

Grantee: Stark County, OH

Grant: B-08-UN-39-0007

January 1, 2020 thru December 31, 2020 Performance Report

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|---|---|--|
| Grant Number: B-08-UN-39-0007 | Obligation Date: | Award Date: |
| Grantee Name: Stark County, OH | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$4,181,673.00 | Grant Status: Closed with Ongoing Reporting | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$4,181,673.00 | Estimated PI/RL Funds: \$2,401,469.28 | |
| Total Budget: \$6,583,142.28 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Stark County is an urbanized, as well as, rural area located in the northeast quadrant of the State of Ohio. Within Stark County, there are three (3) CDBG entitlement cities (Canton, Massillon and Alliance) in addition to the Urban County. Under the NSP program, there are two (2) direct NSP recipients — the County and the City of Canton.

Stark County is very diverse geographically, as well, as demographically. There are 12 villages, 3 cities and 17 townships that participate in the County's CDBG program. The only eligible political unit that does not participate is the Village of Hills & Dales.

Stark County has identified five (5) primary target areas and five (5) secondary target areas that have been determined to be the areas of greatest need within the County. Exhibit 1 breaks these areas down by Census Tract and Block Group. Map 1 identifies these areas visually. Data used to identify these areas included the data provided by HUD (high cost loan rates and 18 month foreclosure prediction) in addition to local foreclosure data and local USPS vacancy data.

Stark County identified and mapped all foreclosed upon properties for the period of 2005 through 2008. This mapping showed that foreclosures were evident scattered throughout the entire county, with concentrations located immediately adjacent to the three largest cities (Canton, Massillon and Alliance).

In reviewing the data provided by HUD, relative to high cost loan rates and the 18 month foreclosure prediction, it was felt that these two items directly corresponded to each other. Those areas with the highest percentage of high cost loan rates and 18 month foreclosure prediction were identified and studied alongside the foreclosure/sheriff sale data and from this a team of staff members were able to identify the areas with the greatest need.

Distribution and and Uses of Funds:

Activities will be first concentrated in Areas 1 — 5, with subsequent funding going to Areas IA — 5A. As mentioned above, these areas were identified as the areas with the highest percentage of high cost loans and the greatest percentage of predicted 18 month foreclosures. All activities will take place within one of these identified areas.

The only exception to utilizing the funds within one of the target areas will be for demolition of vacant blighted residential properties. Given the diversity of the county, smaller communities with one or two vacant blighted residential structures may have a greater impact than a larger city with the same one or two structures. For this reason, Stark County anticipates utilizing the demolition portion of the funding in those areas that qualify as low, moderate, middle income, even if they do not fall within one of the targeted areas.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law. Response: Stark County will utilize the definition for a "blighted structure" that is set out in the Ohio Revised Code (ORC 1.08).

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSF' program —specific requirements such as continued affordability.

Response: For all NSP funded rental activities, "affordable rents" shall be defined as no more than 30% of the household's adjusted income, less utility allowances as adopted by the Stark Metropolitan Housing Authority for the Section 8 program, Stark County will utilize the Fair Market Rents for the Canton/Massillon MSA as established by HUD.

(3) Describe how the grantee will ensure continued affordability for NSF assisted housing.

Response: Stark County will utilize the HOME affordability requirements for the various types of activities that will be undertaken with the NSP funds. Where necessary, deed restrictions and grant agreements will reflect the exact period of affordability. Continued monitoring, as currently detailed by the HOME program will be undertaken during the continued period of affordability.



(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response: Stark County has adopted the State of Ohio's Residential Rehab Standards. These standards will be used on all NSP funded rehabilitation activities.

Low Income Targeting:

Stark County will make at least \$1,015,420 (25% of the Stark County NSP allocation of \$4,181,673, as required) available for rental activities for individuals and families whose income does not exceed 50% of the area median income. These activities will include either acquisition/demolition/construction and rental, or acquisition/rehab and rental of existing properties as described above.

Permanent Supportive Housing: The Stark County Interagency Council on Homelessness has determined that Stark County needs an additional 175 units of Permanent Supportive Housing in its inventory to adequately address the needs of homeless persons with disabilities and/or substance abuse issues as well as for youth coming out of foster care. Funds will be allocated to provide for 2 — 3 units of Permanent Supportive Housing that will decrease the 175 units needed.

Special Needs Housing: The County has had initial conversations with the Stark County Board of Mental Retardation and Developmental Disabilities (MRDD) for the construction of 2 fully wheelchair accessible homes for 8 of their clients. These homes will be constructed on either currently vacant properties or on properties where demolition of a vacant blighted structure occurred, both of which will be located within 6 one of the selected target areas. The non-profit corporation that will carry out the activity will be selected once the grant agreement is signed.

Affordable Rental Housing: The Stark Metropolitan Housing Authority (SMHA) will utilize funds to purchase and rehabilitate 2 — 3 homes to be added to their public housing inventory. These homes will then be rented to clients on their current waiting list. Stark County will also undertake a "Acquisition/Rehab/Turnkey" project in which 1-8 qualified single-family homes will be purchased, rehabbed, then turned over to a local non-profit's ownership for rental to qualified low-income veteran families.

