

# Grantee: Hamilton County, OH

## Grant: B-09-CN-OH-0033

### April 1, 2019 thru June 30, 2019 Performance Report

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<b>Grant Number:</b> B-09-CN-OH-0033	<b>Obligation Date:</b>	<b>Award Date:</b> 02/11/2010
<b>Grantee Name:</b> Hamilton County, OH	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$24,068,968.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$24,068,968.00	<b>Estimated PI/RL Funds:</b> \$1,228,930.47	
<b>Total Budget:</b> \$25,297,898.47		

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

Multiple government agencies and related organizations located within Hamilton County have formed a Consortium for the expressed purpose of assisting in the redevelopment of specific neighborhoods and communities within this region. The Hamilton County Community Development Department, City of Cincinnati Department of Community Development, Cincinnati Metropolitan Housing Authority, and Local Initiatives Support Corporation have joined together with partner The Model Group in order to create a comprehensive body of intellectual capital, human resources and financial leverage prepared to effectively administer the use of NSP2 funds awarded to help stabilize the targeted local neighborhoods and communities. Hamilton County is the lead agency of the Consortium.

The Consortium has selected three County communities and four City neighborhoods for deep targeting of NSP2 funds. Projects include several different redevelopment strategies. For example, a large scale acquisition of abandoned and foreclosed residential properties for demolition/new construction is planned resulting in renewed rental housing stock for senior households below 50% of median income and for those up to 120% of median income. Another strategy utilizing acquisition and rehabilitation or redevelopment of abandoned and foreclosed residential properties resulting in homeownership units is also planned. Financing mechanism will be used to assist in accomplishing these projects, and to provide assistance to homebuyers of the rehabilitated and newly constructed homes.

The Consortium intends utilize program income to continue to stabilize the NSP2 target neighborhoods within the City of Cincinnati and Hamilton County. The Consortium will retain 10% of program income for administrative costs. Additionally, 25% of the total program income funds will be spent on LH25 activities, housing for households whose incomes are at or below 50% Area Median Income, in the target neighborhoods, as required by the Department of Housing and Urban Development (HUD). The remaining funds will further the Consortium's goals by performing NSP2 eligible activities in the NSP2 target areas described in the Action Plan.

### Target Geography:

The program targets seven neighborhoods located within twenty-one census tracts; the seven areas are Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside. The program plans for production of 159 units of housing, consisting of 142 rental and 17 homeownership units, a number of affordable funding options for homeownership, and a strategic selection of parcels to be demolished to contribute to overall neighborhood stabilization. A more thorough narrative explaining the target geography and why it was chosen follows. The target geography of the Cincinnati-Hamilton County NSP2 Consortium (CHCNC) is represented within the overall boundaries of the City of Cincinnati and Hamilton County, Ohio. The Consortium is specifically formed with individual members and partners that represent the southwestern region of Ohio, and through local government, are primarily charged with the objective to represent the collective interests and NSP2 housing activity priorities of Hamilton County and the City of Cincinnati. Specifically, the Consortium has identified seven local and individual neighborhoods, whose census tract data relative to HUD's stabilization index scores, places these areas as prime candidates to receive the necessary funding provided by the NSP2 Program. The seven areas are as follows: Avondale, East Price Hill, Evanston, Golf Manor, Lincoln Heights, Mt. Healthy, and Northside; corresponding census tracts and HUD index scores are detailed in Table 1-1 in Appendix C. For the purpose of this Application, the selected areas, as illustrated in Figure 1-1, Cincinnati-Hamilton County NSP2 Target Areas, will be referenced by neighborhood names instead of by individual census tract. Market driven approach. The selection of the targeted geography determined by the Consortium was primarily based upon the identification of needs of the communities that statistically (based upon current census numbers) had the most opportunity for significant improvement, physically had an existing stock of aged buildings and/or vacant sites, and locally had considerable leadership capacity available, willing and capable of pushing the positive momentum within each community. The Consortium made an initial determination of the target geography by identifying those which demonstrated the highest need based upon the HUD stabilization index scores. Then, through subsequent review of those same areas, the Consortium determined the final shortlist of targeted areas that it believed would create the best opportunities for this region of the State of Ohio. Last, having analyzed the data from the professional market reports,



the Consortium made the final determination of the selected geography based upon the belief that real neighborhood stabilization could be achieved. The professional market reports as they relate to the stabilization needs of the targeted geography are discussed in detail in the Market Conditions and Demand Factors section located below. Regional Economic Trends and Impact on Target Areas The review and determination of the targeted areas could not be performed without taking an exhaustive look at the regional economic trends in Hamilton County relate to population, employment, and the housing ae national,tatistics, it is demonstrated that this midwestern region of the United States continues to fall behind the current national and regi

