>
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<tr>
<td>E, Redevelop demolished/vacant properties as housing</td>
<td>$0.00</td>
<td>$53,568,221.00</td>
<td>$16,318,280.84</td>
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<td>E-2, Redevelop demolished/vacant properties as housing LH</td>
<td>$0.00</td>
<td>$44,164,853.00</td>
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<td>Z, Cincinnati Housing Improvement Fund</td>
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<td>$1,500,000.00</td>
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Activities

Project # / Title: B / Purchase/rehab abandon/foreclosed properties for< LMI

<table>
<thead>
<tr>
<th>Grantee Activity Number:</th>
<th>NSP20100600-H</th>
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</thead>
<tbody>
<tr>
<td>Activity Title:</td>
<td>TCB Cincinnati MF H WH Estates</td>
</tr>
</tbody>
</table>

**Activity Category:** Rehabilitation/reconstruction of residential structures

**Activity Status:** Completed

**Project Number:** B

**Projected Start Date:** 11/12/2013

**Benefit Type:** Direct (HouseHold)

**National Objective:** NSP Only - LMMI

**Project Title:** Purchase/rehab abandon/foreclosed properties for<

**Projected End Date:** 11/20/2016

**Completed Activity Actual End Date:**

**Responsible Organization:** The Community Builders

<table>
<thead>
<tr>
<th>Overall</th>
<th>Jan 1 thru Mar 31, 2019</th>
<th>To Date</th>
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<tbody>
<tr>
<td><strong>Total Projected Budget from All Sources</strong></td>
<td>N/A</td>
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<td><strong>Total Budget</strong></td>
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<td>$797,502.37</td>
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<td><strong>Total Obligated</strong></td>
<td>$0.00</td>
<td>$778,120.53</td>
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<tr>
<td><strong>Total Funds Drawdown</strong></td>
<td>($67,846.05)</td>
<td>$642,428.43</td>
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<tr>
<td><strong>Program Funds Drawdown</strong></td>
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<td>$80,595.57</td>
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<td><strong>Program Income Drawdown</strong></td>
<td>($67,846.05)</td>
<td>$561,832.86</td>
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<td><strong>Program Income Received</strong></td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td><strong>Total Funds Expended</strong></td>
<td>($67,846.05)</td>
<td>$710,274.48</td>
</tr>
<tr>
<td><strong>The Community Builders</strong></td>
<td>($67,846.05)</td>
<td>$710,274.48</td>
</tr>
<tr>
<td><strong>Most Impacted and Distressed Expended</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Match Contributed</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Activity Description:**

Walnut Hills Estates was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA’s foreclosure on the portfolio. The plan for these properties was unable to be realized, so TCB sold the properties on 11/10/2016 and fully repaid all the NSP2 dollars that were invested and removed the Land Use Restriction Agreement (LURA) and all NSP2 obligations. The repayment has since been transferred to the CHIF PI account and cancelled. CHIF PI account is how TCB program income was transferred to the City of Cincinnati - see activity NSP20CHIF Cincinnati Housing Improvement Fund for more details.

**Location Description:**

Walnut Hills Scattered Sites Apartments, census tracts: 39061003700 and 39061026700 address: Lincoln Ave, 2652 Stanton Ave, 846-849 Oak Street, 718-722 Wayne Street, Cincinnati, OH

**Activity Progress Narrative:**
During the period vouchers were revised to apply credit from this activity to other activities that are delivering a national objective. The budget was revised to reflect the actual expenditures.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures

**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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Other Funding Sources Found</td>
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</tr>
<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
Grantee Activity Number: NSP20100643
Activity Title: Avondale Housing II LP

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: B

Projected Start Date: 12/01/2012

Benefit Type: Direct (HouseHold)

National Objective: NSP Only - LMMI

Overall
Total Projected Budget from All Sources: N/A
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $8,481.34
Program Funds Drawdown: $0.00
Program Income Drawdown: $8,481.34
Program Income Received: $0.00
Total Funds Expended: $8,481.34
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Jan 1 thru Mar 31, 2019
To Date

Program Income Drawdown: $46,013.50

To Date

Program Income Drawdown: $2,870,336.93

To Date

Program Income Drawdown: $2,916,350.43

Most Impacted and Distressed Expended: $0.00

Match Contributed: $0.00

Responsibility Organization:
The Community Builders

Activity Status: Completed

Project Title: Purchase/rehab abandon/foreclosed properties for<

Projected End Date: 08/30/2017

Completed Activity Actual End Date: 08/30/2017

Responsible Organization:
The Community Builders

Activity Description:
Avondale II is one phase of a multi-phase, scattered redevelopment of highly-distressed housing in the Avondale neighborhood. It will be combined with the Avondale I NSP2 Activity. Avondale II is broken into a rehab and new construction component. This Activity will be combined with the housing development portion of the FY12 Avondale Choice grant. Phase II involves the rehab of 59 units acquired from FNMA plus the renovation/new construction of 60 additional units. This phase uses 4% LIHTC and HTC Credits to leverage the Choice Neighborhood funding. This project is paired with Avondale Redevelopment Phase I (100622), a 9% LIHTC phase that will rehab 81 assisted units from the Cincinnati MF portfolio.

