

# Grantee: Columbus, OH

## Grant: B-08-MN-39-0005

### July 1, 2020 thru September 30, 2020 Performance Report

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<b>Grant Number:</b> B-08-MN-39-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Columbus, OH	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$22,845,495.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$22,845,495.00	<b>Estimated PI/RL Funds:</b> \$2,400,000.00	
<b>Total Budget:</b> \$25,245,495.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

Summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction - In the analysis of data related to the Neighborhood Stabilization Program (NSP) application, the City of Columbus (Columbus) examined data published by HUD under the NSP program and data provided at the local level by Columbus Staff and other local entities. As required under Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA), the data is focused on three areas: 1. areas with the greatest percentage of home foreclosures, 2. areas with the highest percentage of homes financed by a sub-prime mortgage related loan, and 3. areas identified as likely to face a significant rise in the rate of home foreclosures. The data suggests a consistent pattern of areas most affected by foreclosures and the amount of vacant housing. HUD Data - HUD provided each jurisdiction receiving a NSP allocation data to suggest which areas currently experience foreclosure related problems and areas that may experience foreclosure related problems in the future. Each dataset is based either at the Census Block Group or Census Tract level and draws upon data from several sources that are used to predict whether or not a neighborhood has a high or low risk for foreclosed and abandoned homes. Map One illustrates which Census Block Groups within the City of Columbus scored the highest (worst) risk score for foreclosure and abandonment—a score of 10 on a scale between 1 and 10. Map Two shows which Census Block Groups within the City of Columbus have a high predicted “underlying problem foreclosure rate” based on data from the previous 18 months. The data sources used to compute the risk scores for each of these two maps are the same data sources used by HUD to determine allocations to each jurisdiction. Census Block Groups with 51% or more of the population with 120% or less Area Median Income are shown on Map Three. Local Data - A local non-profit research center, Community Research Partners (CRP) has performed extensive research on foreclosure filings and properties sold at the Franklin County Sheriff's Sale within the City of Columbus. Map Four illustrates those areas within the City with the greatest numbers of foreclosure filings per square mile, between January, 2007 and March, 2008. A measurement of density (as opposed to percentage) highlights areas with a mass of properties under foreclosure. Map Five highlights areas with the greatest density of properties subject to Sheriff's Sale between January, 2005 and March, 2008. The Areas with the highest density of mortgages with high interest rates are shown on Map Six (data originates from Real Quest June, 2008). The City of Columbus Department of Development tracks properties with vacant structures. As of October, 2008 the Vacant Housing list contained over 4,600 residential properties, excluding those that were momentarily vacant (for sale, for rent, etc.). Typically, these properties have been vacant for more than 6 months. Conclusions - The above described maps illustrate a large number of foreclosures and vacant structures in the center city neighborhoods around downtown. Map Seven combines the two HUD Datasets and the City Vacant Housing List. The areas colored brown represent those with a “foreclosure and abandonment” risk score of 10 and an “underlying problem foreclosure rate” of 12.05%, the 75th percentile for t

#### Areas of Greatest Need:

he City. The map contains points representing vacant structures, generally suggesting a strong relationship between these three datasets. This data highlights the areas of Columbus in which the City will focus the majority of its NSP resources. The city will undertake additional research on this data and complete a market analysis to determine what eligible activities are best suited for each area. The original application and the above described maps can be found at: <http://finance.columbus.gov/con>

#### Distribution and and Uses of Funds:

Foreclosed and vacant properties exist throughout the City, with pockets of abandoned and vacant properties affecting most Columbus neighborhoods - even neighborhoods that are otherwise stable. In fact, many areas outside the ones identified on Map 7, have high “abandonment and foreclosure” risk scores and many vacant properties. For this reason, the City will utilize its Land Banking efforts, such as demolition, property maintenance, and select acquisition, in an extended area. Map Three illustrates census block groups that qualify for NSP assisted Land Banking efforts. Although most Land Banking efforts



will be focused on the areas of greatest need, the City anticipates some of these activities to occur throughout qualifying areas of the City, as defined in Map 3.

In general, the data examined by City Staff exhibits a concentrated pattern of home foreclosures, Sheriff Sales, and subprime mortgages in the neighborhoods around downtown Columbus and surrounding areas. These areas also contain a high number of structures on the City's Vacant Structures list. This is not to say vacant and foreclosed properties are confined strictly to these areas, but rather these areas have the highest concentration of foreclosures, vacant properties, mortgages with high interest rates, and evidence of this trend to continue (high vacancy rate, high predicted underlying problem foreclosure rate). The majority of NSP funds will focus on these areas, such as those areas highlighted on Map Seven. NSP funds will be used for the acquisition of abandoned and foreclosed properties, demolition of blighted structures, and the rehabilitation and redevelopment of vacant properties. Fortunately, several dedicated not-for-profit organizations work to revitalize these areas and they, along with for profit development organizations, will help the City in these efforts. As the City prepares to distribute the NSP funds, it will study what types of activities should occur and where (such as identifying the areas are most suitable for homeownership projects), determine what other resources can be leveraged, and create a fair and open process by which the funds are distributed.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,195,073.88
<b>Total Budget</b>	\$0.00	\$25,195,073.88
<b>Total Obligated</b>	\$0.00	\$25,173,853.54
<b>Total Funds Drawdown</b>	\$0.00	\$25,096,327.52
<b>Program Funds Drawdown</b>	\$0.00	\$22,341,497.09
<b>Program Income Drawdown</b>	\$0.00	\$2,754,830.43
<b>Program Income Received</b>	\$0.00	\$2,952,993.05
<b>Total Funds Expended</b>	\$0.00	\$25,096,327.98
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$3,426,824.25	\$527,173.65
<b>Limit on Admin/Planning</b>	\$2,284,549.50	\$746,791.00
<b>Limit on Admin</b>	\$0.00	\$636,017.41
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$6,311,373.75	\$6,942,092.86



