

**Grantee: Kentucky**

**Grant: B-08-DN-21-0001**

**October 1, 2016 thru December 31, 2016 Performance**

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**Grant Number:**

B-08-DN-21-0001

**Obligation Date:****Award Date:**

03/26/2009

**Grantee Name:**

Kentucky

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$37,408,788.00

**Grant Status:**

Active

**QPR Contact:**

Travis Weber

**LOCCS Authorized Amount:**

\$37,408,788.00

**Estimated PI/RL Funds:**

\$4,521,086.31

**Total Budget:**

\$41,929,874.31

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

Restoration of original action plan information for HUD field office information:

Disaster Damage:

Action Plan Updates

At this time, the state's NSP allocation is 47% obligated and nearly 8% expended. The action plan is updated to make several financial changes in allocation of funds to subgrantees, as follows:

- City of Bardstown: Subgrantee substantially under 50% obligation benchmark per funding agreement as of deadline date; DLG recapturing \$411,663 in NSP project and administrative funds. DLG will reduce allocation from \$580,377 to \$168,714, which will complete two foreclosed single family homes that are acquired and in the rehab phase. Funds will be reallocated per DLG's original substantial amendment to other NSP subgrantees as follows: Purchase Area Housing Corporation, high-performing grantee, \$94,463 to produce one additional unit; and Russell County Fiscal Court, \$300,000. The latter project was partially funded when a separate NSP subgrantee was unable to implement its NSP program; the additional \$300,000 Newport Millennium Housing Corporation, shifting a portion of the Eligible Use E funds to Eligible Use B. This project is 100% within the low-income set-aside and originally proposed the will fully fund the project. The remaining \$17,200 in project funds will be allocated to DLG's Eligible Use E - public services for counseling.
- Newport Millennium Housing Corporation: Shift in funding for acquisition of blighted properties, demolition, and the new construction of eight single family homes to create permanent rental housing for households with incomes at or below 50% of area median. All properties are foreclosed. The shift in funds was requested by Newport Millennium and approved by DLG due to the local historic preservation office's requiring that older homes must be rehabbed, regardless of condition. Nearly all of the City of Newport is in a historic district. The project was originally expected to create substantial program income at permanent loan closing; with this change, a lesser amount will be realized as there will be high development subsidy due to Section 106 requirements. However, DLG believes that returning historic housing (that is also foreclosed) meets the community needs and provides even greater stabilization of the neighborhood as historic and aesthetic elements are preserved.
- City of Ludlow: Earlier allocation was estimate based on number of units and rehab requirements. Adjusted to reflect actual amounts contained in funding agreement. Number of units is being reduced from eight to four due to state historic preservation officer requiring Section 106 adherence to the foreclosed properties that have been acquired.
- Community Ventures Corporation: Corrected titling error on CVC's low-income set-aside funds, previously referenced as NSP-



B-0000-

09N-025<25% (changed to <50%).

- Verified all cancelled activities are marked as "cancelled" within the action plan activity and updated as needed.

- Purchase Area Housing Corporation: Reduced funds in Eligible Use B and B/low income set-aside to create new activities -- Eligible Use E and Eligible Use E/low-income set-aside. Purchase has been able to work with the City of Paducah and wr

### Areas of Greatest Need:

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under Eligible Use E, and newly construct single family homes. A portion of these homes will be made available for sale to households with incomes at or below 50% of area median.

- Beattyville Housing Development Corporation: Zeroed out and cancelled Eligible Uses D and E. The agency no longer plans to acquire vacant or demolished properties and newly-construct homebuyer housing. It has identified sufficient foreclosed and/or abandoned housing and requested that all project funds be shifted to Eligible Use B. DLG has approved the request. The project is funded fully within the low-income set-aside (excluding administrative funds).

- Change all Eligible Use B activity classifications from "disposition" (the most appropriate classification in the pick list at the time the activities were created) to acquisition and rehabilitation/reconstruction of residential structures.

- Federation of Appalachian Housing Enterprises: At agency's request, shift all project funds from Eligible Use A to Eligible Use B. The organization had initially planned to provide financing only to buyers of foreclosed single family homes. However, as Kentucky is a judicial foreclosure state, the foreclosure process can take 6-9 months or longer. On all units in qualified Census tracts found by FAHE, the units had significant deferred maintenance and/or vandalism/damage done by the former owner-occupant. DLG has agreed to reduce the number of units to be produced from seven to five, and to shift all project funds from Eligible Use A to Eligible Use B. This project is funded 100% within the low-income set-aside.

The changes above bring Kentucky's current allocation of funds by eligible use to:

Eligible Use A: \$821,259, or 2.2% of DLG's total allocation of \$37.4 million. Of this amount, no funds are obligated or expended. DLG is following up with partners funded, in part, under this eligible use to determine whether there is sufficient marketing and outreach occurring, and whether sufficient inventory of foreclosed housing exists to support closing cost/principal reduction programs. On or near April 1, 2010, DLG will coordinate final decisions with each partner who has funding within Eligible Use A to either expedite obligation/expenditure, or reclassify funds to performing eligible uses. Generally, partners are finding that because Kentucky is a judicial foreclosure state, the time period between notice of default and master commissioner sale can be 6-9 months, during which time there is significant deferred maintenance, vandalism and/or property destruction. Thus far, all foreclosed residential structures have required rehab to bring them up to code and marketable condition.

Eligible Use B: \$15,976,579, or 42.71% of the state's allocation. Eligible Use B also includes the majority of the state's low-income set-aside funding, \$10,199,931 of \$12,603,828. The majority of the state's 225+ units in process are assisted within this eligible use.

Eligible Use C: \$2,162,250 represents 5.78% of the state's total NSP allocation. DLG is modifying Lexington-Fayette's landbank project structure to expand eligible properties to include foreclosed residences that are not blighted and do not require demolition (LFUCG had

### Areas of Greatest Need:

erties). DLG expects LFUCG to more quickly obligate funds as a result of this change.

Eligible Use D: \$1,066,192, or 2.85% of the state's total allocation. Very little demolition is occurring on blighted properties; DLG anticipates some of this funding will be shifted to other eligible uses after the next program benchmark of 75% of NSP funds obligated by all partners by 4/230/10.

Eligible Use E: \$13,706,460, or 36.64% of the state's overall allocation. Several partners have shifted NSP funds from Eligible Uses A and D into Eligible Use E to address vacant and/or demolished properties. In addition, a number of foreclosed vacant lots have been acquired, which will be redeveloped via new construction under Eligible Use E. Due to the latter, more than \$1 million of NSP expenditures within this eligible use will count toward the state's low-income set-aside.

Administrative funds: \$3,675,738 is split between DLG and its housing partners, representing 9.83% of the state's total allocation. A minor amount of admin (\$60,000) is temporarily allocated to Eligible Use E/public services to cover counseling expense for households who do not ultimately purchase an NSP-assisted unit. This temporary shift of funds was required because all funds had been allocated via funding agreement at the time HUD guidance was issued that counseling for unsuccessful NSP purchasers must be paid from NSP Eligible Use E/public services. No housing partners had funds classified in this manner in their funding agreements. These funds will be replaced with project funds if any are recaptured at the 4/30/10 75% obligation benchmark.

Low-Income Set-Aside: Kentucky has allocated \$12,451,313 of its total allocation, or 33.28%, to the set-aside.

Planned reallocations: After 3/31/10, additional reallocation of funds is expected for The Housing Partnership, Inc., which is negotiating the purchase of a \$1.6 million foreclosed subdivision; the City of Richmond, which has acquired foreclosed lots and will need to shift funds from Eligible Use B to E; and Lexington-Fayette Landbank.

