

Grantee: Columbus, OH

Grant: B-11-MN-39-0005

January 1, 2021 thru March 31, 2021 Performance

Grant Number: B-11-MN-39-0005	Obligation Date:	Award Date:
Grantee Name: Columbus, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,843,460.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$4,843,460.00	Estimated PI/RL Funds: \$1,550,000.00	
Total Budget: \$6,393,460.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Three separate areas are identified as the areas of greatest need on the attached "NSP 3 Map" and submitted on the NSP 3 Mapping Tool. The boundaries are established based on the anticipated amount of NSP 3 funds and the ability to address the required minimum number of units within each area. The City has selected areas based on the results and recommendations of the 2009 Market Study (VWB Research and Community Research Partners) completed under the NSP1 program and in consideration of the capacity of nonprofit developers working in the areas. Specifics are given for the areas outlined below. For each area, the City will utilize a tiered approach by focusing funds for redevelopment in a smaller sub-area and by allowing a larger area for demolition and land banking. The larger area is also used to permit flexibility on the location of the primary target area, depending on the ultimate availability of foreclosed or vacant property. The Land Bank is activity pursuing blighted properties via tax foreclosure, thus permitting the City to address blighted properties and redevelop homes in a coordinated manner. Our rental development strategy is formed out of the findings and suggested investment strategies in the Market Study. Specifically, the City is targeting its 25% set aside to develop affordable rental housing by investing in a Low Income Housing Tax Credit project in the South Side. The Market Study identified the South Side area as a "Distressed" neighborhood (see description below). However, the Market Study also recommended specific strategies as means to move "distressed" neighborhoods toward recovery and revitalization. The following narrative from the Market Study provides the rationale for our rental development strategy. Broad Strategies Due to the level of decline that has permeated in Distressed typology neighborhoods for generations, nearly every community development tool available could be applied. Housing market incentives are in effect in at least a part of 9 of the 10 neighborhoods through Columbus' residential tax abatement program. Consideration should be given to expanding this program to cover all the neighborhoods in this typology. Code enforcement must continue to be vigilant and not let decay and blight become an acceptable condition and work to ameliorate adverse land uses to improve the future marketability of the community. Acquisition, demolition and land banking are better short-term strategies for vacant and abandoned homes. When possible, parcels should be targeted that allow for a consolidation with existing assets. This will make short to long-term uses more viable, whether for urban agriculture or future housing. Quality rental developments should also be pursued. Demand Many of the Distressed neighborhoods are saturated with homes for sale on the open market. These homes tend to range in price from \$10,000 to \$80,000 with many appearing to be in need of at least moderate repair. Unless a home has unique architectural features or a desirable location within the sub-market, it will be difficult to find buyers able or willing to carry a mortgage exceeding \$80,000 to \$90,000. Columbus should note that this pool of perspective buyers is relatively small and a willingness to lower the price might be necessary to avoid significant delays in absorption. The Distressed typology includes AMHI, East Columbus, Milo-Grogan and

Summary of Distribution and Uses of NSP Funds:

North Hilltop have a modest need for 8 to 12 per year over the next five years. There is a significant need for 100 to 250 units per neighborhood in Central Hilltop, Near East, South Linden, Southside, Weinland Park and West Franklinton during the same period of time. The areas of greatest need are as follows (see Maps in Exhibit A and Planning Data in Attachments): 1. Linden Village/ North Central Area A thriving bedroom community until the post-war interstate highway era, South Linden has

How Fund Use Addresses Market Conditions:

See above "Summary of Distribution and Uses of NSP Funds".



Ensuring Continued Affordability:

The length of continued affordability will be governed by the rules as established by HUD for the HOME Investment Partnerships Program. Sites funded by the City will have both a mortgage and restrictive covenant with recapture requirement in the event that the term of affordability is not met. Recapture of any funds will be out of net proceeds of sale. Continued affordability of homeownership properties will be assured based on the liens on the title of each home from the mortgage and restrictive covenant. Any change in ownership will require notification to the city because it is in the chain of title. Continued affordability of rental and short term lease-purchase properties will be documented with annual owner reports to the city indicating occupancy of each unit, the income of the occupants and the rents charged for each unit. The city will reserve the right to monitor the units during the affordability period.

