

Action Plan

Grantee: Trumbull County, OH

Grant: B-11-UN-39-0011

LOCCS Authorized Amount:	\$ 1,143,889.00
Grant Award Amount:	\$ 1,143,889.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,143,889.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Program Design

Of the eight program types identified in the NSP3 Design Guidebook the Trumbull County Planning Commission recommends:

1). 65% of the NSP3 allocation to be expended on demolitions based on the market conditions outlined in Attachment C found at

http://planning.co.trumbull.oh.us/_pages/NSP3.html

Trumbull County is proposing to utilize \$743,527.85 on the demolition of approximately 90 residential single- and multi-family units (Eligible Use D) located within the boundaries of the defined neighborhoods detailed in Attachment A found

at http://planning.co.trumbull.oh.us/_pages/NSP3.html.

Trumbull County completed the process for adding a substantial amendment to the NSP3 Action Plan in April 2012 and submitted all documentation to HUD Columbus for review and approval. See substantial amendment documentation at

http://www.planning.co.trumbull.oh.us/_source/NSP3%20Substantial%20Amendment%20Documents%20for%20Trumbull%20County,%20Ohio.pdf

Trumbull County added two census tracts to the existing target areas defined in Attachment A above including Census Tracts 9206 and 9210 in Warren City and Township in order to allow for Warren Township to demolish approximately 15 dilapidated structures in the two tracts. The HUD GIS software was utilized to define these new target areas and the subsequent reports generated for both tracts is included in the substantial amendment documentation. These two tracts house very low income populations with deteriorating housing stock with a large number of blighted structures. Both tracts risk scores exceed the minimum risk score set for the NSP3 Program of 17.

Trumbull County Commissioners passed a resolution authorizing the notice of a public hearing for the substantial amendment on March 21, 2012. The notice was published in the Tribune Chronicle on March 23, 2012 and also posted on the Trumbull County Planning Commission's web site for no less than 30 days. No comments were received during the 30-day comment period and no person from the general public attended the public hearing conducted at the Warren Township Administration Building on April 3, 2012 at 6:30 P.M.

Trumbull County understands that the budgeted allocation for demolitions shall remain the same. Since the NSP3 Plan was completed and the program has started approximately 10 identified structures in other communities have been taken off the list as owners appeal to the local governments requesting permission to rehabilitate those structures, therefore, Trumbull County is confident that there shall be enough funds available to demolish these added structures in Warren Township.

2). 35% of the NSP3 allocation to be expended on a single-family rental rehabilitation program (25% Set Aside for Individuals and Families with Incomes <= 50% of the AMI) based on the market conditions outlined in Attachment C found at

http://planning.co.trumbull.oh.us/_pages/NSP3.html

Trumbull County is proposing to utilize \$285,972.25 on rehabilitating four (4) single-family rental units (Eligible Use B) on behalf of the Western Reserve Housing Development Corporation. All four (4) foreclosed units were purchased with NSP1 funds and shall serve households with incomes lower than 50% of the AMI and whose subsidized rents shall not exceed 30% of the gross household income.

3). 10% of the NSP3 allocation or \$114,388.90 to be expended on Administration. Trumbull County shall administer the NSP3 Program



How Fund Use Addresses Market Conditions:

Trumbull County's poor housing market conditions and low demand for single-family down-payment assistance/rehabilitation programs justify the removal of the ten-percent cap on demolition funds.

Go to http://planning.co.trumbull.oh.us/_pages/NSP3.html for full text of market condition study found in Attachment C.

The market condition data for Trumbull County reveals that our county has experienced a large decrease in the number of higher paying manufacturing jobs, decreased employment levels, higher than average unemployment rates, low turnaround rates on home sales, high credit card debt, decreasing home values, a large number of foreclosure filings and sales, minimal new construction activity and high vacancy rates - for both single-family and apartment units. All of these variables combined contribute to the overall poor housing market that exists here in Trumbull County making conditions unfavorable for the "for-sale" programs; especially in the identified eligible target areas with a score of seventeen (17) or higher as evidenced under NSP1. Trumbull County amended the NSP1 plan reallocating funds from the single-family down-payment assistance rehabilitation activity to the affordable rental activity undertaken through the WHRDC. Single-family down-payment/rehabilitation assistance programs are currently available and funded through the HOME and CHIP Programs with little demand according to the program administrators.