Recovery Needs:

NEIGHBORHOOD STABILIZATION PROGRAM / Substantial Amendment / State of Kentucky

[www.dlg.ky.gov](http://www.dlg.ky.gov)

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This document is a Substantial Amendment to the Action Plan for Fiscal Year 2008 submitted by the Commonwealth of Kentucky. The Action Plan is the annual update to the Consolidated Plan for FY 2004 through 2008. The Commonwealth of Kentucky will receive \$37,408,788 from the United States Department of Housing and Urban Development (HUD) for the Neighborhood Stabilization Program (NSP). The NSP funds were authorized by the Housing and Economic Recovery Act of 2008 (HERA) in July 2008. Unless HERA states otherwise, the grants are to be considered Community Development Block Grant funds (CDBG).

NSP funds will be distributed according to the requirements of Section 2301(c) (2) of HERA which requires that funds be distributed to the areas of greatest need, including those with the highest percentage of foreclosure, with the highest percentage of minority-owned and low-income households.

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a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. The NSP allows the use of only the low-and-moderate income national objective. All funds must be used to assist individuals or families with incomes at or below 120 percent of area median income (AMI). In addition, at least 25 percent of funds must 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. The funds will be administered by the Department for Local Government (DLG) in conjunction with the Kentucky Housing Corporation (KHC) according to the proposed timeline:

### PROPOSED NSP TIMELINE

- November 12, 2008 Public Notice published and posted to DLG and KHC websites
- November 28, 2008 Public Comment Period ends
- December 1, 2008 DLG submits substantial amendment to HUD
- Mid-December, 2008 DLG issues RFP and conducts training session
- Mid-January, 2009 Deadline for submittal of response to the RFP

Tentative Dates:

- 1) 50% of NSP funds must be contractually obligated to specific unit addresses or services for NSP-assisted properties by 1/30/10;
- 2) 75% of NSP funds must be contractually obligated to specific unit addresses/services for NSP-assisted properties by 4/30/10;
- 3) 100% of initial NSP allocation must be contractually obligated to specific unit addresses/services for NSP-assisted units by 6/15/10.

### A. Areas of Greatest Need

Provide summary needs data identifying the areas of greatest need in the grantee's jurisdiction

There has been a rise in the number of foreclosures since 2006, increasing in 2007, and on pace to have an increase for 2008. 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). HUD has allocated \$6,973,721 in NSP funds directly to Metro Louisville; please view the Louisville NSP Substantial Amendment to the Consolidated Plan at <http://www.louisvilleky.gov/Housing/>. The Commonwealth of Kentucky has a wide range of diverse areas with

different needs throughout the state; therefore all communities have not been equally impacted by the foreclosure crisis. The Commonwealth of Kentucky has a judicial foreclosure process. Through this foreclosure process a lender forecloses on a mortgage in default. Once the lender has foreclosed on a mortgage the lender files the foreclosure with the Kentucky Office of the Courts. Once the foreclosure process is turned over to the courts, the court decrees the amount the borrower still owes towards the foreclosed property and offers the borrower a short amount of time to pay. If the borrower is unable to pay within the set amount of time determined by the court, the clerk of the court will advertise the foreclosed property for sale. Before a property is foreclosed an appraisal of the property must be completed to determine the value of the property. If the sale price of the foreclosed property is less than two-thirds of the appraised value, the borrower will have one year (12 months) from the date of the foreclosure to pay the amount of the deficiency.

## Areas of Greatest Need:

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borrower owes on the original loan and the foreclosed sale price. This only applies if the borrower was personally served with the lawsuit initiating the foreclosure process if the borrower failed to respond to a lawsuit. The time frame for the foreclosure process can vary depending upon the specific property involved in the foreclosure process.

There have been 37,448 properties filed with the Kentucky Office of Courts that have thus entered the foreclosure process since January 2006 through June 2008, with the highest number of foreclosures in Jefferson County at 9,346. According to 2005 Household Estimates, there are 1,667,894 households in the Commonwealth of Kentucky, and 2.25% of all homes have entered the foreclosure process since 2006. The percentages of foreclosures filed and properties in the hands of lenders range from 6.19% in Gallatin County to 0.36% in Elliott County.

HUD has compiled data to provide to the Commonwealth of Kentucky that includes:

- Unemployment rate
- The average housing sales price decline
- High cost loan rate
- Predicted 18 month underlying foreclosure rate; and
- Vacant Housing units for 90 days.

This data has been compiled at the Census Tract Block Group level for every county in Kentucky. HUD has utilized this data to produce a risk score for future foreclosure and/or abandonment for each of the Census Tract Block Groups. Each county has been assigned a risk score for future foreclosures and/or abandonment based upon an average of the total risk score for each county. In order to effectively measure the areas of greatest need for the entire state of Kentucky and make an immediate impact in the those areas, Kentucky utilized the 2008 number of foreclosures in a county, the 2008 county foreclosure rate, and a county average risk score as determined by HUD to determine the areas of greatest need. The following formula was constructed to determine a community needs score for each county:

$$A \times .35 + C \times .35 + E \times .30$$

B D F

N

A = number of foreclosed properties in a county

B = highest number of foreclosures in any county (Jefferson County)

C = foreclosure rate for a county

D = highest foreclosure rate for any county (Gallatin County)

E = risk score for a county

F = highest risk score for any county (several counties tied)

N = sum of the highest number of foreclosures, highest foreclosure rate, and highest risk score

These three factors were averaged using a weighted average with a 35 percent weight towards factors one and two, and a 30 percent weight towards factor three. Attached in Appendix A is a list of the community needs scores as determined for each county in the state. Although there are no community needs scores provided for individual cities, cities are encouraged to seek assistance in areas that have been identified as those of greatest need. Appendix B is a map of the counties according to the areas identified as greatest need according to the formula from above. This formula was utilized to identify the areas of greatest need based on the three areas of focus as determined by HUD. They are those:

- With the greatest percentage of home foreclosures



## Areas of Greatest Need:

II; With the highest percentage of homes financed by a subprime mortgage related loan (high cost loans, ARM's, etc.)

- Identified as likely to face a significant rise in the rate of home foreclosures

Applicants proposing to address multiple counties will have the community needs score determined by averaging the community needs scores from each county that is included in the proposal. The Department for Local Government reserves the right to adjust the size or scope of the proposal depending upon need and capacity to utilize NSP funds.

### B. Distribution and Uses of Funds

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of the Housing and Economic Recovery Act (HERA) that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

The State will issue a Request for Proposals (RFP) in mid-December 2008. As mandated by HUD, the Commonwealth of Kentucky will target the use of the NSP funds to the areas of greatest need. The Community Needs Scores from Appendix A will comprise fifty percent of the applicant's total score.

The Commonwealth will set aside approximately 25 percent of the NSP funds to address the needs of persons at or below 50 percent of area median income. Applicants submitting a proposal for the Low Income Targeting Set-Aside will be scored separately from those seeking funds to address the population that is < 120 percent of area median income. If applicants wish to request funds from both pools of funds, separate proposals will be required.

There are six eligible activities identified in the Housing and Economic Recovery Act Section 2301(c) (3). Applicants are encouraged to target their proposed activities to address the community's greatest needs.

1. Financing Mechanisms: According to HERA Section 2301(c)(3)(A) establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low-and-moderate income homebuyers.

2. Acquisition and Relocation: According to HERA Section 2301(c)(3)(B) to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

- Acquisition, rehabilitation, and resale to first time homebuyers

- Acquisition, rehabilitation, and rental properties:

i. Lease-Purchase Agreements

ii. Rent to income eligible families as affordable rental units

3. Land Banks: According to HERA Section 201(c) (3)(C) establish and operate land bank for homes and residential properties that have been foreclosed upon.

May not hold a property for more than ten years without obligating the property for a specific, eligible redevelopment in accordance with NSP requirements.

## Areas of Greatest Need:

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- The actual service area benefiting from a land bank must be determined by the grantee.

- Must be pursuant to Kentucky Revised Statutes (KRS) 65.350 to 65.375.

4. Demolish Blighted Structures: According to HERA Section 2301(c) (3)(D) and may be eligible under 24 CFR 570.201(d) regarding clearance of blighted structures only.

