

Grantee: Butler County, OH

Grant: B-08-UN-39-0001

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-39-0001

Obligation Date:**Grantee Name:**

Butler County, OH

Award Date:**Grant Amount:**

\$4,213,742.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

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).

Recovery Needs:

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.

| Overall | This Report Period | To Date |
|---|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$8,427,484.00 |
| Total CDBG Program Funds Budgeted | N/A | \$4,213,742.00 |
| Program Funds Drawdown | \$10,966.68 | \$10,966.68 |
| Obligated CDBG DR Funds | \$403,742.00 | \$403,742.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|---------|
| Minimum Overall Benefit Percentage | \$99.99 | \$0.00 |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$632,061.30 | \$0.00 |
| Limit on Admin/Planning | \$421,374.20 | \$0.00 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Butler County is in the process of procuring an appraiser through the RFP process. In addition, Butler County Community Development is working with the Butler County Prosecutors office to employ outside counsel to assist Community Development with title work, purchase offers, and closings of properties acquired through the NSP program. Community Development has been working with each jurisdiction within the NSP target areas to identify properties which meet the criteria for the NSP program, and been working with the BC Sheriff's office regarding weekly foreclosures acquired through the sheriff's sale. Due to this being a completely new program to everyone, the start up phase is taking much longer than anticipated. Amendment is currently being processed to replace Land Banking with Redevelopment.

Project Summary

| Project #, Project Title | This Report Period | | To Date | |
|---|------------------------|------------------------|------------------------|------------------------|
| | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| NSP-08-1, Financing Mechanisms | \$200,000.00 | \$0.00 | \$200,000.00 | \$0.00 |
| NSP-08-2, Acquisition Rehab | \$1,046,500.00 | \$0.00 | \$1,046,500.00 | \$0.00 |
| NSP-08-3, Acquisition Rehab - 25% Set Aside | \$1,053,500.00 | \$0.00 | \$1,053,500.00 | \$0.00 |
| NSP-08-4, Redevelopment | \$1,000,000.00 | \$0.00 | \$1,000,000.00 | \$0.00 |
| NSP-08-5, Demolition | \$500,000.00 | \$0.00 | \$500,000.00 | \$0.00 |
| NSP-08-6, Acquisition Rehab-Counseling | \$10,000.00 | \$0.00 | \$10,000.00 | \$0.00 |
| NSP-08-7, Administration | \$403,742.00 | \$10,966.68 | \$403,742.00 | \$10,966.68 |

Activities

Grantee Activity Number: 101

Activity Title: Financing - DPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

NSP-08-1

Project Title:

Financing Mechanisms

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Butler County

| Overall | Apr 1 thru Jun 30, 2009 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

570.206 Financing mechanism through the use of down payment assistance for households buying former foreclosed upon homes. Amended funds and moved to redevelopment.

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 Progress Narrative:

No activity at this time.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|---------------|
| Neighborhood Stabilization Program | \$0.00 |
| Total Other Funding Sources | \$0.00 |

Grantee Activity Number: 201-Counseling
Activity Title: Counseling

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Planned

Project Number:
 NSP-08-2

Project Title:
 Acquisition Rehab

Projected Start Date:
 03/19/2009

Projected End Date:
 03/18/2013

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Butler County

| Overall | Apr 1 thru Jun 30, 2009 | To Date |
|---|-------------------------|-------------|
| Total Projected Budget from All Sources | N/A | \$20,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$10,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

570.201 (n) Homebuyer counseling for those families purchasing homes funded through the NSP.

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 Progress Narrative:

No activity at this time.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Households benefitting | 0 | 0 | 0 | 0/8 | 0/7 | 0/15 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|-----------------------------|-------------|
| Total Other Funding Sources | \$10,000.00 |

| | |
|------------------------------------|-------------|
| Neighborhood Stabilization Program | \$10,000.00 |
| Total Other Funding Sources | \$10,000.00 |

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

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NSP-08-2

Project Title:
Acquisition Rehab

Projected Start Date:
03/19/2009

Projected End Date:
03/18/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
Butler County

| Overall | Apr 1 thru Jun 30, 2009 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,093,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,046,500.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

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 Progress Narrative:

No activity at this time.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/7 | 0/7 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

| | |
|------------------------------------|----------------|
| Neighborhood Stabilization Program | \$1,046,500.00 |
| Total Other Funding Sources | \$1,046,500.00 |

| | |
|---------------------------------|------------------------------------|
| Grantee Activity Number: | 301 |
| Activity Title: | Acquisition Rehab - 50% LMI |

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP-08-3

Project Title:

Acquisition Rehab - 25% Set Aside

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Butler County

Overall**Apr 1 thru Jun 30, 2009****To Date**

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,107,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,053,500.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

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.

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 Progress Narrative:

No activity at this time.

Performance Measures

| | This Report Period | | Total | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | | Low | Mod | Total |
| # of Households benefitting | 0 | 0 | 0 | 0/8 | 0/0 | 0/8 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|----------------|
| Neighborhood Stabilization Program | \$1,053,500.00 |
| Total Other Funding Sources | \$1,053,500.00 |

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

Activity Category:

Rehabilitation/reconstruction of public facilities

Activity Status:

Under Way

Project Number:

NSP-08-4

Project Title:

Redevelopment

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Butler County

| Overall | Apr 1 thru Jun 30, 2009 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,200,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,000,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

Butler County NSP target area within the City of Monroe.

Activity Progress Narrative:

Amendment being processed to replace Land Banking with Redevelopment.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|----------------|
| Neighborhood Stabilization Program | \$1,200,000.00 |
| Total Other Funding Sources | \$1,200,000.00 |

| | |
|---------------------------------|---------------------------|
| Grantee Activity Number: | 501-New Miami Demo |
| Activity Title: | Demo - New Miami |

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

NSP-08-5

Project Title:

Demolition

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Butler County

Overall

Apr 1 thru Jun 30, 2009

To Date

| | | |
|---|--------|--------------|
| Total Projected Budget from All Sources | N/A | \$160,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$80,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

No activity at this time.

Performance Measures

| | This Report Period | | Total | Cumulative Actual Total / Expected | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/10 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|-------------|
| Neighborhood Stabilization Program | \$80,000.00 |
| Total Other Funding Sources | \$80,000.00 |

| | |
|---------------------------------|-----------------------|
| Grantee Activity Number: | 701 |
| Activity Title: | Administration |

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-08-7

Project Title:

Administration

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

National Objective:

N/A

Responsible Organization:

Butler County

Overall**Apr 1 thru Jun 30, 2009****To Date**

| | | |
|---|--------------|--------------|
| Total Projected Budget from All Sources | N/A | \$807,484.00 |
| Total CDBG Program Funds Budgeted | N/A | \$403,742.00 |
| Program Funds Drawdown | \$10,966.68 | \$10,966.68 |
| Obligated CDBG DR Funds | \$403,742.00 | \$403,742.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Administration costs associated with the NSP. 570.206

Location Description:

130 High Street Hamilton, OH 45011

Activity Progress Narrative:

Funds have been drawn to offset personnel expenses relating to the NSP program. Establishment of properties, RFP process, preliminary legal work being established.

Performance Measures**No Performance Measures found.****Activity Locations****No Activity Locations found.**

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$403,742.00 |
| Total Other Funding Sources | \$403,742.00 |
