

Grantee: Canton, OH

Grant: B-08-MN-39-0002

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0002

Obligation Date:**Grantee Name:**

Canton, OH

Award Date:**Grant Amount:**

\$3,678,562.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Canton, Ohio, Home of the Pro Football Hall of Fame, President McKinley and the First Ladies National Historic Site, is rich in historic architecture and is highly served in the areas of higher education, roadway and rail. As recent as 1990, Cantons population was over 84,000 (City of Canton, Ohio: Demographic Trends). A shift in the manufacturing industry caused a population decrease. In 2000, The US census shown that the population was 80,806 with 32,489 households and 19,785 families. Due to the loss of jobs from two of its major anchors employers, The Timken Company and The Hoover Factory, the citys population has been impacted negatively as the 2004 census shows the population at just over 78,000. The Citys housing stock is composed heavily of homes built pre-1940. The homes were built to accommodate large and often extended families. The average home is about 3,500 square feet. With the decrease in family size, these homes were converted to multifamily units saturating the city with rental properties. These units also represented a challenge as it resulted in an influx in vacant homes. With the rise in utility costs and a failing real estate market, these homes added to the already high abandonment numbers. With 12 neighborhoods, (Wells, Summit, West Park, Ridgewood, Harter Heights, Ridgewood, Crystal Park, Belden, Washington, Lathrup, Market Heights and Eastpointe) the community continues to fight against the decline in housing stock as vacancies, dilapidation, crime and foreclosure continues to plague the city. The foreclosure crisis hit the City of Canton very hard. The city ranks number 7 in the state and in 2006 ranked number 9 in the top 10 metropolitan foreclosure rate listing (realtytrac.com). With an estimated 40,000 parcels, Canton has over 2800 foreclosures and over 2800 vacant and abandoned properties. Over 10% of the Citys housing stock is affected by vacant, abandoned and foreclosed properties. This represents an apparent need for revitalization and innovative strategy to address the issues at hand. The City of Canton has four main goals in implementing the Neighborhood Stabilization Program: · Create a master plan to impel growth and reform to the City of Cantons Housing Stock. · Rejuvenate communities by returning vacant properties to occupied structures. · Revive foreclosed properties and restore them to taxable parcels. · Improve the Citys housing stock and creating cohesive neighborhoods through increased affordable homeownership. The City of Canton has utilized criteria determined by HUD prioritizing the area of greatest need. Using the data provided, The City of Canton used the following methodology in assessing the areas of greatest need: · Focus on areas with greatest percentage of home foreclosures; · Focus on areas with Highest percentage of homes financed by sub prime mortgages; · Focus on areas that is likely to face a significant rise in the rate of home foreclosures The city has identified four (4) targeted areas (census tracts with greatest need). Focusing on a targeted approach, the city feels that this will equate to projects that have a greater visible impact on the community. These areas are described under each criterion.

Recovery Needs:

As a requirement of Section 2301(c)(2) of the Housing and Economic Recovery Act, the city is required to utilize funding in the areas with the greatest percentage of home foreclosure, the areas with the highest percentages of sub prime mortgages and the area that is likely to face a rise in foreclosure.

The city will comply with the requirement of benefiting individuals and households at or below 120% of the area median income. Also 25% of the allocation will be used to benefit individuals or households below or at 50% of the area median income.

The city will use a targeted approach to address foreclosed parcels of land and properties in the areas heavily affected by the highest percentage of foreclosures, highest percentage of homes financed by sub prime mortgages and in areas that are likely to face a significant rise in foreclosure. The goal will be to return vacant property to viable parcels of land, revitalize the community through redevelopment and rehabilitation and provide home ownership mechanisms to impel neighborhood growth. All recipients will receive at least eight hours of counseling as provided by HERA.

To achieve these goals the city will use funds in the following areas and include administration costs:

- Land Bank-Acquisition and Demolition
- Rehabilitation
- Redevelopment
- Down Payment assistance
- Counseling

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,542,850.00
Total CDBG Program Funds Budgeted	N/A	\$3,542,850.00
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

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	\$551,784.30	\$0.00
Limit on Admin/Planning	\$367,856.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of October 31, 2009, no funds were drawn for NSP projects. The City has approved a contract with Habitat for Humanity for the construction of 7 homes. We anticipate making a payment for this project before the end of 2009. The City is in the process of securing and demolishing vacant, unsafe properties to prepare sites for redevelopment.

Project Summary

Project #, Project Title

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
NSP1, Land Bank - Acquisition	\$0.00	\$0.00	\$735,712.00	\$0.00
NSP2, Administration	\$0.00	\$0.00	\$367,856.00	\$0.00
NSP3, Redevelopment-25% set aside	\$0.00	\$0.00	\$919,641.00	\$0.00
NSP4, Finance Mechanisms -Down Payment Assistance	\$0.00	\$0.00	\$90,000.00	\$0.00
NSP5, Financing Mechanisms - Home Ownership Counseling	\$0.00	\$0.00	\$33,353.00	\$0.00
NSP6, Redevelopment	\$0.00	\$0.00	\$1,532,000.00	\$0.00
NSP7, Demolition	\$0.00	\$0.00	\$0.00	\$0.00