

Action Plan

Grantee: Ohio

Grant: B-11-DN-39-0001

LOCCS Authorized Amount:	\$ 11,795,818.00
Grant Award Amount:	\$ 11,795,818.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 11,795,818.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Ohio Development Services Agency will award 100 percent of the project dollars to the Ohio Housing Finance Agency for distribution through the Affordable Rental Housing Initiative. To be eligible to receive the initiative funds, applicants must propose to redevelop or rehabilitate demolished, foreclosed, abandoned or vacant residential properties that serve households with incomes at or below 50 percent of the area median income.

How Fund Use Addresses Market Conditions:

According to the U.S. Department of Housing and Urban Development, the minimum needs score in Ohio is a "17." To target the limited funds to the neediest areas, Ohio further limited the program's eligible projects to those projects located in 754 Census tracts in Ohio scoring an "18" or higher, which includes both rural and urban areas. The distribution of funds in this manner is consistent with meeting the housing needs of Ohio's lower income residents, as outlined in the FY 2010-2014 Ohio Consolidated Plan Needs Assessment Strategy; and the priority of preserving rental housing, as included in the Housing Performance Measures Section of the FY 2010 Ohio Consolidated Plan. For example, of the 240,000 Ohio renter households in the 30-50 percent median income range, about 62 percent report a housing problem, with 59 percent having a cost burden. As a result, the State of Ohio's number one objective for housing performance is preserving affordable renter housing for lower income households.

Ensuring Continued Affordability:

The Ohio Development Services Agency and Ohio Housing Finance Agency will enforce the minimum continued affordability requirements defined by the HOME Investment Partnerships Program final rule (24 CFR 92.252) for the Ohio NSP-funded residential development projects.

Projects receiving rental assistance will have a minimum of a 20-year-affordability period. An exception will be provided for projects involving the sale of the units to eligible residents after the 15th year in the compliance period. Rental and income restrictions will be enforced through a restrictive covenant land use agreement. Existing procedures in place for the Low Income Housing Tax Credit Program and Housing Development Assistance Program to monitor compliance with the restrictions will be implemented, including annual certification reports from the owners; and routine, on-site file and physical inspections by qualified staff.

Definition of Blighted Structure:

Ohio Revised Code Section 1.08 (blighted Area Defined & Excluded Consideration) defines blighted area/parcel/structure as follows:

(A) "Blighted area" and "slum" mean an area in which a least seventy percent of the parcels are blighted parcels and those parcels substantially impair or arrest the sound growth of the state or a political subdivisions of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals or welfare in their



present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

- (a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use*;
- (b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution or contamination; and
- (c) Tax or special assessment delinquencies exceeding the fair value of the land that remains unpaid 35 days after notice to pay has been mailed.

*In jurisdictions without an agency that is responsible for the enforcement of housing, building or fire codes, "blighted" as defined above must be determined by a qualified rehabilitation specialist or local code enforcement officer.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

- (a) Dilapidation and deterioration;
- (b) Age and obsolescence;
- (c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (d) Unsafe and unsanitary conditions;
- (e) Hazards that endanger lives or properties by fire or other causes;
- (f) Noncompliance with building, housing, or other codes;
- (g) Nonworking or disconnected utilities;
- (h) Is vacant or contains an abandoned structure;
- (i) Excessive dwelling unit density;
- (j) Is located in an area of defective or inadequate street layout;
- (k) Overcrowding of buildings on the land;
- (l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (m) Vermin infestation;
- (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime; and
- (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

(C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area or portion of an area or whether the property could generate more tax revenues if put to another use.

(D) Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if the condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the that the land is "land devoted exclusively to agricultural use" as defined in section 5713.30 of the Revised Code. A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum.

Definition of Affordable Rents:

NSP 3-assisted rental units must be affordable to households with incomes at or below 50 percent of the area median income, adjusted for family size and county. Owners must calculate affordable rents using the definition of affordable rents for the Low-Income Housing Tax Credit (LIHTC) Program (Section 42(f) of the Internal Revenue Code).