Ancillary Activities

<table>
<thead>
<tr>
<th>Responsible Organization</th>
<th>Activity Type</th>
<th>Project #</th>
<th>Grantee Activity #</th>
<th>Activity Title</th>
<th>Program Income Account</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Community Builders</td>
<td>Rehabilitation/reconstruction of residential structures</td>
<td>B</td>
<td>NSP20100643B</td>
<td>Avondale Housing II LP Rehab Activity Delivery</td>
<td>General Account</td>
</tr>
</tbody>
</table>

Association Description:
Associating the activity that tracks grantee costs related to delivering the Avondale II activities.
Location Description:
These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.
3415 Reading Road, Cincinnati, OH; census tract: 39061006700
722 Gholston Ave, Cincinnati, OH; census tract: 39061006800
3639 Reading Road, Cincinnati, OH; census tract: 39061006800
610 Maple Ave, Cincinnati, OH; census tract: 39061006700
615 Maple Ave, Cincinnati, OH; census tract: 39061006700
802 Blair Ave, Cincinnati, OH; census tract: 39061006700
3580 Reading Road, Cincinnati, OH; census tract: 39061006600

Activity Progress Narrative:
Expenses related to radon testing and installation of equipment.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Properties</td>
<td>0</td>
</tr>
<tr>
<td>#Replaced thermostats</td>
<td>0</td>
</tr>
<tr>
<td>#Replaced hot water heaters</td>
<td>0</td>
</tr>
<tr>
<td>#Refrigerators replaced</td>
<td>0</td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>0</td>
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<tr>
<td>#Low flow showerheads</td>
<td>0</td>
</tr>
<tr>
<td>#Units exceeding Energy Star</td>
<td>0</td>
</tr>
<tr>
<td>#Sites re-used</td>
<td>0</td>
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</table>

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
<td>0</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>0</td>
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</table>

Beneficiaries Performance Measures

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<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td># of Households</td>
<td>0</td>
</tr>
<tr>
<td># Renter Households</td>
<td>0</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

No Other Funding Sources Found
Total Other Funding Sources
**Project # / Title:** B-2 / Purchase/rehab abandon/foreclosed properties LH 25

**Grantee Activity Number:** NSP20100600B

**Activity Title:** FNMA Cincinnati Portfolio Activity Delivery

<table>
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<th>Activity Category:</th>
<th>Activity Status:</th>
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<tbody>
<tr>
<td>Rehabilitation/reconstruction of residential structures</td>
<td>Completed</td>
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<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Project Title:</th>
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<tbody>
<tr>
<td>B-2</td>
<td>Purchase/rehab abandon/foreclosed properties LH 25</td>
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<table>
<thead>
<tr>
<th>Projected Start Date:</th>
<th>Projected End Date:</th>
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<tr>
<td>05/01/2012</td>
<td>12/31/2018</td>
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<th>Benefit Type:</th>
<th>Completed Activity Actual End Date:</th>
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<td>Direct (HouseHold)</td>
<td>12/31/2018</td>
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<table>
<thead>
<tr>
<th>National Objective:</th>
<th>Responsible Organization:</th>
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<tbody>
<tr>
<td>NSP Only - LMMI</td>
<td>The Community Builders</td>
</tr>
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<table>
<thead>
<tr>
<th>Overall</th>
<th>Jan 1 thru Mar 31, 2019</th>
<th>To Date</th>
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</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<td>$342,858.31</td>
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<tr>
<td>Total Budget</td>
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<tr>
<td>Total Obligated</td>
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<td>$342,858.31</td>
</tr>
<tr>
<td>Total Funds Drawdown</td>
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<tr>
<td>Program Funds Drawdown</td>
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<td>Program Income Drawdown</td>
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<tr>
<td>Program Income Received</td>
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<td>$0.00</td>
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<tr>
<td>Total Funds Expended</td>
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<tr>
<td>Most Impacted and Distressed Expended</td>
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<td>$0.00</td>
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<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

**Activity Description:**

This account pays for overhead and salary related to the acquisition and rehabilitation of the FNMA Cincinnati portfolio.

**Location Description:**

**Activity Progress Narrative:**
Accomplishments Performance Measures
No Accomplishments Performance Measures

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

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Grantee Activity Number: NSP20100643-2
Activity Title: Avondale II Rehab B-2

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: B-2

Projected Start Date: 10/31/2014

Benefit Type: Direct (HouseHold)

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

Overall
Total Projected Budget from All Sources N/A
Total Budget $0.00
Total Obligated $0.00
Total Funds Drawdown $14,061.18
Program Funds Drawdown $14,061.18
Program Income Drawdown $14,061.18
Program Income Received $0.00
Total Funds Expended $14,061.18
Most Impacted and Distressed Expended $0.00
Match Contributed $0.00

Jan 1 thru Mar 31, 2019
Total Projected Budget from All Sources $0.00
Total Budget $4,640,887.99
Total Obligated $0.00
Total Funds Drawdown $4,473,189.80
Program Funds Drawdown $4,473,189.80
Program Income Drawdown $4,473,189.80
Program Income Received $0.00
Total Funds Expended $4,473,189.80
Most Impacted and Distressed Expended $0.00
Match Contributed $0.00

To Date
Total Projected Budget from All Sources $0.00
Total Budget $4,640,887.99
Total Obligated $0.00
Total Funds Drawdown $4,473,189.80
Program Funds Drawdown $4,473,189.80
Program Income Drawdown $4,473,189.80
Program Income Received $279,633.18
Total Funds Expended $4,473,189.80
Most Impacted and Distressed Expended $0.00
Match Contributed $0.00

