

**Grantee: Summit County, OH**

**Grant: B-08-UN-39-0008**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-39-0008

**Obligation Date:****Grantee Name:**

Summit County, OH

**Award Date:****Grant Amount:**

\$3,767,144.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

The County of Summit is located in Northeast Ohio, a region that has been hard hit by the sub-prime loan and foreclosure crisis. The County is home to thirty-one (31) communities and is comprised according to the 2000 census, of 542,999 people. The communities with the exception of the City of Akron are eligible to request Neighborhood Stabilization Funding from the Summit County allocation of \$3,767,144. All of the communities in the county have experienced a negative impact from the foreclosure crisis and have a need for reinvestment in the areas which have a concentration of foreclosed and abandoned properties. However, there are communities in the County of Summit that suffered more disinvestment than others. The county of Summit will focus the Neighborhood Stabilization Program funds in those areas that have experienced a higher rate of foreclosure and a higher rate of sub-prime lending. Without immediate reinvestment these areas have a higher risk of experiencing an increase in foreclosure. In our efforts to identify the areas of greatest need, we reviewed the HUD Risk Factor. From this starting point, the Summit County Community Development Department worked closely with the Planning Department, the Clerk of Courts, the Consumer Affairs Office and the Fiscal Office to gather foreclosure information for the years 2005-2008 and information on the incidence of subprime lenders foreclosing in the county. The result is a ranking system that includes the foreclosure and abandonment risk score as provided by HUD, actual foreclosed property information as a percentage of housing units and the determination of a low-moderate census block groups. The factors were equally weighted and used to determine the areas of greatest need. The combination of these data sources has allowed us to determine the areas of greatest needs based on the degree that foreclosure has impacted the immediate area. All census block groups in the county (excluding the City of Akron as a NSP grant recipient) have been evaluated and ranked according to the above criteria. Based on our current level of funding, the County of Summit Neighborhood Stabilization Program will focus on the top twenty-five (25) ranked split block group level. The twenty-five (25) block groups designated as areas of greatest need are located in the communities of Copley Township (1), the City of Barberton (15), the Village of Lakemore (1), Springfield Township (6), Twinsburg Township (1) and the City of Norton (1).

## Recovery Needs:

The new allocation of Neighborhood Stabilization Program (NSP) funds from HUD and the State of Ohio will not address every NSP qualified property located in Summit County (outside the City of Akron). Therefore, the distribution of funds will be focused on the twenty-five (25) block groups identified as the areas of greatest need. NSP qualified projects located in these areas will be funded as a priority.

All NSP funds will be used to benefit persons at or below 120% of area median income by the following activities, Non-Profit Purchase/New Construction, Non-Profit Purchase/Rehab/Re-sell, Non-Profit/Bank Partnership for Lease Purchase, Land Banking and Local Community Agreements.

The Lease Purchase component is an effective way of providing assistance and addressing the subprime mortgage financing concern. The buyer will have an opportunity to lease a newly rehabilitated home, re-establish credit and within 36 months purchase the home from a traditional lender. NSP funds will be used to assure affordability for the lease purchase option by providing the income qualified individual with an alternative financing option.

Subprime lending and subsequent foreclosure have been a significant factor in all of the twenty-five block groups

identified as areas of greatest need.

The block groups designated as areas of greatest need have already experienced and unprecedented increase in the rate of home foreclosure during the last three years. By strategically targeting funding to these already impacted areas the Neighborhood Stabilization Program will mitigate the existing damage and prevent future increases in the foreclosure rate.

The County of Summit will work with non-profits, other governmental agencies, and local and national lending institutions and private sector to leverage NSP Funds. The funds will be used for these primary activities:

Non-Profit Purchase/New Construction	\$500,000
Non-Profit Purchase/Rehab/Re-see	\$782,500
Non-Profit/Bank Partnership for Lease Purchase	\$700,000
Land Banking	\$589,930
Local Community Agreements	\$800,000
Administration/Planning	\$374,714

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,617,314.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,617,314.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$0.00
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$565,071.60	\$0.00
<b>Limit on Admin/Planning</b>	\$376,714.40	\$0.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

As of 7/30/09 Summit County has selected four non-profit agency and one local community to utilize NSP funds. The sub recipients have signed their portion of the contracts and the Summit County Executive will execute the contracts by the second week of August. The County is in the process of reviewing one additional proposal from a non-profit agency. The County is projecting sub recipients will purchase a minimum of 50 units within 13 months with a possibility of one foreclosed low income foreclosed apartment complex adding an additional 24 units.

# 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
SC 7, Demo for new construction	\$0.00	\$0.00	\$0.00	\$0.00
SC1, Redevelopment-non profit	\$400,000.00	\$0.00	\$400,000.00	\$0.00
SC1L, Redevelopment/Non Profit - 25% setaside	\$100,000.00	\$0.00	\$100,000.00	\$0.00
SC2, Purchase Rehab/Non Profit	\$626,000.00	\$0.00	\$626,000.00	\$0.00
SC2L, Purchase Rehab/Non Profit- 25% setaside	\$174,500.00	\$0.00	\$174,500.00	\$0.00
SC3L, Purchase/Rehab - 25% setaside Rental	\$700,000.00	\$0.00	\$700,000.00	\$0.00
SC4, Land Bank	\$589,930.00	\$0.00	\$589,930.00	\$0.00
SC5, Redevelopment/Local Communities	\$800,000.00	\$0.00	\$800,000.00	\$0.00
SC6, Administration	\$376,714.00	\$0.00	\$376,714.00	\$0.00