Housing Rehabilitation/New Construction Standards:

Ohio NSP 3 award recipients must comply with the Housing Handbook Part II – 2008 Residential Rehabilitation Standards, which is posted on <http://development.ohio.gov/community/ohcp/publications.htm>. In addition, for housing rehabilitation of pre-1978 structures, Ohio NSP award recipients must comply with applicable state and federal laws, rules and regulations governing the testing and treatment of lead-based paint, including disclosures to residents/buyers; and the Ohio Development Services Agency lead-based paint policy included in the FY 2010 Ohio Consolidated Plan, which is also posted on <http://development.ohio.gov/community/ohcp/publications.htm>. Projects will be required to meet the property standards (24 CFR 92.251) and rental housing qualification standard (24 CFR 92.252) for the HOME Investment Partnerships Program.

For projects involving new construction:

- § Site and Neighborhood Standards – 24 CFR 983.6b
- § State and Local Code Requirements. If no state and local codes apply, the project must use a nationally recognized model code.
- § Model Energy Code.
- § Handicapped Accessibility Requirements.

For projects involving rehabilitation:

- § State and Local Code Requirements. If no state and local codes apply, the project must use the Ohio Department of Development Residential Rehabilitation Standards.
- § Handicapped Accessibility Requirements.



For projects involving redevelopment:

§ State and Local Code Requirements. If no state and local codes apply, the project must use a nationally recognized model code.

§ Handicapped Accessibility Requirements.

§ Ohio Department of Development Residential Rehabilitation Standards.

Also, all gut rehabilitation or new (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes; all gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily building piloted by the Environmental Protection Agency and the Department of Energy); other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products; water efficient toilets, showers and faucets, such as those with the WaterSense label, must be installed; and where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires). Additionally, projects must meet the Enterprise Green Communities standards or other recognized energy conservation standards which achieve the highest energy efficiency ratings.

Vicinity Hiring:

Award recipients will be required to comply with the Section 3 regulations at 24 CFR 135 and, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity, as defined by the U.S. Department of Housing and Urban Development Secretary, of projects funded under this section or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects. The NSP 3 grant agreements will include such a provision.

Procedures for Preferences for Affordable Rental Dev.:

The Ohio Development Services Agency will award 100 percent of the project dollars to the Ohio Housing Finance Agency for distribution through the Affordable Rental Housing Initiative. To be eligible to receive the initiative funds, applicants must propose to redevelop or rehabilitate demolished, foreclosed, abandoned or vacant residential properties that serve households with incomes at or below 50 percent of the area median income.

Grantee Contact Information:

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E-Mail Address: Michael.Hiler@development.ohio.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	B-Rental Initiative	N-Z-11-7EV-10604	Duxberry Landing Rental Project
		N-Z-11-7ML-10604	Fort McKinley Homes - Rental Project
		N-Z-11-7OM-10604	Roosevelt Homes - Rental Project
		P-Z-11-0DK-10602	Alston Park - Rental Project
		P-Z-11-0DV-10602	St. Leger - Rental Project
02	F-Administration	G-A-11-000-0	State Admin Costs
		N-Z-11-9AA-10709	OHFA Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 01 / B-Rental Initiative

Grantee Activity Number: N-Z-11-7EV-10604
Activity Title: Duxberry Landing Rental Project

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 01

Project Title:
 B-Rental Initiative

Projected Start Date:
 07/01/2011

Projected End Date:
 12/31/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

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.

Total Budget: \$ 3,600,000.00
Other Funds: \$ 0.00
Total Funds: \$ 3,600,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# of Households	35	35		100.00

Proposed Accomplishments	Total
# of Multifamily Units	35
# of Housing Units	35

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

Scattered Sites in Columbus/franklin County - Eligible Census Tracts

Activity Description:

New Construction of Multi-Family Units on Vacant Sites



Grantee Activity Number: N-Z-11-7ML-10604
Activity Title: Fort McKinley Homes - Rental Project

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 01

Projected Start Date:
 07/01/2011

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 B-Rental Initiative

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,000,000.00
Other Funds: \$ 0.00
Total Funds: \$ 2,000,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# of Households	25	25		100.00

Proposed Accomplishments	Total
# of Multifamily Units	25
# of Housing Units	25

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Ohio Department of Development	State	\$ 2,000,000.00

Location Description:



Activity Description:

New Construction of Rental Units on Vacant Sites



Grantee Activity Number: N-Z-11-7OM-10604
Activity Title: Roosevelt Homes - Rental Project

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 01

Projected Start Date:
 07/01/2011

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 B-Rental Initiative

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,550,000.00
Other Funds: \$ 0.00
Total Funds: \$ 1,550,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Multifamily Units	8
# of Housing Units	8

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Ohio Department of Development	State	\$ 1,550,000.00

Location Description:

Scattered Sites in Montgomery County - Eligible Census Tracts

Activity Description:

New Construction of Multi-Family Rental Units



Grantee Activity Number: P-Z-11-0DK-10602
Activity Title: Alston Park - Rental Project

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 01

Project Title:
 B-Rental Initiative

Projected Start Date:
 07/01/2011

Projected End Date:
 12/31/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

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.