Definition of Blighted Structure:

In 2004, the City of Columbus updated the Columbus City Code (CCC) as a response to the increase of vacant structures (see Section 47 CCC link: <http://ordlink.com/codes/columbus/>). The update includes a set of definitions of structures deemed to constitute a public nuisance and establishes a process by which a structure is classified as a hazardous building. A building classified as hazardous is, by definition, both unoccupied and in violation of one or more City codes related to building, housing, nuisance abatement, fire, health, etc. Once identified as hazardous the building is declared a hazard and is noted as such in City records. For the purposes of NSP funded demolitions, any structure that is vacant and considered in violation of City building, health, housing, or nuisance abatement Codes will qualify as a "blighted structure" under the NSP rules and may be subject to demolition.

In addition, City Building Officials may declare a building unsafe for human habitation under State of Ohio and Columbus Building Codes and order the demolition of that building. In such cases, the City will be obligated to demolish the building or correct the Building Code Violation(s).

Definition of Affordable Rents:

For purposes of the 50% AMI projects, the City will use the HUD Income Guidelines for the Columbus MSA and rents will be capped at the lower of the Low HOME rent or the Fair Market Rent (FMR) with allowance for utilities (HUD-52267 Metropolitan Housing Authority Section 8 utility allowances). The maximum allowable rent for each year will be based on the rents as established by HUD for that year.

For purposes of projects funded outside of the 50% AMI set aside, the City will use the HUD Income Guidelines for the Columbus MSA and rents will be capped at 125% of the FMR with allowance for utilities (HUD-52267 Metropolitan Housing Authority Section 8 utility allowances). The maximum allowable rent for each year will be based on 125% of the FMR as established by HUD for that year.

Procedures for Preferences for Affordable Rental Dev.:

The City of Columbus' rental development strategy is formed out of the findings and suggested investment strategies in the Market Study. Specifically, the City is targeting its 25% set aside to develop affordable rental housing by investing in a Low Income Housing Tax Credit project in the South Side. The Market Study identified the South Side area as a "Distressed" neighborhood.

Housing Rehabilitation/New Construction Standards:

All housing projects under NSP3 will be energy efficient, green, healthy, environmentally friendly, lead safe, by using Energy Star rated, green compliant methods/materials/products/planning/design as mandated in Columbus and Franklin County's AWARE Green/Universal Design Manual. See link to AWARE manual:

<http://development.columbus.gov/housing/content.aspx?id=22682> Some units will incorporate universal design features as described in the AWARE Manual. The AWARE standards shall be used in the writing of all project work specifications. This will insure that all NSP3 housing projects shall meet or exceed all the Energy Star and Enterprise Green Communities mandatory criteria for substantial rehabilitation and new construction. The City of Columbus and Franklin County have collaboratively created and adopted the AWARE Manual in an effort to reach the highest level of green and universal design standards in federally funded projects. The City desires to obtain the highest level of green possible within the parameters of funding and feasibility of each project. Water efficient toilets, showers and faucets such as those with the WaterSense label must be installed. All renovation work will be performed by City of Columbus Home Improvement Contractor (HIC) licensed contractors and licensed trade contractors. All renovation work will comply with all City of Columbus, Ohio Building, CABO, OBOA current building and housing codes. All work standards will meet or exceed the City of Columbus' Performance Manual for housing rehabilitation programs. All lead work will be performed by State of Ohio licensed lead abatement contractors and all renovation work will be performed by certified lead safe workers. All projects will be in compliance with HUD Environmental Review Regulations found at 24 CFR Part 58.[CoC3]. All construction will be performed at the highest quality and in a timely fashion. All workmanship is covered under a 12 Month Building Industry of America Approved Warranty. Final inspection, commissioning, energy audit and lead safe clearance will be conducted on every unit. Additional Standards for Pre-and Post-development Work1. An on-site preliminary inspection will be conducted to determine whether "gut-to-the-studs" is appropriate, and whether or not the unit is feasible for further pre-development work and renovation.2. A licensed Structural Engineer will perform a Structural Inspection and provide a letter of opinion as the integrity of the structure. This letter is stamped with the engineer's seal from the State of Ohio. The engineer's letter and architectural plans will be used in correlation to renovate the structure.3. A sewer camera will be used in a Sewer Inspection to determine the status of the sewer and recommend replacement or not.4. Architectural Specifications will include instructions for: Fireproofing/Rating, (per Code as needed), specifications for bearing walls, Structural reinforcement including new headers for windows and doors, applying modern building codes to floor systems (reinforcing floor joists with 2x8 or 2x10 as needed) and adding steel beams if a determination is made that the old balloon system is not able to support the new load during renovation. (Structural Inspection input).5. Gut to Studs. As determined in pre-inspection, the property is to be completely gutted,

