

Action Plan

Grantee: Butler County, OH

Grant: B-08-UN-39-0001

LOCCS Authorized Amount:	\$ 4,213,742.00
Grant Award Amount:	\$ 4,213,742.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 326,498.69
Total Budget:	\$ 4,540,240.69

Funding Sources

Funding Source

Neighborhood Stabilization Program

Program Income

Funding Type

Other Federal Funds

Program Income

Narratives

Areas of Greatest Need:

Butler County has been faced with one of the highest foreclosure rates in the State of Ohio. In 2008, there were over 2,000 foreclosures. According to the first quarter of 2009, Butler County will exceed 2008 numbers. The impact has left countless abandoned properties which are a blight to our communities. Butler County decided on the greatest areas of need based on the data submitted by HUD. The data, contained within an excel spreadsheet, indicated the low-moderate-middle income area information and Estimated foreclosure abandonment risk score by census tract and block group. From that information, three maps were created: one map indicating which areas met the 120% LMI, one map showing those with the highest Estimated foreclosure abandonment risk score (10-8), and the final map showing the overlay of the two maps. The third map, which shows the areas which are eligible under the NSP program and have the highest risk scores indicates the areas Butler County will target with NSP funds. These areas include the Cities of Trenton and Fairfield, the Village of New Miami, and the townships of Hanover, Lemon, Madison and St. Clair. NSP map. These areas include the Cities of Trenton and Fairfield, the Village of New Miami, and the townships of Hanover, Lemon, Madison and St. Clair. Because the Estimated foreclosure and abandonment risk score takes into account the areas of highest foreclosures, subprime mortgages, and face a significant rise in the rate of home foreclosures, we will be targeting the areas of greatest need. The areas of the highest Estimated foreclosure and abandonment risk score was used to create the target areas, therefore meeting the requirements of Section 2301(c)(2).

Distribution and and Uses of Funds:

The Neighborhood Stabilization Program will assist with the blight in our communities through a variety of activities, including demolition, acquisition / rehab, landbanking, and financing mechanisms. Butler County will seek units in the targeted areas as indicated on the NSP map. These areas include the Cities of Trenton and Fairfield, the Village of New Miami, and the townships of Hanover, Lemon, Madison and St. Clair. Subject properties will be those that require minimal rehabilitation work. Butler County sets its rehabilitation threshold at \$25,000 and will continue that threshold into the NSP program. It is through the Acquisition / Rehabilitation activity that the County intends to meet the 25% requirement to benefit those below 50% AMI. This can be achieved through two possibilities: 1- Partnering with agencies who work with the MRDD clientele and the senior population, acquiring a housing unit, rehabilitating the unit to be used as a group home and/or assisted living quarters. 2- In conjunction with the Shelter + Care program, locate properties within areas close to services for the clientele served through the existing program. Units will be purchased, rehabilitated, then provided to an entity participating in the Shelter + Care Program for rental units. Butler County will acquire blighted properties and have them demolished. Depending on the property location and what is best for the community, the following options will be considered: 1. Divide the parcel into two. Sell or donate the divided parcel to adjacent homeowners. 2. If there are several



blighted structures contiguous to each other, combine the lots to make a decent piece of property for a new housing unit. 3. Coordinate with an eligible family (those below 120% area median income) to build a home on the property. The property would be donated to a family as an incentive to build a new home. The homeowner would be responsible for conventional financing to build the home. It is not anticipated that any units will be constructed for those below the 50% area median income. Potential beneficiaries would have to obtain financing outside the scope of the NSP Program, through conventional banking. Therefore, it is highly unlikely that those below 50% of area median income would be able to obtain financing for new home construction. The number of housing units that will be built as a result of the demolition is difficult to determine. Whatever option is best for the community will be determined on a case by case basis (ie: split, combination, one for one replacement). However, for the purpose of this amendment, Butler County anticipates 20 homes to be constructed as a result of the demolition activity. Landbanking will be utilized with the property being converted to uses consistent with the surrounding neighborhood and community needs. Financing mechanisms will be offered through the guise of down payment assistance. The downpayment assistance will be restricted to homes already involved within the NSP program.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-08-2	Acquisition Rehab	202 - NHS	Acquisition / Rehab
NSP-08-3	Acquisition Rehab - 25% Set Aside	301 - RHC	Acquisition Rehab - 50% LMI
NSP-08-4	Redevelopment	401-Monroe Library	Monroe Library
		402-Seven Mile Gas Station	Seven Mile
NSP-08-5	Demolition	501-Demolition	Demolition
		502-Fairgrove Avenue	Demo - Fairgrove Ave.
NSP-08-7	Administration	701	Administration



Activities

Project # / NSP-08-2 / Acquisition Rehab

Grantee Activity Number: 202 - NHS
Activity Title: Acquisition / Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-08-2

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,313,522.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 1,313,589.18

Total Funds: \$ 2,627,111.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11		11	100.00
11		11	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

11

of Housing Units

11

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Butler County1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Butler County1

Unknown

\$ 1,313,522.18

Funding Source Name

Neighborhood Stabilization Program

Program Income

Matching Funds

No

No

Funding Amount

\$ 1,238,512.26

\$ 75,076.92

Location Description:

Butler County NSP target areas. These areas include the Cities of Trenton and Fairfield, the Village of New Miami, and the townships of Hanover, Lemon, Madison and St. Clair.

