

Grantee: Butler County, OH

Grant: B-08-UN-39-0001

January 1, 2020 thru March 31, 2020 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: Desmond Maaytah
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:

DEFINITIONS AND DESCRIPTIONS (1) Definition of "blighted structure" in context of state or local law. Response• Butler County will adhere to the State Definition of Blight, under ORC 1.08: As used in the Revised Code: (A) "Blighted area" and "slum" mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use. (B) "Blighted parcel" means either of the following: (1) A parcel that has one or more of the following conditions: (a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use; (b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination; (c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed. (2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations: (a) Dilapidation and deterioration; (b) Age and obsolescence; (c) Inadequate provision for ventilation, light, air, sanitation, or open spaces; (d) Unsafe and unsanitary conditions; (e) Hazards that endanger lives or properties by fire or other causes; (f) Noncompliance with building, housing, or other codes; (g) Nonworking or disconnected utilities; (h) Is vacant or contains an abandoned structure; (i) Excessive dwelling unit density; (j) Is located in an area of defective or inadequate street layout; (k) Overcrowding of buildings on the land; (1) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (m) Vermin infestation; (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time; (o) Identify

Definitions and Descriptions:

d hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime; (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located. (C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a compar

Low Income Targeting:

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income. Response•

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.

Acquisition and Relocation:

Response:

- There will be demolition of approximately 50 vacant and abandoned buildings which are beyond repair.
- Approximately 8 homes will be acquired and rehabilitated, then sold to families who meet the income guidelines of the NSP Program; those between 50% and 120% AMI.
- 10 homes / families will be assisted through financing mechanisms, then continued through a revolving account for additional homes/families to be assisted, those between 50% and 120% AMI..
- Approximately 7 housing units will be made available to the population below the 50%AMI, through the Acquisition / Rehabilitation Program.

Public Comment:

The Notice of Substantial Amendment was published in the Journal News on November 7, 2008, with a Comment Period from November 7 — 21, 2008. The notice was posted on the Butler County website, with a link to the following information:

- Amendment
- Comment Form
- Income Limits
- NSP Map

In addition, a public hearing was held on October 20, 2008. Discussion commenced between the Community Development Director, the County Recorder, the Board of Commissioners, and a local "Foreclosure / OREA Specialist" banking official. Public comments are included as part of this Amendment in Section 4. Evidence of Citizen Participation is also included as part of this Amendment in Section 4.

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, final QPR before closeout

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

Activities

Project # / NSP-08-2 / Acquisition Rehab

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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
NSP-08-2	Acquisition Rehab
Projected Start Date:	Projected End Date:
03/19/2009	03/18/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Butler County1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,313,522.18
Total Budget	\$0.00	\$1,313,522.18
Total Obligated	\$0.00	\$1,313,522.18
Total Funds Drawdown	\$0.00	\$1,313,522.18
Program Funds Drawdown	\$0.00	\$1,238,512.26
Program Income Drawdown	\$0.00	\$75,009.92
Program Income Received	\$24,077.00	\$99,153.92
Total Funds Expended	\$0.00	\$1,313,522.18
Butler County1	\$0.00	\$1,313,522.18
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		11/11	
# of Singlefamily Units	0		11/11	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	7/11	11/11	81.82
# Owner Households	0	0	0	2/0	7/11	11/11	81.82

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$1,238,512.26
Program Income	\$75,076.92
Total Other Funding Sources	\$0.00

Project # / NSP-08-5 / Demolition

Grantee Activity Number:	501-Demolition
Activity Title:	Demolition

Activitiy Category:	Activity Status:
Clearance and Demolition	Under Way
Project Number:	Project Title:
NSP-08-5	Demolition
Projected Start Date:	Projected End Date:
03/19/2009	03/18/2013
Benefit Type:	Completed Activity Actual End Date:
Area ()	
National Objective:	Responsible Organization:
NSP Only - LMMI	Butler County1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$257,830.63
Total Budget	\$0.00	\$257,830.63
Total Obligated	\$0.00	\$257,830.63
Total Funds Drawdown	\$0.00	\$257,830.63
Program Funds Drawdown	\$0.00	\$217,362.63
Program Income Drawdown	\$0.00	\$40,468.00

Program Income Received	\$0.00	\$40,468.00
Total Funds Expended	\$0.00	\$257,830.63
Butler County1	\$0.00	\$257,830.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/38

Beneficiaries Performance Measures

No Beneficiaries 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	\$217,362.63
Program Income	\$40,468.00
Total Other Funding Sources	\$0.00

Project # / NSP-08-7 / Administration

Grantee Activity Number:	701
Activity Title:	Administration

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
NSP-08-7	Administration
Projected Start Date:	Projected End Date:
03/19/2009	03/18/2013
Benefit Type:	Completed Activity Actual End Date:
()	

National Objective:
N/A

Responsible Organization:
Butler County1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$445,287.45
Total Budget	\$0.00	\$445,287.45
Total Obligated	\$0.00	\$445,287.45
Total Funds Drawdown	\$0.00	\$445,287.45
Program Funds Drawdown	\$0.00	\$421,143.45
Program Income Drawdown	\$0.00	\$24,144.00
Program Income Received	(\$24,077.00)	\$0.00
Total Funds Expended	\$0.00	\$445,287.45
Butler County1	\$0.00	\$445,287.45
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries 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	\$0.00

Neighborhood Stabilization Program	\$421,143.45
Program Income	\$24,144.00
Total Other Funding Sources	\$0.00
