

Grantee: Hamilton County, OH

Grant: B-11-UN-39-0004

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-11-UN-39-0004	Obligation Date:	Award Date:
Grantee Name: Hamilton County, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,469,242.00	Grant Status: Active	QPR Contact: Boubacar Diallo
LOCCS Authorized Amount: \$1,469,242.00	Estimated PI/RL Funds: \$350,000.00	
Total Budget: \$1,819,242.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

To establish our areas of greatest need, we began by inputting our original 15 targeted communities from NSP1 into the HUD NSP3 mapping tool - all census tracts for each community were inputted. From this we were able to identify where each community stood in terms of their NSP3 need score. A few communities from the first round of funding have improved and their NSP3 need scores were much lower than the minimum state threshold. This reduced the number of communities to 11. Cheviot, Cleves, Norwood, and Silverton were eliminated. The remaining 11 communities had NSP3 need scores that averaged 17 or higher; this equated to 37 census tracts. From there we eliminated all the census tracts with a score of 17 or lower, due to the high number still remaining for determination. This left census tracts with scores of 18, 19, and 20 and reduced the number of communities to eight and the number of census tracts to 13 (St. Bernard, Woodlawn, and Lockland were removed). From this point on we only examined data for the highest scoring census tracts within each community and only those census tracts that were wholly contained within one community (some census tracts crossed jurisdictional boundaries), which further reduced the number of census tracts to nine, while the number of communities remained at eight. It was then determined that we would only examine one census tract within each of the remaining eight communities. That was decided after examining the HUD estimated impact numbers and realizing that our grant size would not be large enough to make an impact in multiple census tracts within a single community. Forest Park was the only community with two census tracts; we decided to eliminate the census tract with the largest amount of commercial land use and least amount of residential units. This reduced the number of census tracts to eight. We then began examining jurisdiction size relative to the size of the targeted census tracts within each community (in terms of the ability of the funds to make a visible impact in the community as a whole). The data indicated three outliers, where the census tract represented 15% or less of the total land area for the community. This reduced the number of communities to five; Colerain Township, Springfield Township and Forest Park were removed. For the five remaining communities we evaluated environmental and historical considerations that could delay implementation of the program and/or impose costly remedies to achieve compliance. We examined the presence of historical structures, floodplain areas, expressways and railroads. From this we were able to reduce the number of communities to four. Elmwood Place was eliminated due to the presence of several historical properties, being located partially in the floodplain and near a major expressway. These factors created some obstacles for Elmwood Place in the first round of NSP funding. NSP2 investments were then reviewed from the second round of NSP funding. Mt. Healthy and Golf Manor each received an allocation of at least one million dollars in NSP2 funds. Golf Manor received enough funding to perform acquisition and rehabilitation activities for approximately 11 homes and Mt. Healthy received funding for the development of a low-income, multi-family, senior housing rental projee amount of funding received by Golf Man

Summary of Distribution and Uses of NSP Funds:

or was sufficient to visably impact and stabilize the area (according to the HUD Mapping tool and the number estimating the properties needed to make an impact). This narrowed the communities to three, North College Hill, Mt. Healthy, and Lincoln Heights. For the three remaining communities, we studied housing stock and how it relates to market demand, availability of REOs (past data and future predictions), past sales of NSP homes, and NSP3 Need Scores, including estimated impact number

How Fund Use Addresses Market Conditions:

Lincoln Heights lacks housing that is able to be rehabbed, has a weak market, an extremely high vacancy rate (20%) and a dearth of condemned and blighted properties; this makes this target area not suitable for acquisition/rehab activities, but more apt for demolition and land banking activities.

Most of the housing stock in North College Hill is in a condition suitable for rehab; a majority of the homes in the neighborhood are one- to three-bedroom cape code style homes built in the 1920s to 1940s. Using past sales of NSP1



homes as an indicator, the market of the target area within North College Hill has proven to be strong; the three homes that have been completed through NSP1 were under contract within a week of being listed. Several additional homes are currently being rehabbed and will be completed this year. The vacancy rate in North College Hill is 6%. There has been an abundance of foreclosed properties available through the NCST in North College Hill and future predictions indicate that this will continue, making our proposed number of units to be rehabbed attainable.

Ensuring Continued Affordability:

Hamilton County will follow the HOME program standards as a minimum in complying with the long-term affordability component of the NSP3 program. Funding provided per rental or homeownership unit less than \$15,000 will have a 5-year affordability period, funding provided between \$15,000 - \$40,000 per unit will have a 10-year affordability period, and funding greater the \$40,000 per unit will have a 15-year affordability period.

Definition of Blighted Structure:

The definition of blighted structure below is from the Ohio Revised Code Section 1.08:

(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 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 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

Definition of Blighted Structure:

It not be included in a blighted area or slum.

Effective Date: 2007 SB7 10-10-2007

Definition of Affordable Rents:

We are not proposing to rehabilitate or construct any rental units, but if we do, the units will be subject to the HOME rents.

Housing Rehabilitation/New Construction Standards:

Residential properties acquired and rehabilitated under this program will be subject to Hamilton County's NSP Residential Rehabilitation Standards. This document includes green and energy efficiency standards that will be required in conjunction with rehabilitation of the residential structure. In addition, units will be subject to the Lead Based Paint regulations, as specified in Section 401 (b) of the Lead Based Paint Poisoning Prevention Act, and 24 CFR Part 35 Subparts B and J.

Vicinity Hiring:

The County will provide, to the maximum extent possible, for the hiring of individuals and small businesses that are owned/operated by persons residing in the vicinity of NSP3 projects, with vicinity defined as Hamilton County. This includes, but is not limited to, updating procurement procedures to incorporate preferences for vicinity hiring and specifying in developer contracts the requirement to reach out to local individuals and businesses when hiring or contracting opportunities arise. Local, state, and federal procurement procedures will still be followed.