In addition to the low-demand for the single-family down-payment assistance/ rehabilitation programs there is also little demand among the few local non-profit developers for the acquisition of new foreclosed or abandoned properties. The local non-profits that have been involved in the NSP planning process for the last three years have stated that:

- 1) they do not have the administrative capacity to carry out new or additional NSP affordable single family housing projects (Trumbull Neighborhood Partnership and Habitat for Humanity (currently has seven projects underway paid for through NSP1)),
- 2) they have an excess of housing stock they currently own that either needs demolished or rehabilitated and therefore the purchase of new abandoned or foreclosed property is not a feasible option (Sunshine, Inc. (six projects underway through Warren's NSP1 Program) and the WRHDC (acquired six units under NSP1 and four of these units shall be rehabilitated under NSP3)) and;
- 3) their priority for new housing is either for transitional or permanent-supportive housing for the homeless and persons with severe and persistent mental illness (Coleman Behavioral Health) which are ineligible activities under NSP3.

New emergency shelter housing is also a priority for Trumbull County. The Christy House Emergency Shelter located in the City of Warren, run by the Greater Warren Youngstown Urban League, is in poor condition. The options discussed among the Trumbull County Housing Collaborative (TCHC) membership include the rehabilitation of the existing structure or the construction of a completely new facility.

>

>Trumbull County solicited community input from the WRHDC (local non-profit arm of the Trumbull Metropolitan Housing Authority), Sunshine, Inc. (local community housing development organization), Habitat for Humanity, Coleman Behavioral Health (local mental health supportive services provider) and the Mahoning Valley Organizing Collaborative (pre-cursor to the newly formed Trumbull Neighborhood Partnership) during the planning process for NSP1 and also in preparing the abbreviated action plan for NSP 3. These non-profit entities combined provide the vast majority of affordable housing in Trumbull County. For profit developers in Trumbull County historically have not participated in or presented affordable housing opportunities for residents although overall Trumbull County claims one of the most affordable housing markets in the country. In addition to soliciting input from key stakeholders, Trumbull County announced the availability of the NSP3 plan at a public meeting on February 8, 2011, released the NSP3 plan to area newspapers and distributed the plan to publicly accessible buildings within each of the target areas. See Attachment G & H on http://planning.co.trumbull.oh.us/_pages/NSP3.html

The Warren-Youngstown-Mercer Metropolitan Statistical Area (MSA) has a very low cost of living compared with the rest of the country and the cost of housing is also far below the national average. According to the National Association of Home Builders Wells Fargo Housing Market Index, the Warren-Youngstown-Mercer MSA has been included in the top ten listing of the nation's most affordable housing markets since the fourth quarter of 2003 (with the exception of the second quarter of 2005). Compared to the rest of the country, Trumbull County's cost of living is 22.60% lower than the U.S. average. Unfortunately, the low cost of living enjoyed here is correlated with a depressed economy, a shrinking manufacturing tax base, and an increase in minimum wage paying jobs.

According to the Trumbull Metropolitan Housing Authority (TMHA) and the local community housing development organization Sunshine, Inc., affordable housing is not the issue rather the availability of subsidized units in desirable areas throughout Trumbull County; specifically the availability of housing choice vouchers. Meeting with Sunshine, Inc. and TMHA in 2010 revealed that a high percentage of the TMHA and Sunshine, Inc. units are vacant, mostly within the City of Warren. In the city, Sunshine, Inc. has a vacancy rate of 30% and TMHA has a vacancy rate of 20%. Outside of the city both organizations report minimal vacancy. Some of the most affordable housing units in Trumbull County are available through TMHA. High vacancy rates within the City of Warren is due to a number of factors including but not limited to poor perception of the location of the units, those willing to apply to live within affordable subsidized units inside the City of Warren often are unable to retain utility services due to historic non-payment, criminal records and other credit and/or income restraints.

