Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number:
B-08-UN-39-0006

Obligation Date:

Award Date:

Grantee Name:
Montgomery County, OH

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$5,988,000.00

Grant Status:
Active

QPR Contact:
Tawana Jones

LOCCS Authorized Amount:
$5,988,000.00

Estimated PI/RL Funds:
$2,500,000.00

Total Budget:
$8,488,000.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

NSP funds are being provided to Montgomery County, Ohio, to assist areas of greatest need. Upon review of data provided by HUD, Montgomery County has identified the following areas of greatest need, Harrison Township,Huber Heights,Jefferson Township, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton.

Distribution and and Uses of Funds:

Funds will support a variety of projects including the establishment of funding mechanisms,purchase/rehabilitation of single or multi-family units in order sell or rent, and demolition of blighted structures. Anticipated program income will allow projects to continue moving forward and could also be used toward a low-income tax credit project in one of our target areas. The purchase and rehabilitation of single and/or multi-family units will take place in neighborhoods that are in NSP eligible tracts. With a concentration of efforts in the areas of greatest need, including, Harrison Township, Trotwood, Jefferson Township, Huber Heights, Miamisburg, Miami Township, Riverside and West Carrollton. Montgomery County will partner with such organizations as CountyCorp (our CHDO) and other housing agencies to use NSP funds to acquire and improve residential structures that will beoccupied by households whose income is at or below 120% AMI. Funding mechanisms will be created by CountyCorp to make the houses affordable. Demolition of blighted structures will coincide with census tracts where it has been determined that in addition to acquiring and rehabilitating houses and multi-family units it is in the best interest of the new development and existing neighbors for various structures to be demolished. In areas where we wouldn't necessarily do purchase/rehab some demolition will take place to eliminate the blighting influence of structures in neighborhoods where the clearance of such structures would have a positive impact on the remaining properties. Harrison Township, Jefferson Township, and Trotwood are likely candidates for demolition of blighted structures. Montgomery County will use 25% of its allocation to partner with such agencies as the Dayton Metropolitan Housing Authority on tax credit and other projects that will create rental units that will be available and affordable to persons and families whose incomes do not exceed 50% AMI. Partnerships with the County's Homeless Solutions Project and other agencies serving limited clientele will also create affordable rental opportunities in our target areas for persons and families whose incomes do not exceed 50% AMI. All eight neighborhoods previously mentioned could be locations for this affordable housing depending on the availability and acquisition of suitable structures to be used for such a purpose. Because we have 181 qualifying census tracts it is possible that in addition to the eight jurisdictions already mentioned properties could be acquired and redeveloped in other jurisdictions using the same data to expand beyond the Areas of Greatest Need.

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	$8,351,964.17
Total Budget	$0.00	$8,351,964.17
Total Obligated	$0.00	$8,351,964.17
Total Funds Drawdown	$0.00	$7,555,985.87
Program Funds Drawdown	$0.00	$5,968,569.45
Program Income Drawdown	$0.00	$1,587,416.42
Program Income Received	$0.00	$2,024,976.58
Total Funds Expended	$0.00	$8,153,946.28
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$0.00	$150.00

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	$5,587.50
Limit on Public Services	$898,200.00	$0.00
Limit on Admin/Planning	$598,800.00	$483,903.53
Limit on Admin	$0.00	$483,903.53
Most Impacted and Distressed Threshold (Projected)	$0.00	$0.00
Progress towards LH25 Requirement	$2,122,000.00	$1,990,592.67

Overall Progress Narrative:

Montgomery County has receipted program income but all funds have not been drawn down. Once this is completed, with final review of properties, both purchase/rehab and demo, this grant can be closed out. Approximately 40 properties demolished and 40 properties purchased, rehabbed and sold.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	$0.00	$0.00	$0.00
02, Purchase & Rehab-Neighborhood Stabilization &	$0.00	$4,807,557.60	$3,438,624.80
03, Demolition	$0.00	$914,406.57	$500,000.00
04, Administration	$0.00	$598,000.00	$483,903.53
05, Purchase & Rehab-25% Set-Aside	$0.00	$2,082,000.00	$1,546,041.12