**Target Geography:**

onal averages for population growth. Although the geographic counties and regions continue to grow, the City of Cincinnati and Hamilton County are virtually stagnant in their population growth. However, this trend of stagnated growth from 2000 through 2007 can also be seen as positive information since the census data from the 1980’s and 1990’s showed negative growth within these same areas. Population Trends. As demonstrated within Table 1-2, Population Statistics and Compa

**Program Approach:**

Overall neighborhood stabilization program

The Consortium has identified seven neighborhoods within the City of Cincinnati and Hamilton County where NSP2 monies would be best leveraged at impacting overall stabilization of the area. The Consortium will work with its members and partners to become the primary catalyst for implementation of the NSP2 program in those neighborhoods. The primary objectives for the Consortium and outcomes of these neighborhood plans include:

- Reconnect targeted neighborhoods with the economy, housing market, and social networks
- Rapidly arrest decline of neighborhoods negatively affected by abandoned and foreclosed properties
- Assure compliance with the NSP2 “deep targeting” requirement
- Invest in affordable housing that will remain desirable and affordable well into the future
- Align with community planning and resources
- Ensure a conservation of natural resources

Purchasing Property at Market or Below Market Price

The approach of the Consortium is strengthened by the support of the local neighborhood councils and city governments. By adhering to the planning concepts identified within each of the neighborhood planning documents, properties have been identified and secured at levels that match market conditions. The Consortium will also work with the National Community Stabilization Trust (NCST) to assist with the acquisition of property and reduction of acquisition costs. Due to an agreement between the NCST and local banks, the Consortium will have access to foreclosed properties before the properties are put on the general market, thus allowing for the best chance of acquiring property at or below market price.

Bringing Effective Change

Based on the marketing studies performed in the targeted geographic areas, their ability to absorb foreclosed, abandoned, or blighted structures without stimulus help is near nonexistent. Areas of concern have been identified in certain geographic target areas that will further destabilization if not readily remedied. The Consortium proposes to address neighborhood stabilization with effective strategies dealing with targeted areas of blighted, foreclosed, or abandoned properties. Those strategies include a careful mix of acquisition, demolition, rehabilitation and redevelopment for rental and homeownership along with creative funding mechanisms to promote home ownership. Additionally, selected demolition, as determined necessary for stabilization of the surrounding the neighborhood, will be undertaken. The proposed activities to be carried out by the Consortium, such as removal of blight, redevelopment and rehabilitation of housing, and intelligently constructed funding mechanisms, specifically address this need and in addition address relevant stabilization needs identified by the marketing studies.

**Consortium Members:**

- Hamilton County, Ohio
- City of Cincinnati, Ohio
- Cincinnati Metropolitan Housing Authority
- Local Initiatives Support Corporation
- Model Group (partner)

**How to Get Additional Information:**

Lead Entity contact information:  
 Hamilton County Community Development  
 138 E. Court St. Room 1002  
 Cincinnati, Ohio 45202  
 513-946-8230  
[www.hamilton-co.org/commdev](http://www.hamilton-co.org/commdev)

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$24,679,777.18
<b>Total Budget</b>	\$0.00	\$24,679,777.18
<b>Total Obligated</b>	\$0.00	\$24,679,777.18
<b>Total Funds Drawdown</b>	\$0.00	\$24,679,777.18
<b>Program Funds Drawdown</b>	\$0.00	\$24,068,968.00
<b>Program Income Drawdown</b>	\$0.00	\$610,809.18
<b>Program Income Received</b>	\$0.00	\$612,666.77
<b>Total Funds Expended</b>	\$0.00	\$24,679,777.18
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00



Match Contributed

\$0.00

\$6,384,340.00

## 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	\$6,384,340.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,406,896.80	\$1,862,757.56
Limit on Admin	\$0.00	\$1,862,757.56
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$6,324,474.62	\$8,865,325.99

### Overall Progress Narrative:

The Cincinnati-Hamilton County NSP2 Consortium was informed of its award on January 14th, 2010. The amount awarded was \$24,068,968; approximately 40% of the original requested amount. The NSP2 grant agreement was signed by HUD on February 11th, 2010

and was then signed by Hamilton County, the Lead Consortium Member, on

March 18th, 2010. The Consortium successfully expended all NSP2 funds by the expenditure deadline of February 11th, 2013. Additionally, the Consortium expended all Line of Credit funds by the September 24th, 2015 deadline.