Trumbull County's shrinking population, high vacancy rates in affordable public housing, excess housing stock, low home sales, job loss rates, high unemployment rates, high debt ratio and low wages all support our request to utilize the majority of the NSP3 funds for demolitions. Trumbull County does intend to utilize twenty-five (25) percent of the NSP3 allocation for the rehabilitation of four (4) eligible units purchased with NSP1 funds through a 501C3 - the WRHDC shall provide affordable rental housing for persons whose incomes do not exceed fifty (50) percent of Median Income (AMI).

For a more detailed description of affordable housing in Trumbull County reference the Impediments to Fair Housing Plan and the Blueprint to End Homelessness Plan on the Planning Commission website at www.planning.co.trumbull.oh.us.

The use of 65% of the NSP3 funds for demolitions allows Trumbull County to achieve the intended NSP outcome which is to stabilize neighborhoods. Neighborhoods with just one vacant house can attract vandals, thieves and even rodents. By removing the blighted vacant structure the health and safety of the nearby residents is secure, property values are not affected and the number of vacant units are reduced. The proposed deconstruction of at least one (1) house also coincides with the intended outcomes of the Neighborhood Stabilization Program in promoting green practices.

Trumbull County's plan to get rid of the blight through demolition fits in with the NSP1 and NSP3 Community Plan. The demolition program also fits in well with the Trumbull County Community Assessment & Strategy (CAS) prepared for the Ohio Department of Development as a requirement of the balance of state CDBG Program. Every Target Area identified in the NSP3 application is a part of a Target Investment Area identified in the CAS with the exception of the City of Warren - an entitlement community with its own consolidated plan (which also matches the goals of the NSP blight reduction strategy). NSP3 target areas are a continuation of the expansive demolition program started under NSP1. Over 500 residential and commercial blighted structures were demolished (or are in the process of being) under Trumbull County's and the City of Warren's NSP1 programs. Area officials throughout Trumbull County and in the City of Warren have identified an additional 400 blighted residential and commercial structures that still need to be addressed. Trumbull County anticipates that less than one-quarter of the identified properties can be demolished with the available demolition funds assuming a waiver is granted. Surrounding areas are also beneficiaries of the demolition program as everything is connected. A community without blight

attracts more community and economic development. The work and progress started under NSP1 serves as an impetus for continued improvement by local grass roots organizations and local government officials. This is evidenced by the transformation of the Mahoning Valley Organizing Collaborative. Representatives of this group formed two new community development corporations in Mahoning and Trumbull County over the last two years in order to lead clean-up projects, organize neighborhood groups and promote redevelopment of urban areas. The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the demolition of hundreds of blighted abandoned structures Trumbull County is advancing the purposes of the Neighborhood Stabilization Program. Under NSP 1, Trumbull County has already demolished over 250 blighted abandoned structures while the City of Warren demolished over 300 blighted abandoned structures. Under NSP3, assuming a waiver is granted, a continuation of the much needed demolition program shall address approximately 90 more blighted abandoned structures.

