

Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-11-UN-39-0006	Obligation Date:	Award Date:
Grantee Name: Montgomery County, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,145,712.00	Grant Status: Active	QPR Contact: Tawana Jones
LOCCS Authorized Amount: \$1,145,712.00	Estimated PI/RL Funds: \$4,320.00	
Total Budget: \$1,150,032.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Montgomery County Community Development has identified twelve census tracts for the Neighborhood Stabilization 3 Program (NSP3). The census tracts are located within three Montgomery County jurisdictions, the City of Trotwood, Jefferson Township and Harrison Township. NSP3 data provided by HUD, along with population, household income, and housing unit data analyzed by Gem Public Sector Services, reveal long-term declines in the numbers of people and households. The data also reveals a likelihood of increased vacancies and/or foreclosures over the next three years in each of the target areas. This decline has led Montgomery County to explore the revitalization of targeted housing units coupled with demolition of excess housing units as a step toward stabilizing housing markets in the target areas. Areas of greatest need were established based upon, an NSP3 need score of no less than 18. Montgomery County also considered the number of properties that need to be addressed in order to make an impact in the target area, as well as the location of current NSP1 & 2 activities.

The areas of greatest were determined to be: Jefferson Township, census tracts: 601, 602, 603; Harrison Township, census tracts: 801, 803, 804;

The City of Trotwood 701.02, 702.01, 702.02, 703, 704, 705.

Montgomery County, Ohio proposes to use NSP3 funds as follows:

-10% admin , \$114,571.20

-25% requirement project with CountyCorp & Improved Solutions for Urban Systems \$440,000 with a unit goal of 4

-Demolition \$250,000, with a unit goal of 30-35

-Use B Acquisition/Rehabilitation/Resale through CountyCorp \$341,140.80 with a unit goal of 3

Demolition Target Areas: Demolition census tracts were identified based upon NSP3 data released by HUD. Each census tract eligible for demolition in Montgomery County has a NSP3 need score of 18 or higher as well as, 40 or more vacant houses or a vacancy rate of 10% or higher. The demolition census tracts include: Jefferson Township: 601, 602, 603; City of Trotwood: 701.02, 702.01, 702.02, 703, 704, 705 and 707; and Harrison Township: 801, 803, 804, 805, 806 and 807.

Acquisition/Rehab/Resale Target Areas: The acquisition/rehab/resale census tracts were identified based upon NSP3 data released by HUD and current NSP activities. Each census tract eligible for acquisition/rehabilitation in Montgomery County has a NSP3 need score of 18 or higher. The census tracts include: Trotwood: 704 and 705; Harrison, 801.

How Fund Use Addresses Market Conditions:

Montgomery County Community Development has identified twelve census tracts for the Neighborhood Stabilization 3 Program (NSP3). The census tracts are located within three Montgomery County jurisdictions, the City of Trotwood, Jefferson Township and Harrison Township. NSP3 data provided by HUD, along with population, household income, and housing unit data analyzed by Gem Public Sector Services, reveal long-term declines in the numbers of people and households. The data also reveals a likelihood of increased vacancies and/or foreclosures over the next three years in each of the target areas. This decline has led Montgomery County to explore the revitalization of targeted housing units coupled with demolition of excess housing units as a step toward stabilizing housing markets in the target areas.

Ensuring Continued Affordability:

Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. If multi-family rental units are purchased using NSP funds and then conveyed to a non-profit organization, affordability language will be included in the agreement and deed restrictions will be required. In most instances, the clientele being served by a partner non-profit organization will meet the income guidelines for lower rents. Many funding sources, such as low income housing tax credits, require that affordability be maintained for 15 years, following the compliance period, the owner must enter into an extended use period of an additional 15 years by filing a Restrictive Covenant on the development with the County Recorder.



