

Grantee: Butler County, OH

Grant: B-11-UN-39-0001

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-11-UN-39-0001	Obligation Date:	Award Date:
Grantee Name: Butler County, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,327,123.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,327,123.00	Estimated PI/RL Funds: \$102,034.81	
Total Budget: \$1,429,157.81		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Butler County determined the greatest areas of need based on the NSP3 Downloadable Data Files – Data Reflect Market Conditions For the Second Quarter of 2010 submitted by HUD, and the NSP3 Mapping Tool. The data from the NSP3 Downloadable Data File, contained within an excel spreadsheet, provided the NSP3 Need Score and low-moderate-middle income population, as well as additional information, by census tract and block group. Butler County has taken the census tracts that have a combined NSP3 Need Score of 17 and above and at least a 51% of LMMI per census tract. These two elements provide the areas of greatest need which are eligible for NSP3 assistance, along with verification through the NSP3 Mapping Tool. The census tracts with the highest NSP3 Need, (Column I) with a cumulative score of 17 or higher is being considered for NSP3 assistance, with emphasis on census tracts which received a Need factor of 18-19. In addition, the census tracts must also have a minimum of 51% LMMI.

The areas of greatest need located within Butler County:

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- City of Trenton – Census Tract 0118.01 (Blk Grp 1, 2, & 3)
- Village of New Miami - Census Tracts 0008.00 (Blk Grp 1) and 0105.00 (Blk Grp 1 & 2)
- Lemon Township – Census Tracts 0113.00 (Blk Grp 1) and 0140.00 (Blk Grp 1 & 9)
- St. Clair Twp; City View Heights – Census Tract 0105.00 (Blk Grp 1)
- Fairfield Twp; Belmont - Census Tract 0110.01 (Blk Grp 1 & 9)
- St. Clair Twp; Williamsdale - Census Tract 0106.00 (Blk Grp 2)

The areas of greatest need located within the City of Hamilton:

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- Second Ward (N) – Census Tract 0003.00 (Blk Grp 1, 2, 3 & 4)
- Second Ward (S) – Census Tract 0003.00 (Blk Grp 2)
- Jefferson – Census Tracts 0004.00 (Blk Grp 1, 2, 3, 4 & 5) and 0005.00 (Blk Grp 4, 5, & 6)
- Dayton – Census Tract 0006.00 (Blk Grp 1, 2, 3, 4, 5 & 6)
- Star Hill – Census Tracts 0008.00 (Blk Grp 1) and 0010.01 (Blk Grp 1)
- East – Census Tract 0009.00 (Blk Grp 1, 2 & 3)
- Rossville – Census Tracts 0008.00 (Blk Grp 1 & 2); 0009.00 (Blk Grp 3) and 0011.00 (Blk Grp 1, 2, 3, 4 & 5)



The areas of greatest need located within the City of Middletown:

- Douglas – Census Tract 0140.00 (Blk Grp 1 & 9)
- Lakeside – Census Tract 0122.00 (Blk Grp 4)
- Harlan Park – Census Tract 0122.00 (Blk Grp 3)
- South – Census Tract 0130.00 (Blk Grp 1 & 2)

The NSP funds will be utilized through the Demolition Activity and the Acquisition / Rehabilitation / Redevelopment Activity. Butler County, along with the cities of Hamilton and Middletown, will work with properties which have been deemed a public nuisance, obtain court orders for demolition, and receive authority to demolish. Properties will meet eligibility requirements of vacant, abandoned, or foreclosed. The purpose of the demolition is to alleviate blight and density in target areas to help stabilize neighborhoods and property values. In turn, this will help increase demand for home ownership. The cities of Hamilton and Middletown will acquire units within eligible NSP3 areas, and those properties which meet the eligibility requirements of vacant

Summary of Distribution and Uses of NSP Funds:

abandoned, or foreclosed. The units will be rehabilitated or reconstructed depending on the deterioration of the structure, and the feasibility of rehabilitation vs. reconstruction. The completed unit will then be sold to families whose incomes are below 120% of the area median income. Financing of NSP3 funding will be through using mortgage buy downs, down payment and closing cost assistance on the sale of the rehabilitated homes. Those loans will be structured at 0% 15 year forgivable loans. This activity will also be utilized for the 25% set aside.

How Fund Use Addresses Market Conditions:

Within Butler County, the areas of greatest need are, by far, the two largest cities within the County: the City of Hamilton and the City of Middletown. These two cities have been devastated by the downturn of the economy and the resulting foreclosure crisis. This has been evidenced with the City of Middletown, Ohio being ranked the 10th Fastest Dying Town in the United States according to Forbes magazine.[1] The Vacancy Rates for the cities of Hamilton and Middletown also rank higher than the state average. According to the 2005-2009 American Community Survey 5-Year Estimates from the U.S. Census Bureau, the State of Ohio vacancy rate is 10.6%, the City of Hamilton is 10.9% and the City of Middletown is 12.8%. Butler County is not only collaborating with the cities of Hamilton and Middletown, but also funneling 84% of the NSP3 allocation within those cities; 41% targeted for the City of Hamilton and 43% targeted for the City of Middletown. In efforts to promote local employment, Butler County will strive for success of Section 3 standards of employment practices, as provided through the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135. The NSP3 allocation and implementation of projects will be focused on owner occupancy and not rental property. The cities of Hamilton and Middletown are saturated with rental units. In addition, rental units were created under NSP1. Providing owner-occupancy units provides long term stability and a variation of housing types provided to low to moderate income families.