Activity Status: Completed

Project Title: Purchase/rehab abandon/foreclosed properties LH 25

Projected End Date: 08/30/2017

Completed Activity Actual End Date: 08/30/2017

Responsible Organization: The Community Builders

Location Description:
These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.
3415 Reading Road, Cincinnati, OH; census tract: 39061006700
722 Gholston Ave, Cincinnati, OH; census tract: 39061006800
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615 Maple Ave, Cincinnati, OH; census tract: 39061006700
802 Blair Ave, Cincinnati, OH; census tract: 39061006700
3580 Reading Road, Cincinnati, OH; census tract: 39061006600

Activity Description:
Avondale II is one phase of a multi-phase, scattered redevelopment of highly-distressed housing in the Avondale neighborhood. It will be combined with the Avondale I NSP2 Activity. Avondale II is broken into a rehab and new construction component. This Activity will be combine with the housing development portion of the FY12 Avondale Choice grant. Phase II involves the rehab of 59 units acquired from FNMA plus the renovation/new construction of 60 additional units. This phase will be undertaken using 4% LIHTC and HTC Credits to leverage the Choice Neighborhood funding.

Activity Progress Narrative:
Expenses related radon testing and equipment installation.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Properties</td>
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<tr>
<td># Replaced thermostats</td>
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<tr>
<td># Replaced hot water heaters</td>
<td>0</td>
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<tr>
<td># Low flow toilets</td>
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<tr>
<td># Low flow showerheads</td>
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</tr>
<tr>
<td># Sites re-used</td>
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</table>

<table>
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<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
<td>0</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>0</td>
</tr>
</tbody>
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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

<table>
<thead>
<tr>
<th>Other Funding Sources Budgeted - Detail</th>
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<tbody>
<tr>
<td>No Other Funding Sources Found</td>
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<tr>
<td>Total Other Funding Sources</td>
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Project # / Title:  D / Demolish Blighted Structures

<table>
<thead>
<tr>
<th>Grantee Activity Number:</th>
<th>NSP20100600-F</th>
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</thead>
<tbody>
<tr>
<td>Activity Title:</td>
<td>TCB Cincinnati MF F Hale Apts</td>
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</tbody>
</table>

Activity Category: Clearance and Demolition
Project Number: D
Projected Start Date: 11/12/2016
Activity Status: Completed
Project Title: Demolish Blighted Structures
Projected End Date: 05/31/2017
Benefit Type: Overall
National Objective: NSP Only - LMMI

Completed Activity Actual End Date: Jan 1 thru Mar 31, 2019
Responsible Organization: The Community Builders

Overall
Total Projected Budget from All Sources: N/A
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $0.00
  Program Funds Drawdown: $0.00
  Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $0.00
  Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Activity Description:
Hale apartments was purchased as part of a larger portfolio by TCB Cincinnati MF LLC from FNMA, subsequent to FNMA’s foreclosure on the portfolio. After significant effort to maintain the building as affordable housing, the developer, the City of Cincinnati, and HUD Multi-Family have come to the conclusion that the best result for the neighborhood would be to port the HAP Contract, relocate the residents, and demolish the building. The demolition of this building will remove blight in an area where more than 51% of the residents are at or below 120% AMI, therefore meeting the area benefit national objective.

Location Description:
Hale Apartments, census tract: 39061027000, address: 518 Hale Avenue, Cincinnati, OH in between Hallwood Place and Harvey Ave.

Activity Progress Narrative:

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td># of Properties</td>
<td>0</td>
<td>1/1</td>
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</table>

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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
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**Project # / Title:** E / Redevelop demolished/vacant properties as housing

<table>
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<tr>
<th>Tracked Funding</th>
<th>Jan 1 thru Mar 31, 2019</th>
<th>To Date</th>
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<tbody>
<tr>
<td><strong>Total Projected Budget from All Sources</strong></td>
<td>N/A</td>
<td>$4,571,204.79</td>
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<tr>
<td><strong>Total Budget</strong></td>
<td>$0.00</td>
<td>$4,571,204.79</td>
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<tr>
<td><strong>Total Obligated</strong></td>
<td>$0.00</td>
<td>$4,571,204.79</td>
</tr>
<tr>
<td><strong>Total Funds Drawdown</strong></td>
<td>$0.00</td>
<td>$4,571,204.79</td>
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<tr>
<td><strong>Program Funds Drawdown</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Program Income Drawdown</strong></td>
<td>$0.00</td>
<td>$4,571,204.79</td>
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<tr>
<td><strong>Program Income Received</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Funds Expended</strong></td>
<td>$0.00</td>
<td>$4,571,204.79</td>
</tr>
<tr>
<td><strong>Most Impacted and Distressed Expended</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Match Contributed</strong></td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

**Grantee Activity Number:** NSP20100557-2

**Activity Category:** Construction of new housing

**Activity Status:** Under Way

**Project Number:** E

**Project Title:** Redevelop demolished/vacant properties as housing

**Projected Start Date:** 01/31/2013

**Benefit Type:** Direct (Household)

**National Objective:** NSP Only - LMMI

**Completed Activity Actual End Date:** 10/01/2019

**Responsible Organization:** The Community Builders
Activity Description:
Noda Mills is the master planning component of a multi-phase mill redevelopment project. The Meckelenberg Mills "B" Activity is one of the phases. The Noda Mills Activity will deliver newly constructed units.

