

Grantee: Butler County, OH

Grant: B-08-UN-39-0001

July 1, 2019 thru September 30, 2019 Performance Report

Grant Number: B-08-UN-39-0001	Obligation Date:	Award Date:
Grantee Name: Butler County, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,213,742.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$4,213,742.00	Estimated PI/RL Funds: \$326,498.69	
Total Budget: \$4,540,240.69		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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).

Distribution and and Uses of Funds:

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.



Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,123,548.38
Total Budget	\$0.00	\$4,540,240.69
Total Obligated	\$0.00	\$4,540,240.69
Total Funds Drawdown	\$0.00	\$4,540,240.69
Program Funds Drawdown	\$0.00	\$4,213,742.00
Program Income Drawdown	\$0.00	\$326,498.69
Program Income Received	\$0.00	\$326,498.69
Total Funds Expended	\$0.00	\$4,540,240.69
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$397,920.84

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$397,920.84
Limit on Public Services	\$632,061.30	\$0.00
Limit on Admin/Planning	\$421,374.20	\$445,287.45
Limit on Admin	\$0.00	\$445,287.45
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,135,060.17	\$1,135,202.04



Overall Progress Narrative:

no changes this quarter

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-08-2, Acquisition Rehab	\$0.00	\$1,313,522.18	\$1,238,512.26
NSP-08-3, Acquisition Rehab - 25% Set Aside	\$0.00	\$1,135,202.04	\$1,024,447.45
NSP-08-4, Redevelopment	\$0.00	\$1,276,122.18	\$1,200,000.00
NSP-08-5, Demolition	\$0.00	\$370,106.84	\$329,638.84
NSP-08-7, Administration	\$0.00	\$445,287.45	\$421,143.45