5. Redevelop Demolished or Vacant Properties: According to HERA Section 2301(c)(3)(E) the redevelopment of demolished or vacant properties, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties, (i) relocation, and (n) direct homeownership assistance.

- New construction or rehabilitation of housing and building infrastructure for housing is an eligible use.

- May include the redevelopment of property to be used as affordable rental housing.

- Grantees are strongly encouraged to acquire and redevelop FHA foreclosed properties.

Administration and Planning Costs: According to HERA Section 2301(c) (3) uses of administration and planning costs may include:

1. An amount up to 10% of NSP funds may be used for general administration and planning activities (total of state and local administration) as defined at 24 CFR 570.205 and 206.

- The Department for Local Government reserves the right to negotiate administrative costs with an entity that receives NSP



- Entities are eligible for NSP funds towards administration OR a developer's fee associated with a project, except that nonprofit developers may receive both administrative and developer fee and a \$4,000 per unit administrative fee not to exceed, in combination, 15% of the project cost, provided the administrative fees are used solely to contract with qualified CDBG administrators for the administration of the NSP project. Project delivery costs which reimburse developers for their own staff/fringe costs cannot be counted in the eligible basis for determining developer/administrative fees.

- The state may incur pre-award costs necessary to develop the NSP Application and undertake other administrative and planning actions necessary to receive the NSP grant, in compliance with 24 CFR 570.200(h).

<http://www.hud.gov/nsp>.

All local governments in the Commonwealth of

entucky are eligible to apply for NSP funding. This includes communities that are eligible for the HUD CDBG small cities competitive grant application process and all entitlement communities. In addition, non-profits, housing authorities, and redevelopment organizations are eligible to seek NSP funds. All grant recipients will be required to adopt the following HUDDG plus ancerciatin requiremets:

## Minriusind Wowndusiness Enterprises Plan

- Adopted all Fair Housing and Nondiscrimination; Accessibility; and Equal Opportunity regulations and requirements.

1. Project Narrative
2. Community Needs
3. Program Delivery
1. Program Design
2. Partnerships
3. Ready to Proceed
4. Administration and Capacity

- [illegible]

- \$15,000-\$40,000 10 years
- Above \$40,000 &nbsp; 15 years
- New Construction or Acquisition of New Construction Unit 20 years
- The number of low-and-moderate-income dwelling units &ndash; i.e., &le 80% of area median income &ndash; reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of affordable housing units made available to low-, moderate-, and middle-income households &ndash; i.e., &le 120% of area median income &ndash; reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

The Department for Local Government will evaluate the project design and scope and may adjust the project scope or funding request based upon the viability and capacity of the applicant to obligate NSP funds in the 18-month time frame. If funds remain after the initial award of NSP



funds, DLG reserves the right to initiate a second round of funding using the RFP process.

#### Selection Criteria and Priorities

The Commonwealth of Kentucky is developing a priority and scoring system that will be used to determine the need for NSP funds in a community. Each criterion will be considered in determining the need of a community and the ability of the Commonwealth of Kentucky to meet the requirements of the HUD Notice issued regarding NSP, follow the applicable CDBG guidelines, and spend the NSP funds in an effective and efficient manner.

Each community's calculated needs score from APPENDIX A will be factored to determine the overall capabilities of a

#### Areas of Greatest Need:

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community to manage the NSP funds and the need for NSP funds in a community. The following areas will be scored and added together, then totaled along with the community needs score:

The Commonwealth of Kentucky reserves the right to reject or adjust any award amount in order to award funds to a subrecipient based upon the quality of the application received and capacity of the applicant to utilize the funds in a timely manner. In addition, the Commonwealth of Kentucky reserves the right to reject or adjust any NSP fund award in accordance with the subgrantee's capacity to fulfill the performance standards necessary to meet program requirements.

#### High Performing Grantees

HUD regulations require that the State obligate all funds within 18 months of receipt. HUD approved the State's substantial amendment and released funds in March 2009 which will require that all funds must be obligated by September 2010. To be considered obligated, the State's subrecipients must have all funds obligated and under contract for a specific NSP activity. In order to meet this HUD directive, the State will evaluate the performance of all grantees in December 2009. Non-performing entities (those that are substantially behind the benchmarks outlined in the grant agreement) may have funds withdrawn. The State reserves the right to re-allocate these funds to high performing grantees that have demonstrated the ability to perform program activities in an effective and efficient manner.

#### C. Definition and description

Abandoned-A house abandoned when the mortgagee's proceedings have been initiated for that property, no mortgage or tax payment have been made by the property owner for at least 90 days, and the property has been vacant for at least 90 days.

Foreclosed- A property has been foreclosed upon at the point that, under state or local law, the mortgage or tax foreclosure is complete, and after the title for the property has been transferred from the former owner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

Current market appraised value-The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

Land Bank- A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

(1) Definition of "blighted structure" in context of state or local law.

Kentucky Revised Statutes (KRS) 99.705 Definitions.

Unless the context otherwise requires:

(1) "Blighted structure" means any vacant structure or vacant or unimproved lot or parcel of ground in a predominantly blighted neighborhood;

(a) Which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with a city

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any of any class, or in counties containing a city of the first class or consolidated local government, with the housing, building, plumbing, fire, or related codes;

(b) Which because of physical condition, use, or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures;

(c) Which because it is dilapidated, unsanitary, unsafe, vermin-infested, or lacking in the facilities and equipment required by the housing code of a city or county containing a city of the first class or consolidated local government, has been designated by the department responsible for enforcement of the code as unfit for human habitation;





- (d) Which is a fire hazard, or is otherwise dangerous to the safety of persons or property;
- (e) From which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- (f) Which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin; or
- (g) Which has been tax delinquent for a period of at least three (3) years; or (h) which has not been rehabilitated within the time constraints placed upon the owner by the appropriate code enforcement agency.

(2) Definition of "affordable rents."

The maximum amount of rent charged may not exceed the HUD Fair Market Rent (FMR) during the term of affordability. HUD Fair Market Rent is defined in 24 CFR 92.252(a)(1), which can be found at <http://www.uduse.org/dataets/fmr.html>

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI). For units that were originally assisted in the Low Income Targeting Set-aside to meet the 50 percent AMI, HUD requires that these units must remain affordable to individuals or families whose incomes do not exceed 50 percent of AMI.

for the duration of the period of affordability.

All homebuyer and rental units assisted must include provisions for long-term affordability restrictions meeting at least the following requirements:

**HOMEBUYER**

**NSP Subsidy Per Unit Affordability Period**

While these are minimum requirements, the applicant may choose to implement more stringent affordability requirements than the minimum listed here to ensure that the properties remain affordable for as long as possible.

**RENTAL**

**NSP Assistance Permit Affordability Period**

income and must be returned to HUD. This provision does not provide for a sliding scale or shared return of the funds. Applicants should be aware of this provision when proposing rental housing activities.

Rent, occupancy, and affordability requirements for homebuyer and rental units will be enforced with covenants, mortgages, or deed restrictions.

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restrictions attached to the property. The definition of "Continued Affordability" in the amendment for NSP funds is subject to change based on HUD's approval of this amendment, and/or changes issued to the NSP Notice as clarified on the HUD website for this program: <http://www.hud.gov/nsp>. The Commonwealth urges potential grantees to be on alert for such changes, which will be posted on the Department for Local Government's website with other NSP publications and materials.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Grantees must meet all local housing codes and occupancy standards for their new or reconstructed units. At a minimum, for rehabilitation, the grantee must adopt the 2006 International Code Council (ICC) Property Maintenance Code. All newly-constructed or reconstructed units must meet 2007 Kentucky Residential Code. To comply with HUD's Lead Safe Housing Rule (LSHR), rehabilitate all units built prior to 1978 must follow prescribed rehabilitation practices and pass financial requirements before re-occupancy of the unit. Applicants are strongly encouraged to incorporate universal design, green building, energy-efficiency improvements, and handicapped accessibility features in units where feasible.

**D. Low Income Targeting**

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.

