

Action Plan

Grantee: Youngstown, OH

Grant: B-11-MN-39-0014

LOCCS Authorized Amount:	\$ 1,096,328.00
Grant Award Amount:	\$ 1,096,328.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,096,328.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

A total of \$275,000 will be used for the required low-income housing set-aside for the acquisition and rehabilitation of housing to be sold or rented to a minimum of two income eligible families. Funding in the amount of \$722,246 will be dedicated to blight removal for the demolition of 140 blighted residential structures. All activities will be targeted in five areas identified as the areas of greatest need. The remaining \$99,082 will be used for grant administration.

HUD provided data and assigned an NSP 3 needs rating from 20 – 0. A score of 20 means the area has the greatest need. HUD also established a minimum needs score for each State. The minimum needs score for the State of Ohio is 17. A review of data provided by the HUD NSP 3 data mapping tool shows all but five of the 40 census tracts in the City of Youngstown meet the minimum score of 17. A total of 14 census tracts have the highest score of 20, ten census tracts are rated 19, Six scored 18, and five scored a 17.

Activity funding will be targeted in five areas of the city based on the following data from the HUD NSP 3 data mapping tool:

	Needs Score	Total Housing Persons 120% AMI	USPS vacancy	Mortgage 2004-2007	Foreclosure starts	REO7/09-6/10	%
Target Area 1							
ID 8324035	18.21	2384	161	111	9	6	85.46
Target Area 2							
ID 8656097	17.51	1103	48	108	8	4	 78.36
Target Area 3							
ID 6234161	20	1041	62	166	17	10	55.78
Target Area 4							
ID 5551635	20	514	64	83	9	4	85.37
Target Area 5							



ID 6240478	18.36	12079	646	2255	185	110	75.04
TOTAL AREAS 134	18.43 76.00	17121	981	2723		228	

The City of Youngstown conducted several "stakeholder" meetings in preparation of this plan amendment as well as four citizen participation meetings (one on each side of town). The draft amendment was posted on the City of Youngstown website www.cityofyoungstownoh.org and made available for public review and comment for a 15 day period from February 10th through February 25th 2011. No public comments were received regarding the draft.

How Fund Use Addresses Market Conditions:

Clearance and Demolition is listed in the City of Youngstown's 5-year Consolidated Plan (2010-2014) as a "high" priority. With over 1,100 vacant structures meeting the definition of "blighted" an estimated \$11 million is required to address the need.

The City allocated \$1.3 million of the \$2.7 million in Neighborhood Stabilization Program funds to blight removal. An additional \$1.1 million of State of Ohio NSP funds were also used for blight removal in the City of Youngstown and during 2009 and 2010 a total of 811 blighted structures were removed. Despite this very aggressive two-year demolition program, there remains an additional 951 blighted residential structures. These blighted structures have the greatest impact on neighborhood stability, property values, and the general health and welfare of the citizens of Youngstown.

Rapidly arrest decline. The main function of the NSP is to support uses and activities that will rapidly arrest the decline of targeted neighborhoods that have been negatively affected by abandoned or foreclosed properties. NSP will not effectively deal with all of the destabilizing effects of blight, abandonment and foreclosures throughout the City. It can however, effectively provide stability to portions of the city. Targeting areas that have a higher than average owner-occupancy rate, strong neighborhood organizations, stabilizing neighborhood assets such as parks or schools and areas where the removal of the limited amount of blight will rapidly arrest further decline.

With public input and political support, Youngstown has identified five target areas where the use of \$722,246 for blight removal will rapidly arrest further decline and have a stabilizing effect.

Ensuring Continued Affordability:

The City of Youngstown will adopt and enforce the minimum continued affordability requirements of the HOME program for all NSP assisted rental and home ownership projects of 5 to 15 years depending on the per unit investment.

Definition of Blighted Structure:

"Blighted structure" shall mean premises which because of their age, obsolescence, dilapidation, deterioration, lack of maintenance or repair which constitute public nuisances at the premises or any combination thereof, including the ineffectiveness of Housing Code Enforcement after lawfully issued citations or violation notices, constitute an apparent fire hazard, place of retreat for immoral and criminal purposes constituting a public nuisance or repeated and serious breaches of the peace, health hazard, public safety or any combination thereof; an unreasonable interference with the reasonable and lawful use and employment of other premises within the neighborhood; or a factor seriously depreciating property values in the neighborhood.