Housing Rehabilitation/New Construction Standards:

oad bearing walls are marked. Structure is cleaned and all nails pulled from the studs. Property is to be cleared of all electrical wiring and fixtures, all plumbing lines and drains, and old HVAC systems. Property is then boarded up to code until renovation construction begins. If gut to studs is not appropriate, rehabilitation will be done based on work specifications noted below.6. Building Maintenance Manual. Provide to property owners a manual that includes the following: a routine m

Vicinity Hiring:

The NSP3 requirement to utilize vicinity hiring will be incorporated into the pre-construction conference to emphasize the importance of it.

Grantee Contact Information:

NSP3 Program Administrator Contact Information: Ms Rita Parise, City of Columbus Department of Development, 50 W. Gay St. Third Floor, Columbus, Ohio 43215.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$5,718,306.32
Total Budget	\$0.00	\$5,718,306.32
Total Obligated	\$0.00	\$5,718,306.32
Total Funds Drawdown	\$0.00	\$5,718,306.32
Program Funds Drawdown	\$0.00	\$4,670,751.04
Program Income Drawdown	\$0.00	\$1,047,555.28
Program Income Received	\$0.00	\$1,127,563.50
Total Funds Expended	\$0.00	\$5,718,306.32
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 Columbus2	\$ 0.00	\$ 5,718,306.32

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	\$6,156,252.77	\$.00	\$.00
Limit on Public Services	\$726,519.00	\$.00	\$.00
Limit on Admin/Planning	\$484,346.00	\$236,591.54	\$236,591.54
Limit on Admin	\$.00	\$236,591.54	\$236,591.54
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,598,365.00		\$1,457,865.00

Overall Progress Narrative:

Due to staffing issues, and COVID-19 work on reconciling program income has slowed. Projects are in process to deploy program income as it becomes available.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Admin-P&A, 10% Planning & Admin	\$0.00	\$229,963.39	\$99,825.63
B,C,D,E - Project Delivery, B,C,D,E - Project Delivery	\$0.00	\$137,659.32	\$126,709.53
B-441111-50% AMI, B(Purchase & Rehab) 441111-25% Set	\$0.00	\$1,397,865.00	\$1,210,865.00
C-441105-Acq & Demo Fund, C(Land Banking) 441105-	\$0.00	\$50,858.25	\$50,258.25
D-441106-Acq & Demo Fund, D(Demolish) 441106-	\$0.00	\$473,642.25	\$473,642.25
E-441110-HO 120% AMI, E(Redvelop) 441110-NSF-	\$0.00	\$3,480,471.79	\$2,709,450.38



Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	46
Monitoring Visits	0	14
Audit Visits	0	0
Technical Assistance Visits	0	23
Monitoring/Technical Assistance Visits	0	9
Report/Letter Issued	0	24