The Commonwealth of Kentucky will make available \$9,500,000 (25.40 % of the NP allocation) for the Low Income Targeting Set-Aside to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. HUD strongly urges communities to acquire and redevelop FHA foreclosed properties where feasible. The State is particularly encouraging applications that target special needs populations or veterans.

All potential applicants are encouraged to seek NSP funding for households that do not exceed the 50 percent area median income.



The county

income limits my bevieweat ([http://www.huduse.org/ublicatins/commevl/ection8Limits\\_50\\_120.xls](http://www.huduse.org/ublicatins/commevl/ection8Limits_50_120.xls))

The Commonwealth of Kentucky reserves the right to solicit applicants or additional partners if necessary to address the 25 percent of NSP funds that are set aside for this target population and identify certain projects that may be eligible to benefit individuals or households that meet the 50 percent of area median income criteria.

#### E. Acquisitions & Relocation

Indicate whether grantee intends to demolish or convert any low-and-moderate-income dwelling units (i.e. ≤80% of area median income).

If so, include:

The Commonwealth of Kentucky may demolish or convert properties that will result in the loss of approximately 300 housing units for low-and-moderate-

income household, not to exceed 80 percent of area median income. The Commonwealth of Kentucky expects to make approximately 0 affordable housing units for low-and-moderate, and middle income

households, not to exceed 120 percent of area median income.

The Commonwealth of Kentucky

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expected to make approximately 70 households available for low-income households, not to exceed 50

percent of area median income.

All estimates from the Commonwealth of Kentucky are subject to adjustment dependent upon the requested need from the applicants seeking NSP funds to accomplish any of the above mentioned activities from above.

#### F. Public Comment

The Kentucky Department for Local Government (DLG) will publish a public notice regarding the substantial amendment to the Consolidated Plan on November 12, 2008, in the Louisville Courier Journal and the Lexington Herald-Leader. The notice will also be placed on the DLG website. The Kentucky Housing Corporation (KHC) will also place the notice on their website and send an e-gram to persons registered for that service. The public comment period will end on November 28, 2008.

G. NSP Information By Activity (1) Activity Name: Financing Mechanisms (2) Activity Type: P Activity CDBG Eligible Activity 4 CFR 570.26.

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice, (≤120% of area median income).

(4) Activity Description: Financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, including soft-second, loan loss reserves, and shared-equity loans for low-and moderate-income homebuyers.

(6) Performance Measures: To be determined after RFPs are received and NSP funds are awarded.

(7) Total Budget: To be determined after RFPs are received.

(8) Responsible Organization: Lead State Agency: Department for Local Government 1024 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: February 28, 2013

(11) Specific Activity Requirements: none

#### G. NSP Information By Activity

(1) Activity Name: Purchase and Rehabilitation

(2) Activity Type: NSP Activity B, CDBG Eligible Activity 24 CFR 570.201 (a) acquisition, (b) disposition, (i) relocation, and (n) direct homeownership assistance. 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties. (HUD notes that rehabilitation may include counseling for those taking part in this activity.)

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice, (≤120% of area median income).

(4) Activity Description: Purchase and rehabilitate homes and residential properties that have been abandoned, or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

(5) Location Description: Areas of greatest need to be addressed throughout the state, exact locations to be determined after RFPs are received and NSP funds are awarded.

(7) Total Budget: To be determined after RFPs are received.

(8) Responsible Organization: Lead State Agency: Department for Local Government 102 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed.

(9) Projected Start Date: March 1, 2009

(10) Projected End

### Areas of Greatest Need:

Date: February 28, 2013

(11) Specific Activity Requirements: All purchases of foreclosed properties must be below current market appraised value. Applicants are



strongly encouraged to consider the acquisition and redevelopment of FHA properties. Allowable rehab costs are those that address housing safety, quality and habitability codes, laws, and regulations in order to sell, rent or redevelop the property. Costs may include energy efficient and conservation improvements or provide a renewable energy source

1) Activity Name: Land Banks

&nbsp;

2) Activity Type: NSP Activity C, CDBG Eligible Activity 24 CFR 570.201 (a) acquisition and (b) disposition.

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice, (<= 120% of area median income).

(4) Activity Description: Land banks to purchase or acquire properties that have been abandoned or foreclosed upon, and maintain, assemble, facilitate redevelopment, market, and dispose of the properties.

(5) Location Description: Areas of greatest need to be addressed throughout the state, exact locations to be determined after RFPs are received and NSP funds are awarded.

(6) Performance Measures: To be determined after RFPs are received and NSP funds are awarded.

(7) Total Budget: To be determined after RFPs are reviewed.

(8) Responsible Organization: Lead State Agency: Department for Local Government 1024 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: Land banked properties may not be held more than 10 years.

(11) Specific Activity Requirements: none

G. NSP Information By Activity

(1) Activity Name: Demolition

(2) Activity Type: NSP Activity D, CDBG Eligible Activity 24 CFR 570.201(d) clearance for blighted structures only.

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice, (<= 120% of area median income).

(4) Activity Description: Demolition of blighted structures, some of which may be foreclosed homes.

(5) Location Description: Areas of greatest need to be addressed throughout the state, exact locations to be determined after RFPs are received and NSP funds are awarded.

(6) Performance Measures: To be determined after RFPs are received and NSP funds are awarded.

(7) Total Budget: to be determined after RFPs are reviewed.

(8) Responsible Organization: Lead State Agency: Department for Local Government 1024 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed and NSP funds are awarded.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: February 28, 2013

(11) Specific Activity Requirements: none

G. NSP Information By Activity

(1) Activity Name: Redevelopment

(2) Activity Type: NSP Activity E, CDBG Eligible Activity 24 CFR 570.201(a) acquisition, (b) disposition, (c) public facilities and improvements, (e) public services for (i) relocation and (j) direct home ownership

## Areas of Greatest Need:

assistance.

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice, (<= 120% of area median income).

(4) Activity Description: New construction of housing

(5) Location Description: Areas of greatest need to be addressed throughout the state, exact locations to be determined after RFPs are received and NSP funds are awarded.

(6) Performance Measures: To be determined after RFPs are received and NSP funds are awarded.

(7) Total Budget: To be determined after RFPs are reviewed.

(8) Responsible Organization: Lead State Agency: Department for Local Government 1024 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed and NSP funds are awarded.

(9) Projected Start Date: March 1, 2009

(10) Projected End Date: February 28, 2013

(11) Specific Activity Requirements: none

G. NSP Information By Activity

(1) Activity Name: Administration

(2) Activity Type: CDBG Eligible Activity 24 CFR 570.206(a) Administration-General Management and Oversight.

(3) National Objective: This activity will meet a national objective by benefiting low, moderate and middle income persons, as defined in the NSP Notice (<= 120% of area median income).

(4) Activity Description: Administrative expenses as allowable under NSP for state-level administrative costs and local project administration

(5) Location Description: To be determined after RFPs are received.

- (6) Performance Measures: N/A
- (7) Total Budget: \$3,740,878
- (8) Responsible Organization: Lead State Agency: Department for Local Government 1024 Capital Center Drive Suite 340 Frankfort, KY 40601 Subrecipients will be determined after RFPs are reviewed.
- (9) Projected Start Date: March 1, 2009
- (10) Projected End Date: February 28, 2013
- (11) Specific Activity Requirements: none

#### Certifications

- (1) Affirmatively further fair housing. The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) Anti-lobbying. The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) Authority of jurisdiction. The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) Consistency with Plan. The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area for the grantee's substantial amendment.
- (5) Acquisition and relocation. The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 46), and

#### Areas of Greatest Need:

- /p>  
implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) Section 3. The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
  - (7) Citizen Participation. The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
  - (8) Following Plan. The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
  - (9) Use of funds in 18 months. The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
  - (10) Use NSP funds ≤ 120% of AMI. The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.
  - (11) Assessments. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.
  - (12) Excessive Force. The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
  - (13) Compliance with anti-discrimination laws. The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.
  - (14) Compliance with lead-based paint procedures. The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.
  - (15) Compliance with laws. The jurisdiction will comply with applicable laws.