If Trumbull County's waiver request to use 65% of the NSP3 allocation for demolitions is not approved then blighted, vacant structures shall remain on the landscape reducing property values and increasing safety threats for the neighborhoods. Many police, fire and zoning personnel man hours are expended trying to secure and maintain abandoned blighted properties. Assessing the costs of maintenance and demolition to the property owner's tax bill almost always results in little or zero re-payment on the local municipality's investment. Many of these townships and cities do not have any room in their budget for demolitions that may never be repaid. Over the last ten years, utilizing Community Development Block Grant (CDBG) Funds, less than 60 demolitions were carried out countywide (outside the City of Warren). CDBG funds received through the Ohio Department of Development have been prioritized for sanitary sewer construction within Consent Decree Areas as mandated by the State of Ohio, therefore, the majority of the annual CDBG allocation is expended to meet the highest priority need; the construction of sanitary sewer. With the award of NSP 1 grant funds to Trumbull County, the county was able to carry out demolitions on behalf of townships and cities for properties that had been sitting blighted and vacant for years. Trumbull County decided not to assess the cost of the demolition to the property owner's tax bill in order to expedite the sale of vacant lots to nearby homeowners and promote redevelopment within existing neighborhoods. The City of Warren did charge assessments under NSP1; however, since Trumbull County is the lead grantee under NSP 3 no assessments shall be levied against any properties where structures have been demolished with NSP3 funds.

The use of 25% of the NSP3 funds for rehabilitating affordable rental housing units shall also serve to achieve the intended NSP outcome. Foreclosed properties acquired under NSP1 shall be rehabilitated using NSP3 funds through the WRHDC; a non-profit arm of the Trumbull Metropolitan Housing Authority in order to provide affordable rental units to households whose income do not exceed 50% of the AMI. Energy efficiency technical specifications shall be included in all projects.

Data Sources Used to Determine Areas of Greatest Need

www.huduser.org/nsp/nsp3.html was utilized to map the areas of greatest need. Other data were utilized in order to produce the justification for a waiver of the demolition cap. Go to www.planning.co.trumbull.oh.us. Also referenced were the Impediments to Fair Housing Plan for Trumbull County, the Blueprint to End Homelessness Plan for Trumbull County, the Bureau of Labor Statistics, the Ohio Labor Market Information web site, the centralized real estate information services web site, the Trumbull County Clerk of Courts and Sheriff's Office, factfinder.gov, huduser.gov and hotpads.com. Local zoning officials were also contacted for a collection of addresses of proposed demolitions. Addresses demolished and/or acquired under NSP1 are mapped herein. See all attachments on www.planning.co.trumbull.oh.us for complete Market Analysis, Defined NSP3 Goals, Program Delivery Information and Proposed Program Type for Trumbull County.

Determination of Areas of Greatest Need and Applicable Tiers

Trumbull County selected areas of greatest need based on area income < 120% AMI, Vacancy Rates, Foreclosure Estimates w/ score >17, number of proposed demolitions submitted by area zoning officials, local knowledge of the identified target areas, Consistency with the NSP 1 Plan, the City of Warren Consolidated Plan, the Blueprint to End Homelessness Plan, the Continuum of Care planning committee goals, the Impediments to Fair Housing Plan and the ODOD CDBG Community Assessment & Strategy (Attachment B & C). See all attachments on www.planning.co.trumbull.oh.us for complete Market Analysis, Defined NSP3 Goals, Program Delivery Information and Proposed Program Type for Trumbull County. Please see the Demolition Waiver Request for aforementioned information. A tiered approach is not applicable to Trumbull County.

Citizen Participation Plan and Public Comments Received

A public hearing was scheduled for February 1, 2011 in Howland Township to discuss the NSP3 Abbreviated Action Plan although it was necessary to cancel the hearing due to extreme weather conditions. A written announcement regarding the NSP3 meeting and plan was included in the Review Newspaper and the Youngstown Vindicator directing residents to visit the Planning Commission web site at www.planning.co.trumbull.oh.us to view and comment on the plan contents. An announcement was made during a public meeting held on February 8, 2011 instructing the press and those in attendance that the draft plan would be available for review and comment on February 9, 2011 on the planning commission website. An e-mail was sent out to all members of the Trumbull County Housing Collaborative asking the membership to review and comment on the draft NSP3 plan. Draft copies of the plan were distributed to publicly accessible locations within all six (6) identified target areas. A copy of the draft plan and attachments was placed on the Planning Commission website for 15 calendar days starting February 9, 2011.