Public Comment:

Stark County's proposed Substantial Amendment to the Consolidated Plan was published on the Stark County Regional Planning Commission's web site on November 7, 2008 following adoption by the Board of Stark County Commissioners on November 6, 2008. A boxed ad appeared in the Canton Repository, Alliance Review and the Massillon Independent (local papers of general circulation) informing the public of the availability of the proposed plan and where the plan could be reviewed.

No public comments were received. The Board of Stark County Commissioners adopted the final plan on November 25, 2008.

Additionally, a public meeting was held on November 3, 2008 to inform those present of the purpose and intent of the NSP program and to review the proposed program.

Acquisition and Relocation:

No conversion of units is expected at this time. All units purchased that will be demolished will be blighted structures that are beyond being capable of rehabilitation or conversion.

The number of NSP affordable housing units to be made available is detailed in the charts below. All NSP activities will benefit persons at or below 120% of the area median income.

50% or less of AMI

| ACTIVITY | AMOUNT | # UNITS | # BENEFICIARIES |
|------------------------------|-------------|-------------|------------------|
| Permanent Supportive Housing | \$348,473 | 1— 2 | 2 — 4 households |
| Special Needs Housing | \$348,473 | 2 houses | 8 clients |
| Public Housing Inventory | \$348,474 | 2 — 3 units | 2 — 3 households |
| TOTAL | \$1,045,420 | | |

Less than or equal to 120% of AMI

| ACTIVITY | AMOUNT | OUTCOMES |
|--|-------------------|---------------------------|
| Acquisition/rehab/resale | \$1,902,660 (70%) | 10 — 15 residential units |
| New construction of owner occupied housing | \$407,713 (15%) | 4 units |
| Demolition of residential properties | \$217,447 (8%) | 20 — 30 units |
| Down Payment Assist.- Single Family Homebuyers | \$135,904 (5%) | 14 — 20 clients |
| Housing Counseling | \$54,362 (2%) | 14 — 20 clients |
| TOTAL | | |

Acquisition and Relocation:

\$2,718,086 (100%)

Overall

This Report Period

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$6,605,579.35 |
| Total Budget | \$0.00 | \$6,583,142.28 |
| Total Obligated | \$0.00 | \$6,583,142.28 |
| Total Funds Drawdown | \$0.00 | \$6,583,142.28 |
| Program Funds Drawdown | \$0.00 | \$4,181,673.00 |
| Program Income Drawdown | \$0.00 | \$2,401,469.28 |
| Program Income Received | \$0.00 | \$2,401,469.28 |
| Total Funds Expended | \$0.00 | \$6,583,142.28 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |



| | | |
|--------------------|---------|--------------|
| Other Funds | \$ 0.00 | \$ 22,437.07 |
| Match Funds | \$ 0.00 | \$ 22,437.07 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|---|--------------------|-----------------|
| ABCD, Inc. under the direction of the Stark County Regional | \$ 0.00 | \$ 681,723.76 |
| Stark Metropolitan Housing Authority (SMHA) | \$ 0.00 | \$ 343,242.01 |
| Stark Metropolitan Housing Authority under the direction of | \$ 0.00 | \$ 731,520.14 |
| Catholic Charities under the direction of the Stark County | \$ 0.00 | \$ 1,435.55 |
| Community Building Partnership of Stark County, Inc. | \$ 0.00 | \$ 447.00 |
| Smith Development under direction of the Stark County | \$ 0.00 | \$ 1,912,016.36 |
| Stark County RPC Services, Inc. under the direction of the | \$ 0.00 | \$ 2,059,384.36 |
| Stark County Regional Planning Commission on behalf of | \$ 0.00 | \$ 457,202.78 |
| Stark County Regional Planning Commission on behalf of | \$ 0.00 | \$ 175,478.33 |
| Stark County Regional Planning Commission on behalf of | \$ 0.00 | \$ 0.00 |
| Stark County Regional Planning Commission on behalf of | \$ 0.00 | \$ 220,691.99 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|--|------------------|------------------|----------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$.00 | \$22,437.07 | \$22,437.07 |
| Overall Benefit Amount | \$658,248,396.58 | \$.00 | \$.00 |
| Limit on Public Services | \$627,250.95 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$418,167.30 | \$457,202.78 | \$.00 |
| Limit on Admin | \$.00 | \$457,202.78 | \$.00 |
| Most Impacted and Distressed | \$.00 | \$.00 | \$.00 |
| Progress towards LH25 Requirement | \$1,645,785.57 | | \$2,004,296.45 |

Overall Progress Narrative:

During the year ending 12/31/20 (part of FY 2019 and FY 2020), no new activity took place under Stark County's NSP-1 program. This current report is the 2nd annual performance report and covers all activities during CY 2020. The NSP-1 program was fully completed and closed in June 2018; and no program income has been earned since that time. Overall, Stark County drew-down and expended a total of \$6,583,142.28 in NSP-1 funding. This represents 156% of our total NSP-1 grant of \$4,181,673.00 and the total of \$2,401,469.28 earned in NSP-1 program income. During this current year, as previously mentioned, no additional program income was earned. As of June 2018 (FY 2017), all NSP-1 funding, both grant and earned program income was 100% expended.