## Areas of Greatest Need:

Tony Wilder Date  
Commissioner, Department for Local Government  
Title

## Distribution and and Uses of Funds:

11/3/15: The Commonwealth of Kentucky is requesting approval of an action plan amendment to establish NSP revolving loan funds (RLF) to reprogram the repayments received from completed NSP-1 and NSP-3 activities. The Commonwealth received NSP funding through the U.S. Department of Housing and Urban Development (HUD) and the funds were administered through the Office of Federal Grants in the Kentucky Department for Local Government (DLG). DLG received NSP-1 funds in the amount of \$37,408,788, which were authorized by Title III of the Housing and Economic Recovery Act of 2008 (HERA). DLG received an additional allocation of NSP-3 funds in the amount of \$5 million, through the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. Funds generated from NSP projects and repaid to DLG are defined as program income and retain their federal program identify, thus restricting their reuse to NSP eligible activities. A revolving loan fund is a tool to manage the projected flow of program income and allows DLG to establish an RLF to carry out a specific, eligible NSP activity that will generate program income. Repayments or sales proceeds will be placed into the revolving fund for continued use in carrying out NSP-eligible activities. RLF funds will be disbursed for income generating, NSP eligible projects and these repayments of program income will replenish the NSP RLF accounts to be dispersed in perpetuity.

DLG will establish an RLF for each of the following NSP activities:

- Eligible Use A: Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers.
- Eligible Use B: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- Eligible Use E: Redevelop demolished or vacant properties.

The RLFs will be held in separate interest bearing accounts and the funds will be tracked based on activity type and the NSP funding round from which the program income was generated. DLG will track separately funds generated from NSP-1 and NSP-3 to ensure funds generated continue to be used in accordance with their respective program rules. DLG will make every effort to keep relending the RLF proceeds. NSP grantees returning more than a nominal amount of interest will likely be cause for future HUD monitoring as interest generated is an indication that the revolving funds are not being used. Interest paid by borrowers is program income and will be deposited into a revolving fund to be reused. DLG retains the option to reprogram non-revolving RLF balances to another NSP RLF account to ensure the timely use of t

## Distribution and and Uses of Funds:

e funds.

At least annually, DLG will make loans available for NSP eligible projects. Proceeds to be directed back into the RLFs, creating an ongoing source of funds to address needs statewide. DLG retains the right to fund a lump sum draw down for rehabilitation-only activities as provided for in 24 CFR 570.513. NSP revolving loan funds will be reserved for the specified activity and will not be drawn prior to using the remaining NSP-1 or NSP-3 lines of credit except when the draw request usage matches those specified by the RLF account.

Initial deposits of NSP program income will be deposited into Eligible Use E. At the point DLG has exhausted the NSP-1 and NSP-3 funds remaining in their lines of credit, DLG may redirect future loan proceeds into the Eligible Use A or B. DLG will update future action plans to outline their strategy for future RLF capitalization. Future targeting of NSP program income into specific Eligible Uses will be based on current RLF balances for available funds, identified need, capacity of potential partners, and DLG's goals as established within the Strategic Plan.

The NSP revolving loan funds will be retained for use for new eligible NSP activities and will meet all the required NSP and other federal requirements. Each revolving fund activity must comply with an eligible use that meets a national objective under NSP; funds cannot be used for CDBG activities that are ineligible under NSP. No less than twenty-five percent of the revolving funds will need to be committed to projects benefitting households at or below 50 percent of area median income. DLG will utilize the existing Kentucky Neighborhood Stabilization Program Programmatic Guidelines, including underwriting and property standards, energy and green building standards, and eligible administration and developer fee requirements. DLG staff will administer the RLF funding including project selection and long-term compliance reviews. Repayments to a revolving fund are NSP program income and subject to all CDBG and NSP statutory and regulatory requirements, regardless of the amount of times the funds revolve. DLG may combine NSP-1 and NSP3 program income in a project if the project is able to meet the requirements of all both applicable programs. RLF funds will be provided to NSP eligible activities in the form of a loan. The rate and term will be set based on the specific project underwriting. Repayments to a revolving fund are subject to all CDBG and NSP statutory and regulatory requirements, regardless of the amount of times the funds revolve.

DLG will market the RLF availability and work with partners such as the Kentucky Housing Corporation to identify potential eligible uses of the NSP funds. DLG staff will be responsible for review and selection of eligible projects, monitoring for compliance, and oversight of applicable other federal requirements.

## PUBLIC COMMENT

On Wednesday, May 20, 2015, the Commonwealth of Kentucky, Department for Local Government (DLG) posted its proposed NSP-1 and NSP-3 substantial amendment to the action plan on its public website and advertised in the statewide newspaper of largest distribution. Concurrently, DLG sent notification of the availability of the proposed amendment and public



## Distribution and and Uses of Funds:

omment period to all Kentucky NSP partners.

Several agencies provided written comment to DLG on the Commonwealth's proposed amendment, as follows:

Brad Davis, Purchase Area Housing Corporation, via email 05/28/15

Our office, through the ADD and Purchase Area Housing Corporation participated in both the NSP-1 and NSP-3 programs. It was very beneficial in establishing new homes and homeowners in the targeted areas. We believe the establishment of a revolving loan fund to continue these activities would be a tremendous help to our region in continuing our efforts to assist in the development of new housing in the region.

We fully support the establishment of the revolving loan fund and look forward in working with DLG to further the goals of the NSP program.

Bryan Kirby, Community and Economic Development Associates, via email 06/08/15

Late comment, I'm afraid, but I would still like to take a stance.

In prepping for applications, both CDBG and HOME, we have canvassed large areas to spark interest in participating in a rehab program. Overwhelmingly, the need for LMI households is repair/rehab, not the need for affordable rental housing or as a 1st time homeowner. It's sad to inspect homes that may just need a roof, some HVAC, electrical or plumbing improvements, not any major work. These folks can ill afford to pay the large sums needed for this kind of work but might be able to afford a small, zero or low interest rate loan.

We have all participated in "worst, first" funded projects, replacing the most severely dilapidated homes in order to stabilize a neighborhood or community, all worthy endeavors. But a minor/mod rehab effort would have such a massive effect on housing stock & improvement to the lives of these needy homeowners. You both know I am a hardcore Habitat for Humanity guy and am quite bullish on the capabilities of these organizations statewide. I firmly believe that Habitats and other experienced housing providers could be good stewards of RF's, utilized just for homeowner rehab. If set up well, these local RF's could preserve housing for decades to come and make a huge impact.

Thanks for reviewing my 2-cents worth.

Dennis Elrod, Atkins-Elrod and Associates, via email 05/21/15

I did a quick read of the information and can't find where construction financing or a bridge loan for something like the Highland Heights project would be a permitted use.

Did I miss something?

DLG Response:

We made each Eligible Use A, B, and E applicable to loan under. It would work under either B or E in my opinion, internally we have discussed either option as where I have seen it one way and Laura has seen it more applicable under a different method. Either way it will work, however if you see where an area would need to be strengthened please let me know. That is why we want people's comments.

Thanks for looking over it,

Travis

Maurice Denton, DF Investment Group, via phone 05/21/15

Mr. Denton called and spoke with DLG staff (Jennifer Peters) on the phone, stating he did not use email. DLG staff (Travis Weber) called Mr. Denton on June 2, 2015 to answer any additi

## Distribution and and Uses of Funds:

onal questions he had and also provided Mr. Denton with the information about the RLF guidelines being available to view at the DLG office during normal business hours until June 4.

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10/30/15: Per HUD Field Office: have deleted Action Plan Amendment language in order to submit QPR.

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09/22/14: Updates include a modification of program design by a program subrecipient as well as end-of-quarter reconciliation for each activity, funded project and overall allocation of NSP funds and program income funds received and disbursed.