Definition of Affordable Rents:

The definition of "maximum affordable rents" is the FY 2011 HUD Fair Market Rent for Youngstown-Warren-Boardman Metro Area and is listed below:

Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
\$462	\$519	\$627	\$789	\$851

Housing Rehabilitation/New Construction Standards:

The City of Youngstown will apply the City of Youngstown Housing and Property Maintenance Code (adopted August 2003, the 2003 edition of the International Property Maintenance Code as amended) to all NSP assisted rehabilitation activities. The City will also seek to improve energy efficiency for NSP funded residential rehabilitation projects.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.



Procedures for Preferences for Affordable Rental Dev.:

The City of Youngstown will allocated the required minimum 25% (\$275,000) to partner with the Youngstown Neighborhood Development Corporation (YNDC) to acquire abandoned, foreclosed homes for rental units to benefit individuals and families whose incomes do not exceed 50% of the AMI as shown in the following chart.

Grantee Contact Information:

’Avignon, William
,
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,
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,
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	YNDC Acquisition	1	YNDC Acquisition & Rehab
2	Targeted Blight Removal	2	Targeted Blight Removal
3	Administration	3	Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1 / YNDC Acquisition

Grantee Activity Number: 1
Activity Title: YNDC Acquisition & Rehab

Activity Type:
 Acquisition - general

Project Number:
 1

Projected Start Date:
 03/08/2011

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:
 YNDC Acquisition

Projected End Date:
 03/08/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 275,000.00
Other Funds: \$ 0.00
Total Funds: \$ 275,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Youngstown Neighborhood Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Youngstown Neighborhood Development Corp

Organization Type

Non-Profit

Proposed

\$ 275,000.00

Location Description:

Idora Neighborhood - Census Tract 802500

Activity Description:

Acquisition and rehabilitation of vacant/abandoned residential dwellings for rental or sale to, two income eligible families. Affordability period will be established between 5 and 15 years. CDBG Activity: 24 CFR 570.201(a) Acquisition

Project # / Title: 2 / Targeted Blight Removal

Grantee Activity Number: 2

Activity Title: Targeted Blight Removal

Activity Type:

Clearance and Demolition

Activity Status:

Completed

Project Number:

2

Project Title:

Targeted Blight Removal

Projected Start Date:

03/08/2011

Projected End Date:

03/08/2014

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:

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

Total Budget: \$ 722,246.00

Other Funds \$ 0.00

Total Funds \$ 722,246.00

Environmental Assessment:

COMPLETED



Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
77031	30285	16388	60.59

Proposed Accomplishments

of Properties

Total
140

LMI%:	60.59
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Youngstown, OH

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Youngstown, OH

Organization Type

Local Government

Proposed

\$ 722,246.00

Location Description:

All 5 target areas identified on the NSP 3 mapping tool

Activity Description:

Inspect, issue notice and contracting for demolition of 140 blighted structures within the identified NSP 3 target areas.
CDBG Activity: 24 CFR 570.201(d)

Project # / Title: 3 / Administration

Grantee Activity Number: 3
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Completed

Project Number:

3

Project Title:

Administration

Projected Start Date:

03/08/2011

Projected End Date:

03/08/2014

Project Draw Block by HUD:

Project Draw Block Date 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 Draw Block Date by HUD:

Total Budget:	\$ 99,082.00
Other Funds	\$ 0.00
Total Funds	\$ 99,082.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Youngstown, OH

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Youngstown, OH	Local Government	\$ 99,082.00

Location Description:

City of Youngstown & YNDC

Activity Description:

Grant administrative costs for the City of Youngstown and YNDC for activity 1 and 2.
CDBG Activity: CDBG - 24 CFR 570.205 and 206

Action Plan Comments:

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 3/8/2011 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, 3) Public participation plan and summary of citizen comments, 4) Citation of related CDBG activity for each activity listed. -OA 3/17/2011



- Reviewer - Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/8/2011 to DRGR Action Plan. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ has yet to approve the demolition waiver. -OA 3/22/2011
- Reviewer - Concurrence with reviewer's comments and we recommend approval: RTH 6/7/11
- Reviewer - Activities were changed from under way to completed for the closeout process and as instructed by me. Recommend Approval. BW 2/10/15

Action Plan History

Version	Date
B-11-MN-39-0014 AP#1	02/10/2015
B-11-MN-39-0014 AP#2	06/07/2011

