

Grantee: Canton, OH

Grant: B-11-MN-39-0002

January 1, 2020 thru March 31, 2020 Performance

Grant Number: B-11-MN-39-0002	Obligation Date:	Award Date:
Grantee Name: Canton, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,233,756.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,233,756.00	Estimated PI/RL Funds: \$79,415.19	
Total Budget: \$1,313,171.19		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Canton has utilized criteria determined by HUD prioritizing the area of greatest need. Also, the city used information from "The Canton Neighborhood Project," a report issued by David Boehlke. This report sets both specific plans and goals for specific neighborhoods and a more general framework through which to plan and implement neighborhood revitalization throughout the city. The city will meet the 25% set aside requirement for providing housing for individuals or families whose incomes do not exceed 50% of AMI by providing funding for homebuyer and rental housing restricted to households with incomes at or below 50% of AMI level. Funds will be used to acquire, rehab and redevelop homes. Ten percent of grant funds will be used for inspection of properties; board-up of vacant properties to ensure public safety; delivery costs, ie legal ads, title searches; demolition and removal of debris from blighted structures. Ten percent of grant funds will provide administration of the Neighborhood Stabilization Program, including but not limited to personnel and strategic planning mechanisms. Remaining funds will be used to acquire, rehab and redevelopment homes for individuals and families whose incomes may exceed 50% of AMI, but will not exceed 120% of AMI. Total low-income set-aside percentage (must be no less than 25 percent): 25.00% Total funds set aside for low-income individuals = \$308,439.00 The city will meet low income target by providing funding for homebuyer and rental housing restricted to households with incomes at or below 50% of AMI. Affordability will be maintained through affordability guidelines as described herein. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households - i.e. 120% of area median income - reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

How Fund Use Addresses Market Conditions:

See attachment

Ensuring Continued Affordability:

Long term affordability will be ensured using the recapture provision provided in HOME. The Housing Economic Recovery Act provides direction as to the requirements of protecting affordability. Deed restrictions and/or security instruments will be recorded to protect the integrity of HOME rules. The properties will be subject to subsidy recapture for no less than 5 years for a subsidy under \$15,000, for 10 years for a subsidy from \$15,000 to \$40,000, and 15 years for a subsidy over \$40,000.

Definition of Blighted Structure:

The city will utilize the definition in section 1.08 of the Ohio Revised Code: (A) "Blighted areas" and "slum" mean an area in which seventy percent 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 market 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) Excessive 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 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 purpose 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 the 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 loca

Definition of Blighted Structure:

ted 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

Definition of Affordable Rents:

For units that are set aside for households with incomes at or below 50% Area Median Income, the maximum rent charged will be the Low HOME Rent as determined by HUD adjusted for any tenant-paid utilities.
 For units occupied by households with incomes from 51% to 80% Area Median Income, the maximum rent charged will be the High HOME Rent as determined by HUD adjusted for any tenant-paid utilities.
 For units occupied by households with incomes from 81% to 120% Area Median Income, the maximum rent charged will be the High HOME Rent as determined by HUD adjusted for any tenant-paid utilities.

Housing Rehabilitation/New Construction Standards:

The city's housing rehabilitation and new construction standards for the HOME program will be adapted to the NSP program. These standards will be provided to city staff and developers, based on the special requirements and conditions of NSP, which encourages modernization of existing homes and incorporation of green building standards. As with the city's current rehab program standards, the revised version will continue to require compliance with the city's housing, building, and zoning codes as well as the Ohio Rehabilitation Standards.

Vicinity Hiring:

Developers awarded funding will make every effort to comply with this requirement by working with Project REBUILD (Youthbuild) to employ youth who live in the area. The city will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by person residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

This requirement will be met by working with an area CHDO that specializes in rental projects.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,313,171.19
Total Budget	\$0.00	\$1,313,171.19
Total Obligated	\$0.00	\$1,313,171.19
Total Funds Drawdown	\$0.00	\$1,241,036.70
Program Funds Drawdown	\$0.00	\$1,231,462.00
Program Income Drawdown	\$0.00	\$9,574.70
Program Income Received	\$0.00	\$79,415.19
Total Funds Expended	\$0.00	\$1,241,036.70
Most Impacted and Distressed Expended	\$0.00	\$0.00

Match Contributed

\$0.00

\$0.00

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	\$0.00
Limit on Public Services	\$185,063.40	\$0.00
Limit on Admin/Planning	\$123,375.60	\$121,307.63
Limit on Admin	\$0.00	\$121,307.63
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$328,292.80	\$384,488.78

Overall Progress Narrative:

Grantee is in final stages of collecting info to close out grant. Data cleanup is underway.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-Admin, Administration	\$0.00	\$121,307.63	\$117,758.34
NSP3-B, Acquisition, Rehab, Redevelopment	\$0.00	\$687,529.26	\$612,049.84
NSP3-B 25%, Acquisition, Rehab, Redevelopment	\$0.00	\$384,488.78	\$381,808.30
NSP3-Demolition, Demolition	\$0.00	\$119,845.52	\$119,845.52