Location Description:
The Activity is located in Charlotte, NC, in census tract 37119001400.

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures

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

<table>
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<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP20100571
Activity Title: The Clarion

Activity Category: Construction of new housing

Project Number: E

Projected Start Date: 06/15/2018

Benefit Type: Direct (HouseHold)

National Objective: NSP Only - LMMI

Overall
Total Projected Budget from All Sources: N/A
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $46.02
Program Funds Drawdown: $0.00
Program Income Drawdown: $46.02
Program Income Received: $0.00
Total Funds Expended: $46.02
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Overall
Jan 1 thru Mar 31, 2019
To Date

Total Projected Budget from All Sources
N/A
$1,350,000.00
Total Budget
$0.00
$1,350,000.00
Total Obligated
$0.00
$1,350,000.00
Total Funds Drawdown
$46.02
$1,349,999.99
Program Funds Drawdown
$0.00
$0.00
Program Income Drawdown
$46.02
$1,349,999.99
Program Income Received
$0.00
$0.00
Total Funds Expended
$46.02
$1,349,999.99
Most Impacted and Distressed Expended
$0.00
$0.00
Match Contributed
$0.00
$0.00

Ancillary Activities

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<tr>
<th>Responsible Organization</th>
<th>Activity Type</th>
<th>Project #</th>
<th>Grantee Activity #</th>
<th>Activity Title</th>
<th>Program Income Account</th>
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<tbody>
<tr>
<td>The Community Builders</td>
<td>Construction of new housing</td>
<td>E</td>
<td>NSP20100571B</td>
<td>The Clarion Activity Delivery</td>
<td>General Account</td>
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</table>

Association Description:
Linking the activity delivering the national objective to the activity that accounts for the grantee’s legal and staff time.

Activity Description:
The Clarion redevelopment site comprises 11 contiguous, vacant parcels. Eight of the parcels are owned by the City of Boston with the remainder owned by Habitat for Humanity - Boston (1) and Roxbury Multi-Service Center (2). The Clarion is the proposed new construction of a single, 39 unit, multi-family apartment building with over 5,000 SQFT of commercial space and 32 parking spaces. The project will be along Blue Hill Ave between Quincy Street and Holborn Street in Roxbury, MA. The development will be a mix of 1-, 2-, 3-bedroom units and will target households earning up to 30%, 60%, 100%, and 120% AMI.

Location Description:
Activity Progress Narrative:
Construction will be wrapping up in Q2 2019.

Accomplishments Performance Measures
No Accomplishments Performance Measures

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
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<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tr>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP20100613
Activity Title: Hillside View

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: E

Projected Start Date: 05/01/2015

Benefit Type: Direct (Household)

Benefit Type: NSP Only - LMMI

National Objective:

Total Projected Budget from All Sources $1,160.00

Match Contributed $0.00

Total Budget $0.00

Total Obligated $0.00

Total Funds Drawdown $0.00

Program Funds Drawdown $0.00

Program Income Drawdown $0.00

Program Income Received $0.00

Total Funds Expended $0.00

Most Impacted and Distressed Expended $0.00

Match Contributed $0.00

Activity Status: Completed

Project Title: Redevelop demolished/vacant properties as housing

Projected End Date: 04/30/2018

Completed Activity Actual End Date: 04/30/2018

Responsible Organization: The Community Builders

Overall

Jan 1 thru Mar 31, 2019 $1,160.00

To Date $1,160.00

Ancillary Activities

<table>
<thead>
<tr>
<th>Responsible Organization</th>
<th>Activity Type</th>
<th>Project #</th>
<th>Grantee Activity #</th>
<th>Activity Title</th>
<th>Program Income Account</th>
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<tbody>
<tr>
<td>The Community Builders</td>
<td>Rehabilitation/reconstruction of residential structures</td>
<td>E</td>
<td>NSP20100613B</td>
<td>Hillside View Activity Delivery</td>
<td>General Account</td>
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</table>

Association Description:
Associating the activity that tracks grantee costs related to the delivery of the Hillside View activities.

Activity Description:
This project will result in 60 units of housing across 9 buildings, including a mix of substantial rehab and new construction. 15% of the units will target veteran households, and 25 units will be dedicated for seniors. Two of the buildings, 602 and 400 Craig Street, are historic schools. Complementing the school conversions, TCB will address the blighting effect of abandoned houses along Stanley and Emmett Streets. Three of the existing 2-family houses will be rehabilitated, while others will be demolished and replaced with new structures. TCB will develop on site management offices and improve side lots with playgrounds and gardens.

Location Description:
This project is located in the Hamilton Hill neighborhood of Schenectady, NY.

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures

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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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</thead>
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<tr>
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<td></td>
</tr>
<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
Grantee Activity Number: NSP20100613B
Activity Title: Hillside View Activity Delivery

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: E
Projected Start Date: 05/01/2015
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LMMI

Activity Status: Completed
Project Title: Redevelop demolished/vacant properties as housing
Projected End Date: 09/30/2018
Completed Activity Actual End Date: 09/30/2018
Responsible Organization: The Community Builders

Overall Total Projected Budget from All Sources N/A $14,320.94
Total Budget $0.00 $14,320.94
Total Obligated $0.00 $14,320.94
Total Funds Drawdown $0.00 $14,320.94
Program Funds Drawdown $0.00 $0.00
Program Income Drawdown $0.00 $14,320.94
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $14,320.94
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Description:
This is the Activity Delivery component of the Hillside View Project E Activity. Performance metrics will be reported under the activities delivering the national objective.

