

Grantee: Youngstown, OH

Grant: B-08-MN-39-0014

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number: B-08-MN-39-0014	Obligation Date:	Award Date:
Grantee Name: Youngstown, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,708,206.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,708,206.00	Estimated PI/RL Funds: \$229,516.21	
Total Budget: \$2,937,722.21		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Home Foreclosures: The foreclosure rate in Youngstown is 14.7%, the highest in the State of Ohio. This figure is more than twice the State of Ohio percentage of 6.2% and 2% more than the second highest foreclosure rate of 12.7% in Cleveland, Ohio. Foreclosures impact the stability of Youngstown neighborhoods in many ways including; decreased property values, decreased owner occupancy, and increased abandonment. A total of 1,044 bank foreclosures from January 2007 through July 2008 were initiated. This information was mapped to determine if a pattern of high concentration existed. While bank foreclosures have affected the entire City of Youngstown, it is clear that there are areas of highly concentrated foreclosures and thus have a greater need for NSP intervention Areas of High Subprime Mortgages & Likely to see a Significant Rise in Foreclosures. The subprime lending industry emerged as a way to provide loans to borrowers who had poor credit and could not qualify for prime rate loans. With 75% of the population in Youngstown living at or below 80% of the area median income, it is no surprise that the City of Youngstown would feel the effects of the subprime industry. According to the HMDA information provided by HUD 54.9% of the mortgage loans made in the City of Youngstown during 2004 through 2006 were subprime. This is the highest percentage in the State of Ohio (State of Ohio is 22.6%) and one of the highest in the Nation. The information displayed by census tract block group shows the areas most affected by subprime lending Abandonment & Blight Population and economic decline have significantly contributed to excess housing and in turn created a weak housing market and cycle of abandonment. In 2006 the City of Youngstown expended over \$1.24 million for blight removal and demolished 351 structures. Again in 2007 over \$1.36 million was used to remove an additional 474 structures. There are currently 1,031 structures identified as abandoned and needing to be demolished (928 residential and 103 commercial). These structures are currently being processed for demolition however the problem of abandonment and blight runs much deeper. According to the 2007 US Census estimate there are 8,405 vacant units (22.8%) in the City of Youngstown and the US Postal Service has 7,496 chronically undeliverable addresses (June 2008). These figures indicate that the City of Youngstown has one of the highest per capita vacancy rates in the Nation. Of the census estimated 8,405 vacant structures a very conservative estimate of properties meeting the definition of blight would be 2,000. The average cost of a residential demolition is \$3,500 and \$40,000 for commercial properties. Administrative Capacity - The City of Youngstown's capacity within CDA to administer the NSP is adequate with the exception of hiring or contracting a program coordinator. The administration of housing acquisition & rehabilitation, environmental reviews, financial management, and compliance of the NSP can be accomplished with the current CDA personnel. Information Systems - One of the greatest challenges Youngstown faces is easy access to accurate information. Several sources of information are needed in determining the location, status, and effects of foreclosures. Currently this information is held with several different entities and not easily accessible. The establishment of a regional property information system that would be a coordinated database of criti

Areas of Greatest Need:

cal data needed to identify property status and conditions will greatly enhance the ability to more effectively identify potential problem areas early on.

Distribution and and Uses of Funds:

As outlined in the needs section of this application the total conservative needs estimate for stabilizing the City of Youngstown is \$42.9 million. It is not realistic to expect that the \$2.7 million of NSP funds the City of Youngstown will receive can solve the foreclosure, subprime and blight problems of the entire City of Youngstown. The City of Youngstown will have to target the use of funds in areas of the City where it will have the most impact on stabilization. Funding will be used as follows: Acquisition & Rehabilitation \$1,118,000 Rental 50% AMI (Minimum 25%) \$678,000 Homeowner 120% AMI \$450,000 Demolition \$1,310,206 Administration (Max 10%) \$ 270,000 TOTAL \$2,708,206 Section 2301(c)(2) of HERA requires that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by subprime mortgage related loans, and identified by the grantee as likely to



face a significant rise in the rate of home foreclosures. Map 1 is the best indicator of where the greatest foreclosure need is geographically. We obviously can not address every property in every at-risk neighborhood. Focusing the NSP funds in the areas of high foreclosures will provide a stabilizing effect in those areas. Eliminating the blighted structures, strategic acquisition and rehabilitation of foreclosed properties and reestablishing homeownership, or rental where appropriate will help in stabilizing sustainable neighborhoods of choice within the City of Youngstown. Other factors used in determining where funds should be focused were neighborhood conditions, density, higher percentage of homeownership, and areas where neighborhood associations are actively involved. Areas like the Idora Neighborhood, Garden District, and the Arlington Heights Neighborhood have completed neighborhood plans that are consistent with the goals of the Youngstown 2010 plan and involve achieving stability, not redevelopment. The neighborhood associations along with the MVOC are currently surveying the property conditions and vacancy status of neighborhoods. This information will increase our ability to effectively implement the goals of NSP. For those reasons funding will be targeted in the following neighborhoods: Eastside: Lincoln Knolls, 81, 82, 83, 84 Northside: 112, 103, 120, 5th Ave, Golf View Acres E & W Southside: Idora, Newport, Handels, Pleasant Grove, 33, 34, Boulevard Park, Lansingville Hgts, Buckeye, Brownlee Woods, Westside: Garden District, 8, 9, 10, 14, 15, 29

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,937,722.21
Total Budget	\$0.00	\$2,937,722.21
Total Obligated	\$0.00	\$2,937,722.21
Total Funds Drawdown	\$0.00	\$2,929,228.27
Program Funds Drawdown	\$0.00	\$2,704,904.78
Program Income Drawdown	\$0.00	\$224,323.49
Program Income Received	\$0.00	\$229,516.21
Total Funds Expended	\$0.00	\$2,929,229.07
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Youngstown	\$ 0.00	\$ 2,088,960.27
City of Youngstown, Ohio	\$ 0.00	\$ 162,268.80
YMHA	\$ 0.00	\$ 325,000.00
Youngstown Neighborhood CDC	\$ 0.00	\$ 353,000.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$2,667,455.44	\$.00	\$.00
Limit on Public Services	\$406,230.90	\$.00	\$.00



Limit on Admin/Planning	\$270,820.60	\$270,000.00	\$270,000.00
Limit on Admin	\$.00	\$270,000.00	\$270,000.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$734,430.55		\$888,168.80

Overall Progress Narrative:

No changes from previous reporting period.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Demolition	\$0.00	\$1,393,860.99	\$1,381,941.05
2, Acquisition & Rehabilitation	\$0.00	\$595,861.22	\$513,961.59
3, Neighborhood CDC	\$0.00	\$353,000.00	\$311,562.99
4, Arlington Heights Housing	\$0.00	\$325,000.00	\$253,650.09
5, Administration	\$0.00	\$270,000.00	\$243,789.06
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