Activity Description:

570.201(a) Acquisition of property for rehabilitation. Then sold to eligible families, 570.202 rehabilitation of structures.

Environmental Assessment:

Environmental

None

Project # / NSP-08-3 / Acquisition Rehab - 25% Set Aside

Grantee Activity Number: 301 - RHC

Activity Title: Acquisition Rehab - 50% LMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-08-3

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition Rehab - 25% Set Aside

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,135,202.04

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 1,178,202.04

Total Funds:

\$ 2,313,404.08



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Butler County1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Butler County1

Organization Type

Unknown

Proposed Budget

\$ 1,135,202.04

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 1,067,447.45

Program Income

No

\$ 110,754.59

Location Description:

Butler County NSP target areas. These areas include the Cities of Trenton and Fairfield, the Village of New Miami, and the townships of Hanover, Lemon, Madison and St. Clair.

Activity Description:

570.201(a) Acquisition of property for rehabilitation. Then sold to families at or below the 50% of poverty level, 570.202 Rehabilitation of structures.

Environmental Assessment:**Environmental**

None



Project # / NSP-08-4 / Redevelopment

Grantee Activity Number: 401-Monroe Library
Activity Title: Monroe Library

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

NSP-08-4

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,000,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 1,000,000.00**Total Funds:** \$ 2,000,000.00**Benefit Report Type:**

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total**Low****Mod****Low/Mod%**

0.0

Proposed Accomplishments

of public facilities

Total

1

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Butler County1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Butler County1

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 1,000,000.00



Location Description:

Butler County NSP target area within the City of Monroe.

Activity Description:

570.201(a)and (b) and (c); Acquisition of vacated dialysis facility to be rehabilitated and used as a public library.

Environmental Assessment:

Environmental None



Grantee Activity Number: 402-Seven Mile Gas Station
Activity Title: Seven Mile

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

NSP-08-4

Projected Start Date:

01/29/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

08/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 276,122.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 276,122.18

Total Funds: \$ 552,244.36

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of public facilities

Total
1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Butler County1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Butler County1

Organization Type	Proposed Budget
Unknown	\$ 276,122.18

Funding Source Name

Neighborhood Stabilization Program

Program Income

Matching Funds	Funding Amount
No	\$ 200,000.00
No	\$ 76,122.18

Location Description:

Activity Description:

Demolition of abandoned gas station, removal of USTs and any ground contamination. Property will be owned by the Village and used as a community park.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP-08-5 / Demolition

Grantee Activity Number: 501-Demolition
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

NSP-08-5

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 257,830.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 257,830.63

Total Funds: \$ 515,661.26

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	100	50	50	100.00

Proposed Accomplishments**Total**

of Properties

20

LMI%:

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Butler County1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Butler County1

Organization Type

Unknown

Proposed Budget

\$ 257,830.63

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 217,362.63

Program Income

No

\$ 40,468.00

Location Description:

Demolitions located in the Village of New Miami, Butler County, Ohio.

Activity Description:

570.201(d) Demolition of foreclosed upon and abandoned properties.

Environmental Assessment: COMPLETED**Environmental** None

Grantee Activity Number: 502-Fairgrove Avenue
Activity Title: Demo - Fairgrove Ave.

Activity Type:

Clearance and Demolition

Project Number:

NSP-08-5

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 112,276.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 112,276.21

Total Funds: \$ 224,552.42

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Properties

Total

1

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Butler County1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Butler County1

Organization Type

Unknown

Proposed Budget

\$ 112,276.21

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 112,276.21

Location Description:

Trenton, Fairfield, Monroe, Hanover, Lemon, Madison, St. Clair.

Activity Description:



570.201 (d) Demolition of foreclosed up on and abandoned properties.