Location Description:
This is the Activity Delivery component of the Hillside View Project E Activity.

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures
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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP20100617
Activity Title: 188 Warburton

Activity Category: Construction of new housing

Project Number: E

Projected Start Date: 03/13/2014

Benefit Type: Direct (Household)

National Objective: NSP Only - LMMI

Total Projected Budget from All Sources: $1,736,725.00

Match Contributed: $0.00

Total Budget: $1,736,725.00

Total Obligated: ($1,736,676.29)

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

The Community Builders

Most Impacted and Distressed Expended: $0.00

Match Contributed: $0.00

Activity Status: Completed

Project Title: Redevelop demolished/vacant properties as housing

Projected End Date: 05/23/2016

Completed Activity Actual End Date: 05/23/2016

Responsible Organization: The Community Builders

Overall

Total Projected Budget from All Sources: N/A

Total Budget: $0.00

Total Obligated: $0.00

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

Most Impacted and Distressed Expended: $0.00

Match Contributed: $0.00

Jan 1 thru Mar 31, 2019

To Date

$1,736,725.00

$48.71

$0.00

$0.00

$48.71

$0.00

$48.71

$0.00

$48.71

$0.00

$0.00

$0.00

$0.00

$0.00

$0.00

Ancillary Activities

Responsible Organization | Activity Type | Project # | Grantee Activity # | Activity Title | Program Income Account
--- | --- | --- | --- | --- | ---
The Community Builders | Construction of new housing | E | NSP20100617B | 188 Warburton Activity Delivery | General Account

Association Description:
Associating the activity that tracks grantee costs related to the delivery of the 188 Warburton activity.

Activity Description:
The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq. ft., 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:
188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers. The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

**Activity Progress Narrative:**
Beneficiary metrics are incorrect, but error messages are preventing corrections.

---

### Accomplishments Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tr>
<td><strong>Total</strong></td>
<td></td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>-26</td>
</tr>
<tr>
<td>#Low flow showerheads</td>
<td>-32</td>
</tr>
<tr>
<td>#Units exceeding Energy Star</td>
<td>-26</td>
</tr>
<tr>
<td>#Sites re-used</td>
<td>-1</td>
</tr>
<tr>
<td># ELI Households (0-30% AMI)</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
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<tr>
<td># of Housing Units</td>
<td>-26</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>-26</td>
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### Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td><strong>Total</strong></td>
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<tr>
<td># of Households</td>
<td>25 25 25 / 37/25 26/26 63/51 100.00</td>
</tr>
<tr>
<td># Renter Households</td>
<td>25 0 25 / 37/25 26/26 63/51 100.00</td>
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### Activity Locations

No Activity Locations found.

---

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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### Other Funding Sources

<table>
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<tr>
<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>Total Other Funding Sources</td>
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</table>

---
Grantee Activity Number: NSP20100643E
Activity Title: Avondale Housing II LP New Const

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: E
Projected Start Date: 05/15/2013
Benefit Type: Direct (Household)
National Objective: NSP Only - LMMI

Activity Status: Completed
Project Title: Redevelop demolished/vacant properties as housing
Projected End Date: 08/30/2017
Completed Activity Actual End Date: 08/30/2017
Responsible Organization: The Community Builders

Overall
Total Projected Budget from All Sources $1,000,000.00
Total Budget $0.00
Total Obligated $1,000,000.00
Total Funds Drawdown $1,785.55
Program Funds Drawdown $0.00
Program Income Drawdown $1,785.55
Program Income Received $0.00
Total Funds Expended $375,124.84
Most Impacted and Distressed Expended $0.00
Match Contributed $0.00

Jan 1 thru Mar 31, 2019
To Date
N/A $1,000,000.00
$0.00 $1,000,000.00
$0.00 $375,124.84
$0.00 $9,687.12
$1,785.55 $365,437.72
$0.00 $35,508.97
$1,785.55 $375,124.84
$1,785.55 $375,124.84

Activity Description:
This Activity will provide 8 middle-income NSP2 units. Together with the other Avondale II Activities, they will produce 119 units of new or redeveloped housing in the Avondale neighborhood.

Location Description:
These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.
3415 Reading Road, Cincinnati, OH; census tract: 39061006700
722 Gholston Ave, Cincinnati, OH; census tract: 39061006800
3639 Reading Road, Cincinnati, OH; census tract: 39061006800
610 Maple Ave, Cincinnati, OH; census tract: 39061006700
615 Maple Ave, Cincinnati, OH; census tract: 39061006700
802 Blair Ave, Cincinnati, OH; census tract: 39061006700
3580 Reading Road, Cincinnati, OH; census tract: 39061006600

Activity Progress Narrative:
Expenses related to radon testing and equipment installation.
## Accomplishments Performance Measures