[1] America's Fastest-Dying Towns - Ten spots where jobs are vanishing, incomes are dropping and poverty levels are rising. Matt Woolsey, Forbes Magazine, December 9, 2008; http://www.forbes.com/2008/12/08/towns-ten-economy-forbeslife-cx_mw_1209dying.html, accessed 06/12/09.

Ensuring Continued Affordability:

Continued affordability for NSP assisted housing will be monitored by Butler County Community Development and contracted agents given the task to do so. In addition, deed restrictions will be placed on the property to ensure compliance is maintained for a period consistent with 24 CFR 92.252 and 92.254, the Affordability Period requirements of the HOME program.

Definition of Blighted Structure:

Butler County will adhere to the State Definition of Blight, under ORC 1.08:

As used in the Revised Code:

(A) "Blighted area" and "slum" mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

(a) Dilapidation and deterioration;

(b) Age and obsolescence;

(c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(d) Unsafe and unsanitary conditions;

(e) Hazards that endanger lives or properties by fire or other causes;

(f) Noncompliance with building, housing, or other codes;

(g) Nonworking or disconnected utilities;

(h) Is vacant or contains an abandoned structure;

(i) Excessive dwelling unit density;

(j) Is located in an area of defective or inadequate street layout;

(k) Overcrowding of buildings on the land;

(l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(m) Vermin infestation;

(n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;



- (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.
- (C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use.
- (D)(1) Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if

Definition of Blighted Structure:

he condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the county auditor of the county in which the land is located has determined under section 5713.31 of the Revised Code that the land is “land devoted exclusively to agricultural use” as defined in section 5713.30 of the Revised Code.

(2) A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum.

Effective Date: 2007 SB7 10-10-2007

The City of Hamilton has enacted Ordinance 7714 – Section 1701.01 as a “Finding of Fact” for defining and declaring blight. 1701.01 FINDING OF FACT

It is hereby found and declared that there exists in the City structures used for human habitation, which are, or may become in the future, substandard with respect to structure, equipment or maintenance, and further that such conditions, together with inadequate provision for light and air, insufficient protection against fire hazards, lack of proper heating, unsanitary conditions and overcrowding, constitute a menace to the health, safety, morals, welfare and reasonable comfort of its citizens. It is further found and declared that the existence of such conditions, factors or characteristics will, if not remedied, create slum and blighted areas requiring large scale clearance, and further that in the absence of corrective measures, such areas will experience a deterioration of social values, a curtailment of investment and tax revenue, and an impairment of economic values. It is further found and declared that the establishment and maintenance of minimum housing standards are essential to the prevention blight and decay, and the safeguarding of public health, safety, morals and welfare.

The City of Middletown defines that a blighted structure can fall under one or several categories that they utilize:

- 1.) The cost to rehab the property to bring it to code must exceed 60% of the tax assessed value.
- 2.) It is deemed unsafe for the area and has to come down due to public safety.
- 3.) The property has been vacant for more than 90 days and is dilapidated and neglected and the cost to bring the property to code could not be justified for the area.

If the property falls under one or more of the above mentioned, then it fits the definition of a blighted structure.

Definition of Affordable Rents:

Affordable rent will be determined by the “HOME Rents” as calculated by HUD, per 24 CFR 92.252.

Housing Rehabilitation/New Construction Standards:

The housing rehabilitation standards will concur with those administered through Butler County’s CDBG and HOME programs, ensuring all federal, state, and local housing and building codes are followed. Butler County will promote feasible energy efficiency throughout the rehabilitation building standards, to include environmentally friendly elements and Energy Star products.

Vicinity Hiring:

Butler County will strive for success of Section 3 standards of employment practices, as provided through the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

Procedures for Preferences for Affordable Rental Dev.:

The NSP3 allocation and implementation of projects will be focused on owner occupancy and not rental property. The cities of Hamilton and Middletown are saturated with rental units. In addition, rental units were created under NSP1. Providing owner-occupancy units provides long term stability and a variation of housing types provided to low to moderate income families.

Grantee Contact Information:

dAVID fEHR
 Development Director
 130 High Street
 Hamilton, OH 45011
 513 - 785-5391

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$1,419,637.81
Total Budget	\$0.00	\$1,419,637.81
Total Obligated	\$0.00	\$1,419,637.81
Total Funds Drawdown	\$0.00	\$1,327,123.00
Program Funds Drawdown	\$0.00	\$1,327,123.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$0.00	\$1,327,123.01
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
Butler County2	\$ 0.00	\$ 1,327,123.01
city of hamilton	\$ 0.00	\$ 0.00
city of middletown	\$ 0.00	\$ 0.00

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	\$1,339,634.05	\$.00	\$.00
Limit on Public Services	\$199,068.45	\$.00	\$.00
Limit on Admin/Planning	\$132,712.30	\$89,389.78	\$89,389.78
Limit on Admin	\$.00	\$89,389.78	\$89,389.78
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$357,289.45		\$484,007.44

Overall Progress Narrative:

Adding any unreported information to Q4 2021 Quarterly Report.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Demolition	\$0.00	\$305,733.22	\$305,733.22
200, Acquisition Rehab Redevelop	\$0.00	\$501,040.56	\$447,992.56
300, 25% Acquisition Rehab Redevelop	\$0.00	\$523,474.25	\$484,007.44
400, Admin	\$0.00	\$89,389.78	\$89,389.78
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