## Overall Progress Narrative:

Reconciliation of units for NSP 1 was delayed in favor of completing reconciliation of NSP 2, and COVID-19. Work will resume later in 2020.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADF-C, (C)Land Banking; Acquisition & Demolition Fund	\$0.00	\$4,101,161.24	\$4,015,933.49
ADF-D, (D)Demolish; Acquisition & Demolition Fund	\$0.00	\$1,475,361.74	\$1,398,794.23
ADMIN-ADC, (B,C,D,E); Activity Delivery Costs	\$0.00	\$2,083,231.94	\$1,817,660.64
ADMIN-P&A, 10% Planning & Admin Cap	\$0.00	\$749,097.12	\$679,273.95
NSF-HO-E, (E)Redevelop; NSF-Homeownership	\$0.00	\$10,374,486.74	\$8,508,003.05
NSF-RO-E, (E) Rental Over 50% AMI	\$0.00	\$543,369.15	\$399,806.57
SetAside-HO-B, (B) Purchase & Rehab; 25% SetAside for	\$0.00	\$999,800.22	\$906,484.63
SetAside-RO-B, (B) Purchase & Rehab; 25% SetAside for	\$0.00	\$4,918,986.85	\$4,615,540.53



# Activities

**Project # / ADMIN-ADC / (B,C,D,E); Activity Delivery Costs**

**Grantee Activity Number: 440505 - Housing ADC**  
**Activity Title: Housing Activity Delivery Costs**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 ADMIN-ADC

**Project Title:**  
 (B,C,D,E); Activity Delivery Costs

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 12/31/2018

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Columbus2

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,240,080.67
<b>Total Budget</b>	\$0.00	\$1,240,080.67
<b>Total Obligated</b>	\$0.00	\$1,240,080.67
<b>Total Funds Drawdown</b>	\$0.00	\$1,209,241.10
<b>Program Funds Drawdown</b>	\$0.00	\$1,063,898.69
<b>Program Income Drawdown</b>	\$0.00	\$145,342.41
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,210,931.09
City of Columbus2	\$0.00	\$1,210,931.09
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Activity Description:

Department of Development Housing Division - Staff will be developing financing mechanisms, processing applications and financing for housing development. Staff will also be providing construction management services to housing projects. A market analysis is being conducted through contracted services to determine what housing activities should be implemented in specific geographic areas within the identified Areas of Greatest Need. Moved \$7,002.06 from the available balance of Program Income in Project Admin P&A 12/21/16. Moved \$43,195.14 from Project NSF-HO-E from available Program Income in that project to Admin ADC project to increase this Activity.

## Location Description:

50 W Gay St.  
 Columbus, OH 43215

## Activity Progress Narrative:



Reconciliation of units for NSP 1 was delayed in favor of completing reconciliation of NSP 2, and COVID-19. Work will resume later in 2020.

**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

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / ADMIN-P&A / 10% Planning & Admin Cap**

<b>Grantee Activity Number:</b>	<b>440500 - Fiscal Office</b>
<b>Activity Title:</b>	<b>Development Fiscal Office</b>

<p><b>Activity Category:</b> Administration</p> <p><b>Project Number:</b> ADMIN-P&amp;A</p> <p><b>Projected Start Date:</b> 01/01/2009</p> <p><b>Benefit Type:</b> ( )</p> <p><b>National Objective:</b> N/A</p>	<p><b>Activity Status:</b> Under Way</p> <p><b>Project Title:</b> 10% Planning &amp; Admin Cap</p> <p><b>Projected End Date:</b> 12/31/2018</p> <p><b>Completed Activity Actual End Date:</b></p> <p><b>Responsible Organization:</b> City of Columbus1</p>
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<b>Overall</b>	<b>Jul 1 thru Sep 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$217,035.94
<b>Total Budget</b>	\$0.00	\$217,035.94
<b>Total Obligated</b>	\$0.00	\$217,035.94
<b>Total Funds Drawdown</b>	\$0.00	\$217,035.94
<b>Program Funds Drawdown</b>	\$0.00	\$168,904.68
<b>Program Income Drawdown</b>	\$0.00	\$48,131.26



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$219,173.16
City of Columbus1	\$0.00	\$219,173.16
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24CFR570.205,206: Department of Development Fiscal Office - The staff of the Development Fiscal Office will assist in the administration of the Neighborhood Stabilization Program in a variety of financial and regulatory areas. Activities will include financial management, and data entry in the DRGR (HUD's reporting system). Reduced remaining balance to move to Housing ADC 12/20/16.

**Location Description:**

50 W. Gay Street Columbus, Ohio 43215

**Activity Progress Narrative:**

Reconciliation of units for NSP 1 was delayed in favor of completing reconciliation of NSP 2, and COVID-19. Work will resume later in 2020.

**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
No Other Funding Sources Found	
Total Other Funding Sources	

**Monitoring, Audit, and Technical Assistance**

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	50
Monitoring Visits	0	17
Audit Visits	0	0
Technical Assistance Visits	0	23
Monitoring/Technical Assistance Visits	0	10
Report/Letter Issued	0	28