>Copies of the draft plan were made available for viewing at the:

1. Brookfield Township Administration Building
>6844 Strimbu Drive
>Brookfield, OH 44403
>330-448-4500
2. Girard City Hall
>100 W. Main Street
>Girard, OH 44420
>330-545-3879
3. Howland Township Administration Building
>205 Niles-Cortland Rd NE
>Warren, OH 44484
>330-856-2340
4. Howland Public Library
>Howland Township
>9095 East Market Street

- >330-856-2011
 - 5. Howland Township
 - >Bolindale Fire Station
 - >3403 Ridge Road SE
 - >Warren, OH 44484
- >330-856-7330
 - 6. Hubbard City Hall
 - >220 West Liberty Street
 - >Hubbard, OH 44425
 - >330-534-3090
- 7. Hubbard Township Administration Building
 - >2600 Elmwood Drive Ext.
 - >Hubbard, OH 44425
 - >330-534-1411
- 8. Liberty Township Administration Building
 - >1315 Churchill-Hubbard Rd.
 - >Youngstown, OH 44505
 - >330-759-1315
- 9. Liberty Township Public Library
 - >415 Churchill-Hubbard Rd.
 - >Youngstown, OH 44505
 - >330-759-2589
- 10. Newton Falls City Hall
 - >19 N. Canal Street
 - >Newton Falls, OH 44444
 - >330-872-0806
- 11. Niles City Hall
 - >34 West State Street
 - >Niles, OH 44446
 - >330-652-3415
- 12. Trumbull County Commissioners Office
 - >160 High Street NW
 - >Warren, Ohio 44481
 - >330-675-2451
- 13. Trumbull County Planning Commission
 - >347 North Park Avenue
 - >Warren, OH 44481
 - >330-675-2480
- 14. Trumbull Metropolitan Housing Authority
 - >4076 Youngstown Road
 - >Warren, OH 44484
 - >330-369-1533
- 15. Warren City Hall
 - >391 Mahoning Avenue NW
 - >Warren, OH 44483
 - >330-841-2601
- 16. Warren Community Development Office
 - >418 S. Main Street SW
 - >Warren, OH 44481
 - >330-841-2595
- 17. Warren-Trumbull County Public Library
 - >444 Mahoning Avenue NW
 - >Warren, OH 44483
 - >330-399-8807

In all, Trumbull County received comments from 47 persons including public employees, elected officials and private citizens. The majority of the comments indicate support for Trumbull County's plan to utilize the majority of the NSP3 funds for demolitions. Many people list specific addresses that need addressed in their neighborhoods and also point out the benefits of a demolition program in relation to safety and stabilizing property values.

Ensuring Continued Affordability:

Trumbull County ensures, to the maximum extent practicable and for the longest feasible term, that the rental units purchased through NSP1 as foreclosed-upon residential homes and rehabilitated utilizing NSP3 funds shall remain affordable to individuals and families whose incomes do not exceed 50 percent of the AMI. Trumbull County shall utilize the recapture option for NSP funding. If the WRHDC does not maintain the affordable housing for the four (4) rental units through the assigned affordability period then Trumbull County shall recoup all or a portion of the NSP assistance. The County may at its option reduce the NSP investment amount to be recaptured on a pro[r]rata basis for the time that WRHDC has owned and rented the housing measured against the required affordability period. In those cases where the real estate does not appreciate sufficiently to allow a full recapture, the County will reduce the repayment of the NSP subsidy to allow the original purchaser to resell the unit without incurring a loss. The period of affordability is based upon the total amount of NSP funds subject to recapture described in paragraph (4) of Section 92.254.