Within Stark County, the following activities took place under the overall NSP-1 program:

1. The Stark Metropolitan Housing Authority (SMHA) under the public housing inventory project (0803.08) fully completed the overall project and all activities. They completed the rehab and rented all 11 of the houses; thus activity #'s 0803.08-1, 0803.08-2, 0803.08-3, 0803.08-4, 0803.08-5, 0803.08-6, 0803.08-7, 0803.08-8, 0803.08-9, 0803.08-10, and 0803.08-11 were all rented to qualified low-income tenants. This overall project served low-income persons/families.
2. Under the acquisition/rehab/resale project (0804.08), the three developers purchased a total of 23 houses. One developer purchased 3 houses (0804.08-11, 0804.08-12, and 0804.08-13). All three houses were sold to qualified LMMI persons/families. Another developed purchased 9 houses in total (0804.08-34, 0804.08-35, 0804.08-36, 0804.08-37, 0804.08-38, 0804.08-39, 0804.08-310, 0804.08-311 and 0804.08-312). All nine houses were sold to qualified LMMI persons/families. The final developer under this project purchased 11 houses in total (0804.08-41, 0804.08-42, 0804.08-43, 0804.08-44, 0804.08-45, 0804.08-46, 0804.08-47, 0804.08-48, 0804.08-49, 0804.08-410, and 0804.08-411). All eleven houses were sold to qualified LMMI persons/families. Under this overall project, Acquisition/Rehab/Resale, the three developers purchased 23 houses and all 23 of the houses were sold to qualified LMMI person/families.
3. Under the new construction project (0805.08), two project developers build one green



build a house each. Both houses were sold to qualified LMMI persons/families.

4. Stark County also completed work on the demolition/clearance project (0806.08). Under this program/activity, a total of eighteen (18) demolitions were completed.

5. Under the down payment assistance project (0807.08), overall a total of twenty-five (25) qualified LMMI person/families received NSP down payment assistance.

6. Under the housing counseling project (0808.08), Community Building Partnership (CBP) had provided counseling as needed with access to the e-HOMEs on-line HUD-certified housing counseling program. Through this on-line housing counseling program, qualified low-to-moderate-middle income (LMMI) persons/families received their required 8-hours of HUD certified housing counseling prior to purchasing a NSP house. Overall, four vouchers for this housing counseling service were issued and utilized. During the overall course of this activity, two qualified housing counseling agencies provided housing counseling services to 21 qualified homebuyers; these LMMI person/families completed the needed counseling, received certificates and purchased once of our NSP-1 houses.

7. Stark County also completed work on 7 of the Acquisition/Rehab/Turnkey activities under the Acquisition/Rehab/Turnkey project (0809.08). The 7 houses purchased under this program by two developers, had all rehab work completed, and were then turned over to ICAN; all 7 were then rented to qualified low-income, veteran families. ICAN will continue to own and maintain all seven of these single-family houses as rental units for qualified low income veteran persons/families or other qualified low-income (below 50% of AMI), during remainder of the 15-year affordability period assigned to each house. This overall project, plus the Public Housing Inventory project (0803.08), utilized much more than the required 25% of the overall NSP grant and all earned program income to serve low-income persons; together these two programs utilized 30% of all NSP funding on low-income NSP activities.

Lastly, Stark County drew-down funding under the administration project (0811.08), but during the course of the NSP-1 program, it was then determined to discontinue the use of NSP funding on NSP administration. Thus the overall project/activity was reduced below 10% of the overall program funding, the funding was transferred to other eligible NSP-1 approved projects/activities.

Project Summary

| Project #, Project Title | This Report | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| NSP - 0801.08, Purchase & Rehabilitate - Permanent | \$0.00 | \$0.00 | \$0.00 |
| NSP - 0802.08, Redevelop Demolished or Vacant | \$0.00 | \$0.00 | \$0.00 |
| NSP - 0803.08, Purchase & Rehabilitate - Public Housing | \$0.00 | \$1,152,904.99 | \$937,935.01 |
| NSP - 0804.08, Purchase & Rehabilitate - | \$0.00 | \$3,470,066.35 | \$2,392,295.31 |
| NSP - 0805.08, Redevelop Demolished or Vacant | \$0.00 | \$399,660.01 | \$119,868.95 |
| NSP - 0806.08, Demolish Blighted Structures - Demolition | \$0.00 | \$92,789.50 | \$47,232.68 |
| NSP - 0807.08, Financing Mechanisms - Down Payment | \$0.00 | \$127,902.49 | \$49,930.09 |
| NSP - 0808.08, Redevelop Demolished or Vacant | \$0.00 | \$31,224.70 | \$28,760.49 |
| NSP - 0809.08, Purchase & Rehabilitate - | \$0.00 | \$958,876.45 | \$322,654.07 |
| NSP - 0811.08, Administration | \$0.00 | \$457,202.78 | \$282,996.40 |