<table>
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<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td></td>
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<td>Total</td>
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<tr>
<td># of Properties</td>
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<tr>
<td># Replaced thermostats</td>
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</tr>
<tr>
<td># Replaced hot water heaters</td>
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<td>8/8</td>
</tr>
<tr>
<td># Refrigerators replaced</td>
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<td>8/8</td>
</tr>
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<td># Low flow toilets</td>
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<td>8/8</td>
</tr>
<tr>
<td># Low flow showerheads</td>
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<td># Sites re-used</td>
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<td>1/1</td>
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### 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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>No Other Funding Sources Found</td>
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</tr>
<tr>
<td>Total Other Funding Sources</td>
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</tr>
</tbody>
</table>
Grantee Activity Number: NSP20100661
Activity Title: Broad Creek V

Activity Category: Construction of new housing
Project Number: E
Projected Start Date: 06/09/2014
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LMMI

Total Projected Budget from All Sources
- Overall: N/A
- Jan 1 thru Mar 31, 2019: $1,273.40
- To Date: $1,273.40

Total Budget
- N/A
- Jan 1 thru Mar 31, 2019: $1,273.40
- To Date: $1,273.40

Total Obligated
- N/A
- Jan 1 thru Mar 31, 2019: $1,273.40
- To Date: $1,273.40

Total Funds Drawdown
- Program Funds Drawdown
  - N/A
  - Jan 1 thru Mar 31, 2019: $0.00
  - To Date: $0.00
- Program Income Drawdown
  - N/A
  - Jan 1 thru Mar 31, 2019: $0.00
  - To Date: $0.00
- Program Income Received
  - N/A
  - Jan 1 thru Mar 31, 2019: $0.00
  - To Date: $0.00
- Total Funds Expended
  - N/A
  - Jan 1 thru Mar 31, 2019: $1,273.40
  - To Date: $1,273.40
- Most Impacted and Distressed Expended
  - N/A
  - Jan 1 thru Mar 31, 2019: $0.00
  - To Date: $0.00
- Match Contributed
  - N/A
  - Jan 1 thru Mar 31, 2019: $0.00
  - To Date: $0.00

Responsible Organization: The Community Builders

Association Description:
Associating the activity that tracks grantee costs related to the delivery of the Broad Creek V activities.

Activity Description:
The Activity project is a follow-up to the highly successful Broad Creek HOPE VI collaboration between TCB and the Norfolk Housing & Redevelopment Authority (NRHA). The Activity will develop 10 out of 50 units of replacement housing for former Moton Circle public housing residents. The remaining 40 units are in activity NSP20100661 Broac Creek V E-2. All of the units are restricted with a Land Use Restriction Agreement (LURA) that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:
The Activity will take place on two census tracts. Census tract number 517100043.00 and 517100044.00. The address is 2500 - 2592 Joe Austin Drive, Norfolk, VA 23504

Activity Progress Narrative:

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>-40</td>
<td>10/10</td>
</tr>
<tr>
<td>#Low flow showerheads</td>
<td>-40</td>
<td>10/10</td>
</tr>
<tr>
<td>#Units with bus/rail access</td>
<td>-40</td>
<td>10/10</td>
</tr>
<tr>
<td>#Units exceeding Energy Star</td>
<td>-40</td>
<td>10/0</td>
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<table>
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<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
<td>-40</td>
<td>10/10</td>
</tr>
<tr>
<td># of Multifamily Units</td>
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<td>10/10</td>
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Beneficiaries Performance Measures

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<tr>
<td># Renter Households</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources
Grantee Activity Number: NSP20100684
Activity Title: Aurora Scattered Sites

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: E
Projected Start Date: 11/06/2017
Benefit Type: Direct (Household)
National Objective: NSP Only - LMMI

Total Projected Budget from All Sources
Overall $1,250,000.00
NSP Only $1,250,000.00
National $0.00

Match Contributed
Overall $0.00
NSP Only $0.00
National $0.00

Total Budget
Overall $0.00
NSP Only $0.00
National $0.00

Total Obligated
Overall $0.00
NSP Only $0.00
National $0.00

Overall Jan 1 thru Mar 31, 2019
Total Funds Drawdown $28,042.42
Program Funds Drawdown $0.00
Program Income Drawdown $28,042.42

Total Funds Expended
Overall $28,042.42
NSP Only $28,042.42
National $28,042.42

Total Obligated
NSP Only $28,042.42
National $28,042.42

Most Impacted and Distressed Expended
Overall $0.00
NSP Only $0.00
National $0.00

Activity Status: Under Way
Project Title: Redevelop demolished/vacant properties as housing
Projected End Date: 12/28/2018
Completed Activity Actual End Date:

Responsible Organization: The Community Builders

Ancillary Activities

<table>
<thead>
<tr>
<th>Responsible Organization</th>
<th>Activity Type</th>
<th>Project #</th>
<th>Grantee Activity #</th>
<th>Activity Title</th>
<th>Program Income Account</th>
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<tbody>
<tr>
<td>The Community Builders</td>
<td>Rehabilitation/reconstruction of residential structures</td>
<td>E</td>
<td>NSP20100684B</td>
<td>Aurora Scattered Sites Activity Delivery</td>
<td>General Account</td>
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</tbody>
</table>

Association Description:
Associating the activity that tracks grantees costs related to the delivery of the Aurora Scattered Sites activity.