The Housing Partnership, Inc. - Due to market saturation and demand in the Sunset Gardens neighborhood, HPI is now permitted to rent no more than 1/3 (13 units) to income-eligible rental households, lease no more than 1/3 (14 units) to income-eligible lease-purchase households, and sell at least 1/3 (14 units) to income-eligible homeownership households.

Commonwealth of Kentucky, Department for Local Government admin has increased due to the receipt of program income, and no more than 10 percent of total project funds retained as admin.

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06/30/14: Updates include reclassification of funds within various homeownership activities to reflect sales of units to below 50 percent AMI households and end-of-quarter reconciliation for each activity, funded project and overall allocation of NSP funds and program income funds received and disbursed.

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01/28/14: Updates were done by the previous program administrator. Typical updates included reclassification of funds to or from various activities to reflect sales of units to <50% or >50% AMI households, and end-of-quarter reconciliation for each



activity, funded project, and overall allocation of NSP funds to Commonwealth and reconciliation of all program income received/dispursed.

10/22/12: Reclassification of funds within various homeownership activities to reflect sales of units to <50% or >50%AMI households, and end-of-quarter reconciliation for each activity, funded project, and overall allocation of NSP funds to Commonwealth. Reconciliation of all program income received/dispursed.

### Definitions and Descriptions:

01/28/14: No change.

10/22/12: No change.

Kentucky proposes to change its method of determining allowable developer fees by simplifying the calculation. Currently, developer fees are calculated as follows:

Development hard and soft costs, excluding acquisition of property, minus any delivery costs for reimbursement of staff time/fringe = basis for fee

Fee basis x .15% = allowable developer fee.

The formula above has resulted in significant, though unintentional, confusion for DLG's development partners. The distinction between development and holding costs can often be very gray (i.e., property insurance paid while the unit is being rehabbed vs. property insurance after rehab is complete and while the unit is being marketed; generally, property insurance is paid annually). Many questions have arisen as to how to delineate the amount of funds for costs that are incurred during both the development and holding phases, resulting in burdensome record-keeping for housing partners. Because the developer fee is included in the unit total development cost, it impacts the determination of the sale price for each NSP-assisted homeownership unit -- the sale price must be the lesser of the development cost (minus holding costs) and the post-rehab appraised value. This has resulted in the final price of the home being somewhat of a moving target as developers delineate between development, holding, and sales transaction costs.

To address this, DLG is revising its calculation of developer fee as follows:

Rehab: NSP-funded development cost (including acquisition) \* 8% = maximum allowable developer fee.

New construction: NSP-funded development cost (including acquisition) \* 10% = maximum allowable developer fee.

In making this policy change, DLG reviewed a sampling of unit set-up and completion reports for both rehabilitation and new construction activities undertaken by developers. For rehab, the proposed change will result in an increase in developer fee of less than one percent per \$1 million in development costs. For new construction, the developer fee will decrease less than one-half of one percent per \$1 million in development costs.

DLG also reviewed existing developer fee schedules used by Kentucky Housing Corporation for multiple funding sources, as well as the Federal Home Loan Bank of Cincinnati's Affordable Housing Program. NSP fees are within Kentucky industry standards.

### Low Income Targeting:

No changes other than the addition of homeownership voucher holders to targeted populations.

### Acquisition and Relocation:

No changes proposed.

### Public Comment:

The changes comprise technical corrections to the existing program; all versions of the state's action plans are posted to DLG's website and are available for public review. This amendment to the action plan will be posted as well. Further, DLG will notify all NSP-1 grantees of the technical change to calculation of developer fee once the substantial amendment is approved by HUD.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$48,475,392.47
<b>Total Budget</b>	\$0.00	\$41,926,065.47
<b>Total Obligated</b>	\$0.00	\$41,926,065.47
<b>Total Funds Drawdown</b>	\$53,689.76	\$40,265,305.78
<b>Program Funds Drawdown</b>	\$53,689.76	\$35,744,219.47
<b>Program Income Drawdown</b>	\$0.00	\$4,521,086.31
<b>Program Income Received</b>	\$0.00	\$4,521,086.31
<b>Total Funds Expended</b>	\$53,689.76	\$40,279,150.56
<b>Match Contributed</b>	\$0.00	\$5,749,484.72





## 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	\$5,749,484.72
Limit on Public Services	\$5,611,318.20	\$27,200.00
Limit on Admin/Planning	\$3,740,878.80	\$3,221,914.81
Limit on State Admin	\$0.00	\$3,221,914.81

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$9,352,197.00	\$15,615,096.17

## Overall Progress Narrative:

The Department for Local Government (DLG) is currently working with a couple entities to close out the last of the homes available.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-A-0000, Financing mechanisms	\$0.00	\$2,656,040.19	\$2,151,555.91
NSP-ADM-0000, Administrative fees	\$53,689.76	\$4,192,987.43	\$2,819,096.58
NSP-B-0000, Acquisition/Rehabilitation	\$0.00	\$14,765,067.14	\$13,527,926.65
NSP-C-0001, Land banking-Acquisition	\$0.00	\$1,987,447.87	\$1,577,554.16
NSP-D-0000, Demolition	\$0.00	\$51,716.00	\$23,171.19
NSP-E-0000, Redevelopment	\$0.00	\$18,272,806.84	\$15,644,914.98

## Activities

**Project # / Title:** NSP-ADM-0000 / Administrative fees

**Grantee Activity Number:** NSP-ADM-0000-09N-031

**Activity Title:** Admin-local-Henderson HA

**Activity Category:**

Administration

**Project Number:**

NSP-ADM-0000

**Projected Start Date:**

03/20/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administrative fees

**Projected End Date:**

03/26/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Henderson Housing Authority

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$76,318.00

**Total Budget**

\$0.00

\$76,318.00

**Total Obligated**

\$0.00

\$76,318.00

**Total Funds Drawdown**

\$0.00

\$76,318.00

**Program Funds Drawdown**

\$0.00

\$67,284.00

**Program Income Drawdown**

\$0.00

\$9,034.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$76,318.00

Henderson Housing Authority

\$0.00

\$76,318.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative and planning costs – For subrecipients, an amount equal to 5% of the NSP project funds will be awarded for administrative costs. For nonprofit housing developers, \$4,000 per unit in administrative funds will be provided, however, no administrative funds may be used for internal expenses (all must be used to procure and contract with a qualified third-party administrator for project management/compliance with CDBG and NSP regulations).

**Location Description:**

Martin Luther King Ave. area of Henderson, destabilized by foreclosures/vacant commercial and residential structures (Henderson County, Ky.).

Activity Progress Narrative:

All originally-funded units are complete and have been occupied. The Commonwealth provided additional funds for the new construction of 3 LEEDS silver-certified rental units. Construction is complete and occupied. The final energy auditor completed all testing for Silver LEEDS certification. No further actions.

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	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-09N-037</b>
<b>Activity Title:</b>	<b>Admin-local-Newport Millennium</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-ADM-0000

**Project Title:**

Administrative fees

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/26/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Newport Millennium Housing Corp. III

**Overall****Oct 1 thru Dec 31, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$55,621.00

**Total Budget**

\$0.00

\$55,621.00

**Total Obligated**

\$0.00

\$55,621.00

**Total Funds Drawdown**

\$0.00

\$55,621.00

**Program Funds Drawdown**

\$0.00

\$55,621.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$55,621.00

Newport Millennium Housing Corp. III

\$0.00

\$55,621.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative and planning costs – For subrecipients, an amount equal to 5% of the NSP project funds will be awarded for administrative costs. For nonprofit housing developers, \$4,000 per unit in administrative funds will be provided, however, no administrative funds may be used for internal expenses (all must be used to procure and contract with a qualified third-party administrator for project management/compliance with CDBG and NSP regulations).

**Location Description:**

City of Newport (northern Kentucky/Covington area, part of Cincinnati-Middletown MSA, second-highest need area of state). Neighborhood is located in HUD-designated revitalization area.