Procedures for Preferences for Affordable Rental Dev.:

Due to the existing rental market conditions of Hamilton County and our targeted areas, rental development is not a priority. According to the 2005 - 2009 American Community Survey, 37.8% of the units in Hamilton County are renter-occupied, which is 3.7% higher than the percent renter-occupied in the United States. The renter-occupied rates for Lincoln Heights and North College Hill, our targeted areas, are 70.5% and 33.9% respectively. Hamilton County has a rental vacancy rate of 13.3%, compared to the United States rental vacancy rate of 8.43%. Lincoln Heights and North College Hill have rental vacancy rates of 14.4% and 8.4%, respectively. The number of renter-occupied housing units in our targeted



areas is on par or significantly higher than the national average. The same can be said for the rental vacancy rate. The rental vacancy rates of our targeted areas and of the County indicate that this area has an abundance of vacant rental housing on the market, and developing more rental housing could over-saturate the already high number of rental units available.

North College Hill's Comprehensive Plan, written in 2008, specifically mentions promotion and creation of new home ownership opportunities as a priority, and states that "the relatively low rate of home ownership has been a concern of the city of North College Hill and is expected to remain an issue in the near future." According to the 2005 – 2009 American Community Survey, the homeownership rate in Hamilton County (outside of the city) is 77%, while North College Hill's is 66%. Due to this data, the data in the previous paragraph, the data from another section of this plan, and the sentiments from North College Hill's Comprehensive Plan, we decided that developing additional homeownership opportunities is the most viable option for this community.

As discussed in another section of this plan, the housing market in Lincoln Heights is very weak (the homeownership rate is only 30%) and the number of blighted/condemned structures is extremely high. The large scale redevelopment project (Villas at the Valley) being funded partially with NSP1 and NSP2 dollars has or will create 77 rental units at or below 60% of AMI and 4 units of homeownership, while at the same time ridding the community of severely deteriorated housing. It is believed that scattered-site demolition, in conjunction with the Valley Homes project, will provide much needed stabilization to the area and will provide in-fill housing opportunities once the market in this struggling community improves. It is our opinion, based on the discussed data, that developing additional rental units would not be viable. Demolition would provide the greatest benefit to Lincoln Heights at this time.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,721,378.98
Total Budget	\$0.00	\$1,721,378.98
Total Obligated	\$0.00	\$1,719,762.67
Total Funds Drawdown	\$0.00	\$1,719,762.67
Program Funds Drawdown	\$0.00	\$1,469,242.00
Program Income Drawdown	\$0.00	\$250,520.67
Program Income Received	\$0.00	\$250,520.67
Total Funds Expended	\$0.00	\$1,719,762.67
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	\$220,386.30	\$0.00
Limit on Admin/Planning	\$146,924.20	\$145,303.69
Limit on Admin	\$0.00	\$145,303.69
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$454,810.50	\$733,768.49

Overall Progress Narrative:

Hamilton County signed its NSP grant agreement from HUD on March 3rd, 2011. The NSP3 fifty percent expenditure deadline was March 3, 2013, and the NSP3 final expenditure deadline was March 3rd, 2014. Memorandums of Understanding have been executed with both of the county's target areas. Hamilton County has signed a Memorandum of Understanding with the City of North College Hill to acquire and rehabilitate abandoned or foreclosed homes followed by sale to income-eligible buyers with down payment assistance. North College Hill executed a contract with non-profit developer Homesteading and Urban Redevelopment Corporation. HURC has acquired and sold six



properties to income eligible buyers. 1918 Cordova was sold to an income qualified buyer in October 2015. We are currently discussing how to utilize the remaining program income. Additionally, North College Hill signed a contract with Habitat for Humanity and Cincinnati Housing Partners to meet the twenty-five percent set aside stipulation. Habitat has acquired five properties for rehabilitation. All units have now been sold. Cincinnati Housing Partners rehabilitated one single family property and it has sold to an income eligible buyer. Cincinnati Housing Partners has changed their scope to create a new construction housing unit in the target area to supplement their single family rehabilitation property. A contract has been signed with the builder, Potterhill Homes, and construction is complete on the new home. The property was sold to an incomeeligible buyer during the fourth quarter of 2013. Hamilton County has signed a Memorandum of Understanding with the Village of Lincoln Heights to demolish blighted/condemned properties in the area. To date, Lincoln Heights has demolished eleven blighted properties. Additional properties are being identified for demolition in the following quarters. Hamilton County's landbank is unable to utilize the NSP3 funds allocated to it. Therefore, this activity has been cancelled and the funds reallocated to activities 1001 and 1002. Hamilton County continues to participate in a variety of outreach and public relations events to educate area residents about our NSP Program and publicize our accomplishment. On 2-28-17 we received approval from HUD to transfer \$34,011.64 from NSP Program Income (PI) to the CDBG program. Project 5- Habitat for Humanity Plans on building 4 single family homes (West College Hill Project). The contracts have been signed and the construction has started.

During this quarter, the remaining 2 buildings were completed. Both income qualified families moved in to their new homes in December 2018. The last two properties sold to income qualified families during this quarter. All funds for NSP 3 have been spent. Once NSP 1 is closed out, will begin process of closing NSP 3 out. No changes from previous period.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation	\$0.00	\$1,096,014.43	\$904,668.31
2, Demolition	\$0.00	\$88,790.76	\$76,690.76
3, Land Banking	\$0.00	\$0.00	\$0.00
4, Administration	\$0.00	\$146,920.00	\$134,234.48
5, New Construction	\$0.00	\$389,653.79	\$353,648.45