Activity Description:
The 38 new apartments on the upper floors of the Aurora Arts Centre will provide the opportunity for residents to live in the heart of the Fox Valley Region’s greatest and growing arts district. We expect these apartments to attract working artists from throughout Chicagoland in search of a supportive atmosphere and affordable rents. All the units will be restricted to moderate income households using a Land Use Restriction Agreement that is recorded and runs with the land. The Community Builders, Inc will own and manage the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.
Location Description:
The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

Activity Progress Narrative:
Construction will be complete in Q2 2019.

Accomplishments Performance Measures
No Accomplishments Performance Measures

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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<td>Total Other Funding Sources</td>
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Grantee Activity Number: NSP20100684B
Activity Title: Aurora Scattered Sites Activity Delivery

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: E

Projected Start Date: 11/06/2017

Benefit Type: Direct (HouseHold)

National Objective: NSP Only - LMMI

Activity Status: Under Way

Project Title: Redevelop demolished/vacant properties as housing

Projected End Date: 12/28/2018

Completed Activity Actual End Date:

Total Projected Budget from All Sources

<table>
<thead>
<tr>
<th>Overall</th>
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<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget</td>
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<td>$27,580.56</td>
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<tr>
<td>Total Obligated</td>
<td>$0.00</td>
<td>$27,580.56</td>
</tr>
<tr>
<td>Total Funds Drawdown</td>
<td>$0.00</td>
<td>$27,580.56</td>
</tr>
<tr>
<td>Program Funds Drawdown</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$27,580.56</td>
</tr>
<tr>
<td>Program Income Received</td>
<td>$0.00</td>
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</tr>
<tr>
<td>Total Funds Expended</td>
<td>$0.00</td>
<td>$27,580.56</td>
</tr>
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</table>

Most Impacted and Distressed Expended

Match Contributed

$0.00

$0.00

Activity Description:

This activity is the activity delivery component of Aurora Scattered Sites NSP20100684. The beneficiaries and performance metrics will be reported under the activity delivering the national objective.

Location Description:

The project address is: 5 E. Galena Boulevard, Aurora, IL in census tract: 17089853700

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures
E-2 / Redevelop demolished/vacant properties as housing LH

**Project # / Title:** E-2 / Redevelop demolished/vacant properties as housing LH

<table>
<thead>
<tr>
<th>Grantee Activity Number:</th>
<th>NSP20100617E-2</th>
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</thead>
<tbody>
<tr>
<td>Activity Title:</td>
<td>188 Warburton E-2</td>
</tr>
</tbody>
</table>

**Activity Category:**
Construction of new housing

**Project Number:**
E-2

**Projected Start Date:**
03/13/2014

**Benefit Type:**
Direct (HouseHold)

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

**Activity Status:**
Under Way

**Project Title:**
Redevelop demolished/vacant properties as housing

**Projected End Date:**
05/23/2016

**Completed Activity Actual End Date:**
05/23/2016

**Responsible Organization:**
The Community Builders

### Overall

<table>
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<tr>
<th>Description</th>
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<th>To Date</th>
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<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<tr>
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<td>$1,736,123.79</td>
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<tr>
<td>Total Obligated</td>
<td>$0.00</td>
<td>$1,736,123.79</td>
</tr>
<tr>
<td>Total Funds Drawdown</td>
<td>$0.00</td>
<td>$1,736,676.29</td>
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</tr>
<tr>
<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$1,736,676.29</td>
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<td>$0.00</td>
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<tr>
<td>Total Funds Expended</td>
<td>$1,736,123.79</td>
<td>$1,736,123.79</td>
</tr>
</tbody>
</table>

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Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
Activity Description:
The project includes acquisition of a vacant lot adjacent to two buildings at Cottage Place Gardens, combining the lots into a single tax parcel, demolishing the two existing buildings and constructing an affordable development consisting of a single 4+ story, 45,000 sq. ft., 51 unit family building with 79 parking spaces. Twenty-five of the units are restricted to low-income while the remaining 26 are restricted to moderate income. All of the units are restricted with a Land Use Restriction Agreement that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:
188 Warburton is the first on-site phase of the Cottage Place Gardens redevelopment and will provide family housing on a 0.99 acre site in southwest Yonkers.

The address is 188 Warburton Ave, Yonkers, NY 10701, located in census tract: 36119000402

Activity Progress Narrative:
Reported performance metrics and expenditures this quarter.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
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<tr>
<td>#Low flow showerheads</td>
<td>32</td>
<td>32/25</td>
</tr>
<tr>
<td>#Units exceeding Energy Star</td>
<td>25</td>
<td>25/25</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
<td>25</td>
<td>25/25</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>25</td>
<td>25/25</td>
</tr>
</tbody>
</table>

Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
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<tr>
<td># of Households</td>
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<td>0</td>
</tr>
<tr>
<td># Renter Households</td>
<td>25</td>
<td>0</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found
<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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</thead>
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<tr>
<td>No Other Funding Sources Found</td>
<td></td>
</tr>
<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
Grantee Activity Number: NSP20100643E-2
Activity Title: Avondale II New Construction E-2

Activity Category: Construction of new housing
Project Number: E-2
Projected Start Date: 05/15/2013
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LH - 25% Set-Aside

Total Projected Budget from All Sources: $500,000.00
Match Contributed: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $2,231.93
Program Funds Drawdown: $2,231.93
Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $2,231.93
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Activity Status: Completed
Project Title: Redevelop demolished/vacant properties as housing
Projected End Date: 08/30/2017
Completed Activity Actual End Date: 08/30/2017
Responsible Organization: The Community Builders