Activities utilizing NSP2 program funds within the City of Cincinnati were completed in the first quarter of 2013. NSP

funds allocated to the target area of Avondale were utilized for acquisition and demolition - hazard abatement of

blighted structures. The Elberon, a senior housing project which resulting in 37 units in the target area of East Price

Hill is now fully leased to income qualified households. Rehabilitation work is complete in the target area of

Northside which has produced four homeownership units. All units have been sold to income qualified

buyers. Rehabilitation work complete in the target area of Evanston; the project produced two homeownership and

two rental units. All units have been sold to income qualified buyers. Rehabilitation work is complete on an 18 unit

rental project partially funded by NSP2 for households at or below 50% area median income and units have been

leased to income eligible households. NSP2 Program Income, resulting from the sale of homeownership units, will

be utilized to acquire and redevelopment or rehabilitate additional homeownership units in the target area of

Northside. Final construction completes 1726 Hanfield and the unit has been sold to an income qualified buyer. The

Witler Phase 2 project which consisted of

two new construction units.

(4135 Witler and 1722 Hanfield) in the targeted neighborhood of Northside. Both of these homes sold



in November

2016.

Construction is complete for "The Reserve on South Martin", Cincinnati Metropolitan Housing Authority's 60 unit lowincome

senior housing facility. The grand opening ceremony was held on December 5, 2012. The building is fully leased and beneficiary data were reported in the fourth quarter of 2013.

Hamilton County is overseeing the projects in Lincoln Heights (Villas of the Valley) and rehabilitation of single family homes in Golf Manor. Villas of the Valley Phase I, an NSP 1 project, was completed in the fourth quarter of 2010 and is fully occupied. Construction of Phase

II, an NSP2 project consisting of 35 townhomes, is complete and all

residents were moved in by the end 2011. Phase III consists of four single-family homeownership units. All units have been sold to income qualified buyers. Golf Manor has acquired seven single family homes for rehabilitation. All seven of the units have now been sold to income-qualified buyers. In the first quarter of this year, an agreement was signed between the County, Habitat for Humanity and Golf Manor to rehabilitate two homes in Golf Manor utilizing the program income from the sale of the first seven rehabilitated homes. Construction is complete on both homes. The home located at 2431 Bremont was sold to an income qualified buyer on December 31st. The second home located at 6423 Hammel closed on August 31st to an income qualified buyer.

Hamilton County created an RFP to solicit proposals for the remaining NSP2 program income in addition to some HOME funds. These proposals were received, then underwritten and scored by our Community Development Advisory Committee's Housing subcommittee. We announced the winners in August, and have submitted a Substantial Amendment application was submitted and approved in November 2016. In late February 2017, we received approval from HUD to transfer \$613,519.67 in NSP 2 program income to the CDBG program. Final QPR.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0, City of Cincinnati- PI- CNCURC Redevelopment	\$0.00	\$315,940.59	\$246,174.98
1, CMHA - Acquisition, demolition, and redevelopment of 1001, NSP2 Program Income Waiver	\$0.00	\$10,670,331.16	\$10,638,015.97
2, Acquisition, demolition, and redevelopment of rental	\$0.00	\$0.00	\$0.00
3, Model Group - Acquisition, demolition, redevelopment,	\$0.00	\$1,660,642.00	\$1,660,642.00
4, Model Group - Acquisition and rehabilitation of rental	\$0.00	\$1,051,010.00	\$871,993.89
	\$0.00	\$4,994,258.00	\$4,994,258.00



5, Model Group - Acquisition, rehabilitation, and financing	\$0.00	\$2,550,967.24	\$2,406,649.55
6, City of Cincinnati - Demolition of blighted structures (D)	\$0.00	\$228,492.50	\$226,336.00
7, Administration	\$0.00	\$1,928,635.43	\$1,760,461.90
8, Hamilton County - Acquisition and rehabilitation	\$0.00	\$993,097.75	\$676,445.71
9, Hamilton County - Demolition of blighted structures (D)	\$0.00	\$612,990.00	\$587,990.00