Definition of Blighted Structure:

Blighted structure- a property in Montgomery County can be considered blighted if the following conditions are in place. This definition of a blighted structure was taken from Ohio Revised Code, General Chapter 1.08, with the effective date of 10-10-2007: 2007 SB7. 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 the condition is consistent with condition

Definition of Blighted Structure:

ions 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

Definition of Affordable Rents:

Montgomery County defines affordable rents as households paying no more than 30% of their income for rent, not to exceed fair market rents. In many cases, this is substantially less than fair market rents and the low HOME rent limit.

Housing Rehabilitation/New Construction Standards:

Montgomery County will utilize rehabilitation standards that comply with local applicable laws, codes and other requirements relating to housing safety, quality and habitability. It is anticipated that FHA will provide a substantial portion of the mortgages to qualified homebuyers, so rehabilitation standards should also meet FHA standards. Properties will be inspected and items addressed (where applicable) using the Uniform Physical Condition Standards.

Montgomery County is advancing affordable housing beyond the traditional limits of a purchase price or percentage of income. Montgomery County defines affordable housing as housing that is affordable to purchase, operate, and maintain. NSP beneficiaries will enjoy an energy efficient, water efficient, and material efficient home. All rehabilitation will be Energy Star rated homes. Montgomery County has established the following GREEN BY DESIGN guidelines: (all specifications and product recommendations will come from the Energy Star website at www.energystar.gov.)

- ENERGY STAR Windows
- ENERGY STAR Furnace and Air Conditioning
- Programmable Thermostat
- Energy Efficient Lighting Package, compact fluorescent lights (CFL's) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL's in the fixtures used most often, use T-8 bulbs in all fluorescent fixtures
- ENERGY STAR Rated Appliances and Water Heaters
- Eco-Friendly Flooring, Montgomery County will consider carpet that is made from recycled material and is recyclable
- Properly Installed Insulation In the Attic, Walls, and Crawl Space; attics to R-38; walls to R-13; crawl spaces to R-19.
- Sealing of Duct Work
- Caulking and Weather Stripping of Windows, Doors, & Outlets
- Use of Low VOC Paints, Caulks, Sealants, & Adhesives
- Water Conservation

Additionally, de-construction efforts will be utilized to prepare acquired properties for rehabilitation.

Vicinity Hiring:

Sub-recipients awarded NSP3 funding will be required to comply with Section 3 regulations at 24 CFR 135 and, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects, as defined by the Secretary of the U.S. Department of Housing and Urban Development. Language regarding this requirement will be integrated into all sub-recipient agreements. Sub-recipients will be required to include such language in their contracts.

Grantee Contact Information:

Name (Last, First) Jones, Tawana
Email Address jonest@mcoho.org Phone Number 937-225-5704
Mailing Address 451 West Third St. Dayton, OH 45422

Procedures for Preferences for Affordable Rental Dev.:

Montgomery County intends to produce 7 NSP3 units for disposition, of those units 4 of them be designed to have a preference for affordable rental. Those 4 units will be developed under the 25% requirement activity. Montgomery County finds this design necessary to accommodate the tightening lending requirements which make it difficult to produce affordable units for homeownership. Additionally, the neighborhoods targeted for NSP3 assistance have seen limited home sales in recent years.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,142,636.32
Total Budget	\$0.00	\$1,142,636.32
Total Obligated	\$0.00	\$1,142,636.32
Total Funds Drawdown	\$0.00	\$1,142,636.32
Program Funds Drawdown	\$0.00	\$1,138,316.32
Program Income Drawdown	\$0.00	\$4,320.00
Program Income Received	\$0.00	\$4,320.00
Total Funds Expended	\$0.00	\$1,142,636.32
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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$107,175.57
Limit on Admin	\$0.00	\$107,175.57
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$287,508.00	\$440,000.00

Overall Progress Narrative:

Montgomery County is ready to close this grant out. 20 properties were demolished with NSP3. 23 properties were impacted by purchase/rehab with a portion of these properties also having NSP2 funds.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$107,175.57	\$107,175.57
217697-Demo, Demolition	\$0.00	\$249,999.80	\$249,999.80
217698-9 -purchase/rehab, Use B & E	\$0.00	\$785,760.95	\$781,140.95