Overall
Jan 1 thru Mar 31, 2019
To Date
Total Projected Budget from All Sources
N/A
$500,000.00
Total Budget
$0.00
$500,000.00
Total Obligated
$0.00
$500,000.00
Total Funds Drawdown
$2,231.93
$468,905.93
Program Funds Drawdown
$2,231.93
$456,797.14
Program Income Drawdown
$0.00
$12,108.79
Program Income Received
$0.00
$44,386.22
Total Funds Expended
$2,231.93
$468,905.93
Most Impacted and Distressed Expended
$0.00
$0.00
Match Contributed
$0.00
$0.00

Activity Description:
This Activity will provide 10 low-income NSP2 units. Together with the other Avondale II Activities, they will produce 119 units of new or redeveloped housing in the Avondale neighborhood.

Location Description:
These properties are located in Cincinnati's Avondale neighborhood, also the target area for TCB's FY12 Choice Neighborhoods Implementation Grant.
3415 Reading Road, Cincinnati, OH; census tract: 39061006700
722 Gholston Ave, Cincinnati, OH; census tract: 39061006800
3639 Reading Road, Cincinnati, OH; census tract: 39061006800
610 Maple Ave, Cincinnati, OH; census tract: 39061006700
615 Maple Ave, Cincinnati, OH; census tract: 39061006700
802 Blair Ave, Cincinnati, OH; census tract: 39061006700
3580 Reading Road, Cincinnati, OH; census tract: 39061006600

Activity Progress Narrative:
Expenses related to radon testing and equipment installation.
Accomplishments Performance Measures

<table>
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<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>0</td>
</tr>
<tr>
<td>#Units with bus/rail access</td>
<td>0</td>
</tr>
<tr>
<td>#Sites re-used</td>
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</table>

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
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<tr>
<td># of Housing Units</td>
<td>0</td>
</tr>
<tr>
<td># of Multifamily Units</td>
<td>0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Other Funding Sources Found</td>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP20100661E-2
Activity Title: Broad Creek V E-2

Activity Category: Construction of new housing

Project Number: E-2

Projected Start Date: 06/09/2014

Benefit Type: Direct (HouseHold)

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

Overall

<table>
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<tr>
<th>Description</th>
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<th>To Date</th>
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</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<td>$1,741,596.11</td>
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<tr>
<td>Total Budget</td>
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<td>$1,741,596.11</td>
</tr>
<tr>
<td>Total Obligated</td>
<td>$0.00</td>
<td>$1,741,596.11</td>
</tr>
<tr>
<td>Total Funds Drawdown</td>
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<tr>
<td>Program Funds Drawdown</td>
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<tr>
<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$1,741,596.11</td>
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<tr>
<td>Program Income Received</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Funds Expended</td>
<td>$0.00</td>
<td>$1,741,596.11</td>
</tr>
<tr>
<td>The Community Builders</td>
<td>$0.00</td>
<td>$1,741,596.11</td>
</tr>
<tr>
<td>Most Impacted and Distressed Expended</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Match Contributed</td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

Activity Status: Completed

Project Title: Redevelop demolished/vacant properties as housing

Projected End Date: 11/08/2016

Completed Activity Actual End Date: 11/08/2016

Responsible Organization: The Community Builders

Activity Description:
The Activity project is a follow-up to the highly successful Broad Creek HOPE VI collaboration between TCB and the Norfolk Housing & Redevelopment Authority (NRHA). The Activity will develop 40 of 50 units of replacement housing for former Moton Circle public housing residents. All of the units are restricted with a Land Use Restriction Agreement (LURA) that is recorded and runs with the land. TCB owns and manages the property. Leases are for one year, and rents are set according to the lowest program set aside for the unit. For the NSP2 program the low HOME rents are used.

Location Description:
The Activity will take place on two census tracts. Census tract number 517100043.00 and 517100044.00. The address is 2500 - 2592 Joe Austin Drive, Norfolk, VA 23504

Activity Progress Narrative:
Reported performance metrics this period.
Accomplishments Performance Measures

<table>
<thead>
<tr>
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<td></td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td>#Low flow toilets</td>
<td>40</td>
<td>40/40</td>
</tr>
<tr>
<td>#Low flow showerheads</td>
<td>40</td>
<td>40/40</td>
</tr>
<tr>
<td>#Units with bus/rail access</td>
<td>40</td>
<td>40/40</td>
</tr>
</tbody>
</table>

|                                | This Report Period | Cumulative Actual Total / Expected |
|                                | Total              | Total                             |
| # of Housing Units             | 40                 | 40/40                             |
| # of Multifamily Units         | 40                 | 40/40                             |

Beneficiaries Performance Measures

|                                | This Report Period | Cumulative Actual Total / Expected |
|                                |                   | Low | MOD | Total | Low  | MOD | Total | Low/Mod |
| # of Households                | 20                | 20  | 20  | 40    | 20/40 | 20  | 20/0  | 40/40    | 100.00  |
| # Renter Households            | 20                | 20  | 20  | 40    | 20/40 | 20  | 20/0  | 40/40    | 100.00  |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

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<th>Other Funding Sources</th>
<th>Amount</th>
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<td>Total Other Funding Sources</td>
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