Trumbull County recorded both a Mortgage Affidavit and Promissory Note for all four (4) properties after subsidizing the purchase of the homes on behalf of WRHDC. Once all rehabilitation work is completed the Mortgage Affidavit and Promissory Note shall be amended to reflect the purchase price and rehabilitation costs combined. A minimum fifteen-year affordability period shall be maintained by the



WRHDC. The WRHDC shall be the contracting entity and shall enter into an agreement with the contractor who provided the lowest and best bid for the specified rehabilitation work. The WRHDC shall select households for participation in their subsidized rental program whose income does not exceed fifty-percent (50%) of the AMI. WRHDC shall income qualify all of the renters utilizing the HOME Program Income Verification Requirements Process. All renters shall receive subsidies that are based on the fair market value for rentals in Trumbull County. Rents shall never exceed thirty-percent (30%) of the household's gross income. No rehabilitation work, including asbestos and lead abatement, shall commence until a release of funds is issued for the NSP3 funds through the United States Department of Housing and Urban Development.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare - Federal Register/ Vol. 75, No. 201/Tuesday, October 19, 2010/Notices

Definition of Affordable Rents:

As part of the Single Family Rental Rehabilitation Activity (25% Set Aside for Individuals and Families with Incomes \leq 50% of the AMI) four (4) foreclosed units were acquired by the Western Reserve Housing Development Corporation (WRHDC) under NSP1 and shall be rehabilitated utilizing NSP3 funding. WRHDC shall provide subsidized affordable housing opportunities to four (4) households selected through their HUD directed marketing campaign whose incomes do not exceed fifty-percent (50%) of the Average Median Income (AMI) (Trumbull County's AMI is \$40,980). They shall utilize the HUD Fair Market Rents for 2011 in determining subsidy amounts. Rents shall not exceed 30% of renter's household income.

fmr0 - \$462

fmr1 - \$519

fmr2 - \$627

fmr3 - \$789

fmr4 - \$851

Housing Rehabilitation/New Construction Standards:

Trumbull County shall utilize the Ohio Department of Development Office of Housing and Community Partnerships Residential Rehabilitation Standards; November 2008 along with Recommended Energy Efficient and Environmentally-Friendly Green Elements as recommended under NSP3's Federal Register/ Vol. 75, No. 201/Tuesday, October 19, 2010/Notices. Go to http://planning.co.trumbull.oh.us/_pages/NSP3.html for full text of Standards Handbook - Attachment F - on the Trumbull County Planning Commission website.

Vicinity Hiring:

Trumbull County shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such project. Trumbull County offers area businesses incentives for utilizing Section 3 Residents. An award shall be made to the qualified section 3 business concern with the highest priority ranking and with the lowest responsive bid if that bid;

(A) is within the maximum total contract price established in the contracting party's budget for the specific project for which bids are being taken, and

(B) is not more than "higher than the total bid price of the lowest responsive bid from any responsible bidder. " is determined as follows:

When the lowest responsive bid is: - x=lesser of:

Less than \$100,000 - 10% of that bid or \$9,000.

At least \$100,000, but less than \$200,000 - 9% of that bid, or \$16,000.

At least \$200,000, but less than \$300,000 - 8% of that bid, or \$21,000.

At least \$300,000, but less than \$400,000 - 7% of that bid, or \$24,000.

At least \$400,000, but less than \$500,000 - 6% of that bid, or \$25,000.

At least \$500,000, but less than \$1 million - 5% of that bid, or \$40,000.

At least \$1 million, but less than \$2 million - 4% of that bid, or \$60,000.

At least \$2 million, but less than \$4 million - 3% of that bid, or \$80,000.

At least \$4 million, but less than \$7 million - 2% of that bid, or \$105,000.

\$7 million or more - 1 1/2% of the lowest responsive bid, with no dollar limit.

Procedures for Preferences for Affordable Rental Dev.:

Trumbull County shall partner with the WRHDC to provide affordable housing opportunities for special needs families and individuals with NSP funds. Most of these special needs populations have incomes well below 50% of AMI; which is \$40,980 (16% poverty rate) and Trumbull County will make it a priority to work cooperatively with WRHDC and the Trumbull County Housing Collaborative (TCHC) to develop functional permanent supportive housing models to meet the needs of these families and individuals.

Trumbull County has in place an extensive network of housing providers and wrap-around service agencies that organized in the late 1990's with the implementation of the Continuum of Care process. The network, known as the Trumbull County Housing Collaborative (TCHC), works together in order to create and maintain affordable housing opportunities for homeless and other special needs populations.