**Activity Progress Narrative:**

Original project scope is complete with all units constructed and rented to households with incomes below 50 percent AMI. The project came in approximately \$70,000 under budget, so those funds were utilized to land bank 4 additional properties for future development. 1 property has been conveyed to Habitat for Humanity, with deed restriction to ensure affordability.

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

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<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-09N-044</b>
<b>Activity Title:</b>	<b>Admin-Local-Housing Partnership</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-ADM-0000

**Project Title:**

Administrative fees

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/26/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Partnership, The

**Overall****Oct 1 thru Dec 31, 2016****To Date****Total Projected Budget from All Sources**

N/A

\$148,000.00

**Total Budget**

\$0.00

\$148,000.00

**Total Obligated**

\$0.00

\$148,000.00

**Total Funds Drawdown**

\$0.00

\$148,000.00

**Program Funds Drawdown**

\$0.00

\$148,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$148,000.00

Housing Partnership, The

\$0.00

\$148,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative and planning costs – For subrecipients, an amount equal to 5% of the NSP project funds will be awarded for administrative costs. For nonprofit housing developers, \$4,000 per unit in administrative funds will be provided, however, no administrative funds may be used for internal expenses (all must be used to procure and contract with a qualified third-party administrator for project management/compliance with CDBG and NSP regulations).

**Location Description:**

Targeted neighborhoods in Louisville (multiple - see application).

**Activity Progress Narrative:**

The Housing Partnership acquired a total of 41 properties under NSP. 8 scattered-site single family homes and 33 newly constructed single-family homes have been developed. All units are occupied and project is complete.

## 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

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-09N-052</b>
<b>Activity Title:</b>	<b>Admin-local-Louisville Metro</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-ADM-0000

**Project Title:**

Administrative fees

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/26/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Louisville Metro

Overall	Oct 1 thru Dec 31, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$90,535.00
<b>Total Budget</b>	\$0.00	\$90,535.00
<b>Total Obligated</b>	\$0.00	\$90,535.00
<b>Total Funds Drawdown</b>	\$0.00	\$49,174.00
<b>Program Funds Drawdown</b>	\$0.00	\$48,097.00
<b>Program Income Drawdown</b>	\$0.00	\$1,077.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$49,174.00
Louisville Metro	\$0.00	\$49,174.00
<b>Match Contributed</b>	\$0.00	\$1,077.00

**Activity Description:**

Administrative and planning costs – For subrecipients, an amount equal to 5% of the NSP project funds will be awarded for administrative costs. For nonprofit housing developers, \$4,000 per unit in administrative funds will be provided, however, no administrative funds may be used for internal expenses (all must be used to procure and contract with a qualified third-party administrator for project management/compliance with CDBG and NSP regulations).

**Location Description:**

Louisville/Jefferson County destabilized neighborhoods; Louisville Metro is in process of amending project to further define specific areas.

**Activity Progress Narrative:**

Louisville Metro contracted with a developer to construct 9 homes for sale and/or lease-purchase in the Boxelder Crossing neighborhood. Housing Partnership Inc. (HPI) has sold or leased all 9 constructed units. The project is complete.

## 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

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NSP-ADM-0000-09N-DLG

**Activity Title:** Admin-state-DLG

**Activity Category:**

Administration

**Project Number:**

NSP-ADM-0000

**Projected Start Date:**

12/01/2008

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administrative fees

**Projected End Date:**

03/26/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Commonwealth of KY-Dept. for Local Govt

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$2,726,519.17

**Total Budget**

\$0.00

\$2,726,519.17

**Total Obligated**

\$0.00

\$2,726,519.17

**Total Funds Drawdown**

\$53,689.76

\$1,824,094.05

**Program Funds Drawdown**

\$53,689.76

\$1,485,922.66

**Program Income Drawdown**

\$0.00

\$338,171.39

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$53,689.76

\$1,837,938.80

Commonwealth of KY-Dept. for Local Govt

\$53,689.76

\$1,837,938.80

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative and planning costs – For subrecipients, an amount equal to 5% of the NSP project funds will be awarded for administrative costs. For nonprofit housing developers, \$4,000 per unit in administrative funds will be provided, however, no administrative funds may be used for internal expenses (all must be used to procure and contract with a qualified third-party administrator for project management/compliance with CDBG and NSP regulations).

**Location Description:**

**Activity Progress Narrative:**

Administrative costs - salaries, consulting, travel, loan servicing and site inspection expenses.

**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

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NSP-ADM-00R2-11N-004

**Activity Title:** HABG RII - admin

**Activity Category:**

Administration

**Project Number:**

NSP-ADM-0000

**Projected Start Date:**

04/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administrative fees

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of Bowling Green

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$12,788.00

**Total Budget**

\$0.00

\$12,788.00

**Total Obligated**

\$0.00

\$12,788.00

**Total Funds Drawdown**

\$0.00

\$12,788.00

**Program Funds Drawdown**

\$0.00

\$11,714.00

**Program Income Drawdown**

\$0.00

\$1,074.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$12,788.00

Housing Authority of Bowling Green

\$0.00

\$12,788.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New construction of two homebuyer units (supplemental funding to NSP-1 base allocation) to continue and strengthen stabilization efforts in Max Hampton neighborhood.

**Location Description:**

Bowling Green and Warren County, Ky.

**Activity Progress Narrative:**

This project is funded through Round II funds. The Housing Authority of Bowling Green acquired and rehabbed 3 properties and newly-constructed 2 NHBA silver-certified homes. All homes have now sold. Because the project came-in under budget, the Housing Authority of Bowling Green is currently building another unit within the Max Hampton area.

**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

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Title: NSP-B-0000 / Acquisition/Rehabilitation

**Grantee Activity Number:** NSP-B-0000-09N-019/LI

**Activity Title:** Eligible Use B-Pennyrile<50%

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/26/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pennyrile Housing

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

**To Date**

N/A

\$166,125.00

**Total Budget**

\$0.00

\$166,125.00

**Total Obligated**

\$0.00

\$166,125.00

**Total Funds Drawdown**

\$0.00

\$166,125.00

**Program Funds Drawdown**

\$0.00

\$158,668.00

**Program Income Drawdown**

\$0.00

\$7,457.00

**Program Income Received**

\$0.00

\$39,786.54

**Total Funds Expended**

\$0.00

\$166,125.00



Pennyrile Housing	\$0.00	\$166,125.00
<b>Match Contributed</b>	<b>\$0.00</b>	<b>\$48,148.33</b>

### Activity Description:

Eligible Use B – Purchase and rehabilitation. Will use NSP (and may use other leveraged funds as proposed in application) for acquisition and rehabilitation, as well as holding costs, during development phase. Proposes sale of units to homebuyers with incomes at or below 50% of area median. Upon sale a portion of the NSP investment used as interim financing will be taken out by the homebuyers' first mortgage; funds must be returned to DLG as program income. A portion of NSP may be permanently invested as amortizing or non-amortizing (incrementally forgiven deferred zero percent) loans.

### Location Description:

Hopkinsville/Christian County (part of the Clarksville TN MSA), Ky, with emphasis on destablized neighborhoods near Ft. Campbell Army Base and in commuter communities suffering from high volumes of foreclosed/abandoned housing.