Environmental Assessment:

Environmental None

Project # / NSP-08-7 / Administration

Grantee Activity Number: 701
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP-08-7

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 445,287.45

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 445,287.45

Total Funds: \$ 890,574.90

Benefit Report Type:

NA



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Butler County1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Butler County1

Organization Type

Unknown

Proposed Budget

\$ 445,287.45

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 421,143.45

Program Income

No

\$ 24,144.00

Location Description:

130 High Street Hamilton, OH 45011

Activity Description:

Administration costs associated with the NSP. 570.206

Environmental Assessment:**Environmental**

None

Action Plan Comments:

Reviewer - Action Plan is rejected due to proposed organization budgets not matching the proposed total budgets for several activities. Grantee is aware of the changes that need to be made and will resubmit shortly. - BLG 7/26/10

Reviewer - Overall action plan is acceptable. One minor error remains. Given time constraints, I recommend approval. Correction can be made after submission of the QPR. - BLG 7/26/10

Reviewer - Action Plan changes-increasing funding for rehab and decreasing demolition funds--are found to be acceptable. - BLG 8/26/10

Concurrence in Reviewer's comments and approval of the plan. RTH 8/26/10

- Reviewer - Grantee updated Action Plan to reflect 'action item' request submitted in January. Submission found to be acceptable. - KD 3.8.11
- Reviewer - Concurrence and approval: RTH 3/21/11
- Reviewer - Grantee added their estimated PI to the activities within the NSP grant. This is the only change that was made to the action plan. Recommend Approval. BW 1/31/12.
- Reviewer - Recommend plan approval. RTH 1/31/12
- Reviewer - Grantee made changes to their Action Plan to correspond with PI received and was budgeted accordingly. Budgets are under the total amount and administration budget is well within the 10% admin cap. Recommend Approval BW 4/18/12
- Reviewer - Recommend Approval. RTH 4/20/12
- Reviewer - Grantee made slight change to admin budget. Everything else is as prior submission this week. Recommend Approval. BW 4/20/12
- Reviewer - Recommend approval. RTH 4/20/12
- Reviewer - Modified Action Plan is approved. RTH 7/16/12
- Reviewer - Grantee is under their grant amount and estimated PI total in their budgets. Admin is budgeted at the 10% cap. Recommend Approval. BW 10/22/12
- Reviewer - Recommend Approval: RTH 10/23/12
- Reviewer - Grantee has added some PI to the Seven Mile Account within the NSP 1 Action Plan. Dollar amounts are within the thresholds for NSP 1. Recommend Approval. BW 1/14/13
- Reviewer - Recommend Approval: RTH 1/15/13
- Reviewer - Grantee added PI to action plan that has been recently receipted here in the last week. no other changes made. Recommend Approval. BW 3/15/13
- Reviewer - Recommend Approval: RTH 3/15/13
- Reviewer - Grantee added additional PI to account for the PI earned on the grant to date. This should allow the grantee to add expenditures, thus putting them over the expenditure deadline. Recommend Approval. BW 3/18/13
- Reviewer - Recommend Approval: RTH 3/18/13
- Reviewer - Grantee is having issues adding expenditures into QPR. Approving Action Plan per discussion with Rich Hendershot. BW 3/19/13
- Reviewer - Grantee has submitted Action Plan to submit QPR. They are within 10% cap for admin. Recommend Approval. BW 5/7/13
- Reviewer - Recommend Approval: RTH 5/9/13
- Reviewer - I believe the grantee has submitted the action plan on accident. Approving so they are able to submit their overdue QPR for the first quarter of 2013. BW. Approved 5/17/13



Reviewer - Recommend Approval: RTH 1/31/14

Reviewer - Recommend Approval: BW 8/19/14

Reviewer - No issues found. Recommend Approval. BW 9/30/15

Reviewer - Butler County added PI to an admin budget. Also changed status on demolition activity. Recommend Approval. BW 12/19/18

Reviewer - Added PI to estimated PI budget. Recommend Approval. BW 5/2/19

Reviewer - No issues found in the plan. Recommend Approval. BW5/3/19

Reviewer - Changes to proposed budgets and beneficiary data. Recommend Approval BW 5/7/19

Action Plan History

Version	Date
B-08-UN-39-0001 AP#1	07/26/2010
B-08-UN-39-0001 AP#2	03/21/2011
B-08-UN-39-0001 AP#3	01/31/2012
B-08-UN-39-0001 AP#4	04/20/2012
B-08-UN-39-0001 AP#5	04/20/2012
B-08-UN-39-0001 AP#6	07/16/2012
B-08-UN-39-0001 AP#7	10/23/2012
B-08-UN-39-0001 AP#8	01/15/2013
B-08-UN-39-0001 AP#9	03/15/2013
B-08-UN-39-0001 AP#10	03/18/2013
B-08-UN-39-0001 AP#11	03/18/2013
B-08-UN-39-0001 AP#12	03/19/2013
B-08-UN-39-0001 AP#13	05/09/2013
B-08-UN-39-0001 AP#14	05/17/2013
B-08-UN-39-0001 AP#15	01/31/2014
B-08-UN-39-0001 AP#16	08/19/2014
B-08-UN-39-0001 AP#17	09/30/2015
B-08-UN-39-0001 AP#18	12/19/2018
B-08-UN-39-0001 AP#19	05/02/2019
B-08-UN-39-0001 AP#20	05/03/2019
B-08-UN-39-0001 AP#21	05/07/2019

