

**Grantee: Butler County, OH**

**Grant: B-08-UN-39-0001**

**October 1, 2009 thru December 31, 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

**QPR Contact:**

Donna Everson

## 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	\$8,627,484.00
Total CDBG Program Funds Budgeted	N/A	\$4,213,742.00
Program Funds Drawdown	\$58,480.00	\$132,233.00
Obligated CDBG DR Funds	\$0.00	\$403,742.00
Expended CDBG DR Funds	\$61,316.91	\$124,103.27
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	\$124,103.27
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

## Overall Progress Narrative:

The preliminary work to implement the NSP has taken longer than anticipated. However, the County has amended its Action Plan and is working diligently to meet the obligation deadline. The last week in December '09, ICF consultants visited Butler County, and assessed where improvements can be made. Butler County is committed to working with ICF and HUD to address these issues for a successful NSP program.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-08-1, Financing Mechanisms	\$0.00	\$200,000.00	\$0.00
NSP-08-2, Acquisition Rehab	\$0.00	\$1,056,500.00	\$0.00
NSP-08-3, Acquisition Rehab - 25% Set Aside	\$0.00	\$1,053,500.00	\$0.00
NSP-08-4, Redevelopment	\$0.00	\$1,000,000.00	\$0.00
NSP-08-5, Demolition	\$0.00	\$500,000.00	\$0.00
NSP-08-6, Acquisition Rehab-Counseling	\$0.00	\$0.00	\$0.00
NSP-08-7, Administration	\$58,480.00	\$403,742.00	\$132,233.00

## 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

This activity is to be cancelled.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	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

<b>Other Funding Sources</b>	<b>Amount</b>
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

**Grantee Activity Number:** 201-Counseling  
**Activity Title:** Counseling

<b>Activity Category:</b> Homeownership Assistance to low- and moderate-income	<b>Activity Status:</b> Planned
<b>Project Number:</b> NSP-08-2	<b>Project Title:</b> Acquisition Rehab
<b>Projected Start Date:</b> 03/19/2009	<b>Projected End Date:</b> 03/18/2013
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Butler County

Overall	Oct 1 thru Dec 31, 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:

This activity has not been initiated yet.

### Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		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
Neighborhood Stabilization Program	\$10,000.00
Total Other Funding Sources	\$10,000.00

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**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,093,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,046,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Activity has not been initiated yet.

**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**

Total Other Funding Sources

\$1,046,500.00



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

<b>Grantee Activity Number:</b>	<b>301</b>
<b>Activity Title:</b>	<b>Acquisition Rehab - 50% LMI</b>

**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	Oct 1 thru Dec 31, 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:**

Activity has not been initiated yet.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	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

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**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

An appraisal has been completed for this property, as well as an estimate of rehabilitation necessary to renovate into a community library. A purchase offer will be made as soon as legal documentation has been obtained (approved purchase contract, title defects).

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/1

**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	\$1,200,000.00

Neighborhood Stabilization Program

\$1,200,000.00

Total Other Funding Sources

\$1,200,000.00

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

**Activity Title:** Seven Mile

**Activity Category:**

Rehabilitation/reconstruction of public facilities

**Activity Status:**

Planned

**Project Number:**

NSP-08-4

**Project Title:**

Redevelopment

**Projected Start Date:**

01/29/2010

**Projected End Date:**

08/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Butler County

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$400,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$200,000.00

**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:**

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

**Location Description:**

Village of Seven Mile, Ohio. Rt 127

**Activity Progress Narrative:**

Legal issues are being resolved with this property concerning title issues and environmental concerns.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/1

**Activity Locations**

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Court ordered property to be demolished in February. Currently waiting on environmental period to be complete.

**Performance Measures**

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

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$100,000.00
Total Other Funding Sources	\$100,000.00

<b>Grantee Activity Number:</b>	<b>701</b>
<b>Activity Title:</b>	<b>Administration</b>

**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**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$807,484.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$403,742.00
<b>Program Funds Drawdown</b>	\$58,480.00	\$132,233.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$403,742.00
<b>Expended CDBG DR Funds</b>	\$61,316.91	\$124,103.27
Butler County	\$61,316.91	\$124,103.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

All funds expended on salaries and admin expenses.

**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**

Total Other Funding Sources

\$403,742.00

Neighborhood Stabilization Program

\$403,742.00

Total Other Funding Sources

\$403,742.00

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