The TCHC completed the Blueprint To End Homelessness (BTEH) Plan in 2006 which can be found on www.planning.co.trumbull.oh.us. The BTEH Plan along with Trumbull County's Impediments To Fair Housing Plan (also on the TCPC website) detail existing affordable housing opportunities as well as identify gaps to be met. The Trumbull County Planning Commission was the co-founder of the Trumbull County Housing Collaborative and the author of the Impediments to Fair Housing Plan and has comprehensive knowledge of the housing resources available to the residents of Trumbull County, the gaps that remain and the programs in place to serve the people of Trumbull County. Therefore, the procedures used to create preferences for the development of affordable rental housing in Trumbull County have been in place for more than a decade through coordinated planning efforts that are ongoing through the TCHC, the BTEH planning process and the

Fair Housing planning process.

Grantee Contact Information:

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e-mail pcgreen@co.trumbull.oh.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Demolition	1	Demolition
2	Rehabilitation	2	Single Family Rental Rehabilitation Activity
3	Administration	3	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Demolition

Grantee Activity Number: 1
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

1

Projected Start Date:

05/01/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 743,527.85

Other Funds \$ 0.00

Total Funds \$ 743,527.85

Proposed Accomplishments

of Singlefamily Units

85

of Multifamily Units

5

of Housing Units

90

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of Public Facilities

of buildings (non-residential)

of Properties

90

LMI%:



Activity is being carried out by Grantee:

No

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

Trumbull County

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

Trumbull County

Organization Type

Local Government

Proposed

\$ 743,527.85

Location Description:

See Attachment A on http://planning.co.trumbull.oh.us/_pages/NSP3.html and the substantial amendment for maps and data on all eight target neighborhoods.

1. Neighborhood ID: 4703216 - Neighborhood Name: Bolindale and Niles
2. Neighborhood ID: 8492675 - Neighborhood Name: Brookfield 2 4 2011
3. Neighborhood ID: 9946166 - Neighborhood Name: Girard and Liberty 2 3 2011
4. Neighborhood ID: 1325469 - Neighborhood Name: Hubbard and Maplewood 1 18 2011
5. Neighborhood ID: 1435058 - Newton 2 4 2011
6. Neighborhood ID: 7964233 - Neighborhood Name: Warren and Bolin 2 4 2011
7. Neighborhood ID: 6840332 - Neighborhood Name: Census Tract 9206
8. Neighborhood ID: 8342987 - Neighborhood Name: Census Tract 9210

Activity Description:

Trumbull County shall demolish blighted structures as defined herein under the authority of the specified cities and townships in order to benefit the area neighborhoods through the removal of blighted, unsafe structures which shall serve to stabilize neighborhoods and property values, reduce vacancy rates and reduce the cost burden for the local governments charged with maintenance and/or demolition. At least one (1) deconstruction project shall be completed through the demolition program. Trumbull County shall coordinate with the newly formed Trumbull County Land Reutilization Corporation in order to sell or donate tax delinquent, abandoned, vacant lots to nearby landowners or potential developers. Trumbull County shall also coordinate with the newly formed Trumbull Neighborhood Partnership in order to identify potential reuses for the vacant land including development of affordable housing or other opportunities as they arise. A vicinity hiring clause will be included in the bid documents.