### Activity Progress Narrative:

Pennyrile has three homes they are marketing to sale to incomes below 120% AMI. Pennyrile has signed a contract with a new real estate firm to bring new ideas and marketing to the table. Sales in the Oak Grove market have declined during the period, where most of our homes are located due to reductions at Fort Campbell military base. Pennyrile has a signed contract on one of the three units with a closing of 1/21/17.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5
#Energy Star Replacement	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Sites re-used	0	1/1
#Units & other green	0	2/1
# ELI Households (0-30% AMI)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/5	0/0	1/5	100.00
# Owner Households	0	0	0	1/5	0/0	1/5	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	

---

<b>Grantee Activity Number:</b>	<b>NSP-B-0000-09N-031/LI</b>
<b>Activity Title:</b>	<b>Eligible Use B/LI - Henderson Housing Authority</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

07/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/26/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Henderson Housing Authority

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$138,714.39
<b>Total Budget</b>	\$0.00	\$138,714.39
<b>Total Obligated</b>	\$0.00	\$138,714.39
<b>Total Funds Drawdown</b>	\$0.00	\$138,714.39
<b>Program Funds Drawdown</b>	\$0.00	\$124,669.00
<b>Program Income Drawdown</b>	\$0.00	\$14,045.39
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$138,714.39
 <b>Match Contributed</b>	 \$0.00	 \$0.00

**Activity Description:**

As a high-performing grantee, the Henderson Housing Authority received reallocated NSP-1 funds for the production of a seventh rental unit. This unit, located on Letcher Street in close proximity to the six duplex rental units (new construction - Eligible Use E) being developed on Martin Luther King Jr. Boulevard. This unit is a foreclosed single family dwelling that is being rehabbed and will be rented by the housing authority to a household with income at or below 50% of area median.

**Location Description:**

Martin Luther King Boulevard area of the City of Henderson, KY

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**

# of Properties	0	4/6
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/6
# of Singlefamily Units	0	4/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/6	0/0	4/6	100.00
# Renter Households	0	0	0	4/6	0/0	4/6	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	

<b>Grantee Activity Number:</b>	<b>NSP-B-0000-09N-044</b>
<b>Activity Title:</b>	<b>Eligible Use B-Housing Partnership</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/26/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Housing Partnership, The

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$908,339.70
<b>Total Budget</b>	\$0.00	\$908,339.70
<b>Total Obligated</b>	\$0.00	\$908,339.70
<b>Total Funds Drawdown</b>	\$0.00	\$908,339.70
<b>Program Funds Drawdown</b>	\$0.00	\$875,353.70
<b>Program Income Drawdown</b>	\$0.00	\$32,986.00
<b>Program Income Received</b>	\$0.00	\$132,119.77
<b>Total Funds Expended</b>	\$0.00	\$822,592.70
Housing Partnership, The	\$0.00	\$822,592.70
<b>Match Contributed</b>	\$0.00	\$152,372.02

**Activity Description:**

Eligible Use B – Purchase and rehabilitation. Will use NSP (and may use other leveraged funds as proposed in application) for acquisition and rehabilitation, as well as holding costs, during development phase. Proposes sale of units to homebuyers with incomes at or below 120% of area median. Upon sale a portion of the NSP investment used as interim financing will be taken out by the homebuyers' first mortgage; funds must be returned to DLG as program income. A portion of NSP may be permanently invested as amortizing or non-amortizing (incrementally forgiven deferred zero percent) loans.

**Location Description:**

Targeted neighborhoods in Louisville (multiple - see application).

**Activity Progress Narrative:**

All properties have met the national objective either sold or lease purchased to income eligible buyers. No further activity.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/6
#Energy Star Replacement	0	2/1
#Additional Attic/Roof Insulation	0	2/1
#High efficiency heating plants	0	0/1
#Replaced thermostats	0	2/1
#Replaced hot water heaters	0	2/1
#Clothes washers replaced	0	2/1
#Dishwashers replaced	0	2/1
#Units & other green	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/6
# of Singlefamily Units	0	2/6

## 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	2/6	2/6	100.00
# Owner Households	0	0	0	0/0	2/6	2/6	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

Match Sources	Amount
Local banks-development loans	\$924,765.00
Subtotal Match Sources	

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

**Grantee Activity Number:** NSP-B-00R2-12N-004

**Activity Title:** HABG R2 2012-HO

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-B-0000

**Projected Start Date:**

05/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

05/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of Bowling Green

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$300,000.00

**Total Budget**

\$0.00

\$300,000.00

**Total Obligated**

\$0.00

\$300,000.00

**Total Funds Drawdown**

\$0.00

\$222,542.00

**Program Funds Drawdown**

\$0.00

\$211,639.81

**Program Income Drawdown**

\$0.00

\$10,902.19

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$222,542.00

Housing Authority of Bowling Green

\$0.00

\$222,542.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition/rehab/resale of two foreclosed homes in existing target neighborhoods.

**Location Description:**

Bowling Green/Warren County, KY

**Activity Progress Narrative:**

This project is funded out of round II funds. The Housing Authority of Bowling Green is currently building another unit within the Max Hampton area. Plans have been approved and construction has started.

**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

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: NSP-E-0000 / Redevelopment

**Grantee Activity Number:** NSP-E-0000-09N-052

**Activity Title:** Eligible Use E- Louisville Metro

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-E-0000

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/26/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Louisville Metro

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

**To Date**

N/A

\$1,562,417.86

**Total Budget**

\$0.00

\$1,562,417.86

**Total Obligated**

\$0.00

\$1,562,417.86

**Total Funds Drawdown**

\$0.00

\$1,509,658.66

**Program Funds Drawdown**

\$0.00

\$1,095,743.80

**Program Income Drawdown**

\$0.00

\$413,914.86

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,509,658.66

Louisville Metro

\$0.00

\$1,509,658.66





Match Contributed

\$0.00

\$0.00

### Activity Description:

Louisville Metro will acquire 17 foreclosed, blighted and/or vacant multifamily rental properties in the Shagbark/Shanks neighborhood in Louisville; parcels are adjacent. NSP funds will be used for acquisition, relocation, demolition and site prep. Upon completion of demolition, the property will be replatted into 52 single family dwelling lots for redevelopment as a mixed-income rental and homeownership neighborhood. The funds within this eligible use are based on the estimated acquisition cost of vacant/demolished property and prorata demolition/site prep cost.

### Location Description:

Louisville/Jefferson County destabilized neighborhoods; Louisville Metro is in process of amending project to further define specific areas.

### Activity Progress Narrative:

All properties have met the national objective either sold or lease purchased to income eligible buyers. No further activity.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/24

## 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	0/24	0/24	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

Match Sources	Amount
CDBG (entitlements)	\$1,195,000.00
In-kind donations	\$376,440.00
Subtotal Match Sources	

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

**Grantee Activity Number:** NSP-E-00R2-12N-004

**Activity Title:** HABG 2012 HO/R2

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-E-0000

**Projected Start Date:**

05/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

05/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of Bowling Green

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$260,000.00

**Total Budget**

\$0.00

\$260,000.00

**Total Obligated**

\$0.00

\$260,000.00

**Total Funds Drawdown**

\$0.00

\$260,000.00

**Program Funds Drawdown**

\$0.00

\$224,908.00

**Program Income Drawdown**

\$0.00

\$35,092.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$260,000.00

Housing Authority of Bowling Green

\$0.00

\$260,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition of two vacant residential properties and new construction of 2 single family homes.

**Location Description:**

Bowling Green/Warren County, Ky.

**Activity Progress Narrative:**

The Housing Authority of Bowling Green has awarded the bid to build 1 home in the Lee Square area and construction is underway.

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

---

<b>Grantee Activity Number:</b>	<b>NSP-E-00R2-14N-002</b>
<b>Activity Title:</b>	<b>NSP-E-00R2-14N-Owensboro</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-E-0000

**Projected Start Date:**

01/01/2014

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Owensboro

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2016**

N/A

**To Date**

\$250,000.00

**Total Budget**

\$0.00

\$250,000.00

**Total Obligated**

\$0.00

\$250,000.00

**Total Funds Drawdown**

\$0.00

\$4,000.00

**Program Funds Drawdown**

\$0.00

\$4,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$4,000.00

City of Owensboro

\$0.00

\$4,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

City of Owensboro, Kentucky

**Location Description:**

City of Owensboro, Kentucky

**Activity Progress Narrative:**

The City has two properties listed below that it has obtained through foreclosure proceedings and demolished existing unsafe homes that were located on the properties. The properties: 1020 East 20th Street and 2604 Cravens Avenue. Bids have been awarded for both homes and construction is underway.

**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

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	2
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	2