Total Budget: \$ 3,600,000.00
Other Funds: \$ 0.00
Total Funds: \$ 3,600,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	39	39		100.00
# of Households	39	39		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	39
# of Housing Units	39
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Ohio Department of Development	State	\$ 3,600,000.00



Location Description:

Scattered Sites in Hamilton County - Cincinnati - Eligible Census Tracts

Activity Description:

For-Profit Rehabilitation/development of multi-family rental units



Grantee Activity Number: P-Z-11-0DV-10602
Activity Title: St. Leger - Rental Project

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 01

Project Title:
 B-Rental Initiative

Projected Start Date:
 07/01/2011

Projected End Date:
 12/31/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

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.

Total Budget: \$ 565,000.00
Other Funds: \$ 0.00
Total Funds: \$ 565,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	49	49		100.00
# of Households	49	49		100.00

Proposed Accomplishments	Total
# of Multifamily Units	49
# of Housing Units	49

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Ohio Department of Development	State	\$ 565,000.00

Location Description:



Activity Description:

Rehabilitation of Multi-Family Rental Units

Project # / Title: 02 / F-Administration

Grantee Activity Number: G-A-11-000-0
Activity Title: State Admin Costs

Activity Type:

Administration

Project Number:

02

Projected Start Date:

07/01/2011

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

F-Administration

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 334,818.00

Other Funds \$ 0.00

Total Funds \$ 334,818.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ohio Department of Development

Organization Type

State

Proposed

\$ 334,818.00

Location Description:

State Offices

Activity Description:

General Administration of NSP3 program



Grantee Activity Number: N-Z-11-9AA-10709
Activity Title: OHFA Administration

Activity Type:

Administration

Project Number:

02

Projected Start Date:

07/01/2011

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

F-Administration

Projected End Date:

02/28/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 146,000.00

Other Funds \$ 0.00

Total Funds \$ 146,000.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ohio Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Ohio Department of Development	State	\$ 0.00
Ohio Housing Finance Agency	Unknown	\$ 146,000.00

Location Description:

OHFA Administration

Activity Description:

General Administration



Action Plan Comments:

- Reviewer - Grantee's action plan submission was reviewed using the NSP application checklist to verify information. Submission found to be acceptable. - KD
- Reviewer - Concurrence with reviewer's comments and we recommend approval: RTH 6/7/11
- Reviewer - grantee revised budgets for grant admin. Submission found to be acceptable. KD 8.12.11
- Reviewer - Concurrence with Reviewer's comments and approval of the plan. RTH 8/12/11
- Reviewer - Grantee revised Action Plan to provide information regarding specific projects, locations and budgets. Changes found to be acceptable. - KD 10.24.11
- Reviewer - Concurrence with Reviewer's comments and approval: RTH 10/25/11
- Reviewer - Grantee made minor budget changes in preparation for QPR submission. Changes acceptable. - KD 10.5.12
- Reviewer - Recommend Approval: RTH 10/5/12
- Reviewer - Recommend Approval: RTH
- Reviewer - Recommend Approval: RTH 3/3/14
- Reviewer - No issues. No changes made. Recommend Approval. BW 10/29/14
- Reviewer - No issues. Financial data adds up and all restricted activities are within their caps. Recommend approval. BW 11/12/14

Action Plan History

Version	Date
B-11-DN-39-0001 AP#1	11/12/2014
B-11-DN-39-0001 AP#2	10/29/2014
B-11-DN-39-0001 AP#3	03/03/2014
B-11-DN-39-0001 AP#4	01/08/2014
B-11-DN-39-0001 AP#5	10/05/2012
B-11-DN-39-0001 AP#6	10/25/2011