Project # / Title: 2 / Rehabilitation**Grantee Activity Number:**

2

Activity Title:

Single Family Rental Rehabilitation Activity

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/01/2011

Activity Status:

Completed

Project Title:

Rehabilitation

Projected End Date:

01/31/2013



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)

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:**

\$ 285,972.25

Other Funds

\$ 0.00

Total Funds

\$ 285,972.25

Proposed Beneficiaries

Renter Households

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

4

4

100.00

of Households

4

4

100.00

Proposed Accomplishments**Total**

of Singlefamily Units

4

of Housing Units

4

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

4

#Units deconstructed

#Sites re-used

4

#Units exceeding Energy Star

2

#Units with bus/rail access

#Low flow showerheads

4

#Low flow toilets

4

#Units with solar panels

#Dishwashers replaced

4

#Clothes washers replaced

4

#Refrigerators replaced

4

#Light fixtures (outdoors) replaced

3

#Light Fixtures (indoors) replaced

4

#Replaced hot water heaters

4

#Replaced thermostats

4

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

4

#Energy Star Replacement Windows

4

of Properties

4



Activity is being carried out by Grantee:

No

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

Trumbull County

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

Trumbull County

Organization Type

Local Government

Proposed

\$ 285,972.25

Location Description:

- 1). 506 Washington, Girard, OH 44420 CT 9323 BG 2010
- 2). 674 Grover, Masury, OH 44438 CT 9314 BG 1013
- 3). 409 Ventura, Youngstown, OH 44505 CT 9320 BG 2005
- 4). 501 Murray Hill, Youngstown, OH 44505 CT 9319 BG 1019

Activity Description:

Trumbull County is subsidizing the rehabilitation of four (4) foreclosed units acquired under NSP1 for the Western Reserve Housing Development Corporation to provide affordable rental opportunities for individuals and families with Incomes at or below 50% of the AMI. Trumbull County shall incorporate energy efficiency technical specifications into the rehabilitation projects as specified by the NSP3 guidelines and follow the State of Ohio Residential Rehabilitation Standards. Attachment F. Trumbull County shall ensure continued affordability of the specified units by implementing the HOME Program Affordability Requirements stated in 24 CFR 92.252. Attachment E. A vicinity hiring clause will be included in the bid documents.

Project # / Title: 3 / Administration**Grantee Activity Number:**

3

Activity Title:

Administration

Activity Type:

Administration

Project Number:

3

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Total Budget:

\$ 114,388.90

Other Funds

\$ 0.00

Total Funds

\$ 114,388.90

Activity is being carried out by Grantee:

No

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

Trumbull County

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

Trumbull County

Organization Type

Local Government

Proposed

\$ 114,388.90

Location Description:

Trumbull County, Ohio

Activity Description:

The Trumbull County Planning Commission shall administer the NSP3 Program according to 24 CFR Part 570.206

Action Plan Comments:

- Reviewer - Plan is rejected so that grantee can make reporting revisions to reflect guidance from NSP Webinar on DRGR that was held on 3/10/2011. -OA 3/10/2011
- Reviewer - DRGR Action Plan is rejected as the jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/3/2011 to the DRGR Action Plan: 1) Data source used to determine the areas of greatest needs, 2) How the areas of greatest needs were established, and 3) Summary of citizen comments. -OA 3/17/2011
- Reviewer - Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/3/2011 to DRGR Action Plan. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ did not approve the demolition waiver. -OA 3/17/2011
- Reviewer - Concurrence with Reviewer's comments and we recommend approval of this Action Plan: RTH 6/7/11.

- Reviewer - Grantee revised project and activity setup as previous activities were listed under the default project 9999, which will not allow for voucher creation or draws. Revised setup is acceptable. -OA 7/7/2011
- Reviewer - Approved - TB - 7/8/11
- Reviewer - DRGR Action Plan is rejected to allow county to add 2 new Census Tracts as part of a Substantial Amendment recently approved by HUD FO. -OA 5/15/2012
- Reviewer - County updated DRGR Action Plan to include 2 new Census Tracts in a substantial amendment recently approved by HUD FO. This DRGR Action Plan substantial amendment is acceptable. -OA 5/15/2012
- Reviewer - Recommend Approval. RTH 5/16/12
- Reviewer - Recommend Approval. Grantee was told to make a change that was already in place. BW 8/27/14

Action Plan History

Version	Date
B-11-UN-39-0011 AP#1	08/27/2014
B-11-UN-39-0011 AP#2	05/16/2012
B-11-UN-39-0011 AP#3	07/08/2011

