

**Grantee: State of Ohio**

**Grant: B-08-DN-39-0001**

**July 1, 2013 thru September 30, 2013 Performance Report**

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**Grant Number:**

B-08-DN-39-0001

**Obligation Date:****Award Date:****Grantee Name:**

State of Ohio

**Contract End Date:**

03/13/2013

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$116,859,223.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PIRL Funds:**

\$2,221,229.11

**Total Budget:**

\$119,080,452.11

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The Ohio Department of Development (ODOD) developed a need-based allocation of the Ohio Neighborhood Stabilization Program (NSP) award to local areas using a replication of the nation-to-state U.S. Department of Housing and Urban Development (HUD) formula. The HUD formula calculates states' allocations on the basis of foreclosures, subprime loans, loans in default and delinquent loans, all slightly modified with local vacancy rates in high-cost loan areas. Need-based allocation data that could be used in the allocation formula were purchased from First America Core Logic (FACL). The dataset contained a monthly inventory of total area loans, foreclosures, subprime loans, default and delinquent loans, as well as monthly counts of loan originations from January 2005 through July 2008. The data sets were provided by loan type (Alt-A, BC, Jumbo Prime and Conforming Prime) and zip code geography. Secondary needs data were compiled from HUD foreclosure risk indicators by Census block group, Home Mortgage Disclosure Act (HMDA) foreclosure data by county, and 2000 Census housing units by county, place, zip code, and block group. The count of 2000 Census housing units in Census block groups was used to geographically reconstitute zip code foreclosure data to counties and sub-county jurisdictions. United States Postal Service (USPS) vacancy estimates and high-cost loan areas from the HMDA data were used in the 10 percent constraining expression. The first task in arriving at a need-based allocation was to replicate the nation-to-state formula. Data points were derived from the above data sets for Ohio's 88 counties, 35 entitlement cities and those Ohio cities eligible to receive Ohio Small Cities Community Development Block Grant (CDBG) Community Development Program funds (jurisdictional level). The local area allocation factor was computed as the sum of the weighted products of the factors in parts i§ai through i§ei above. The initial allocation factors were adjusted to total 100% on a statewide basis.

### Distribution and and Uses of Funds:

ODOD will allocate \$116,859,223 of Neighborhood Stabilization Program (NSP) funds as follows: Administrative Funds ODOD will allocate approximately 10 percent of the total allocation for administration, with approximately 60 percent of the NSP administrative dollars allocated to award recipients. Rental Reserve ODOD will award 25 percent of Ohio's NSP (\$29,214,900) allocation as a rental reserve through an Affordable Rental Housing Initiative. The Affordable Rental Housing Initiative will encourage the redevelopment of demolished, foreclosed or vacant structures into affordable rental housing serving households with incomes at or below 50 percent of the area median income and provide additional resources to both the Ohio NSP direct award recipients, where vacant rental properties are abundant, as well as in rural communities through a nonprofit organization or a public housing authority. Balance of Funds Eligible Applicants ODOD will compile a list of the 22 entitlement NSP direct recipients, 21 other entitlement cities and Ohio's counties and cities eligible to receive Ohio Small Cities CDBG Community Development Program funds and rank the jurisdictions in order of need based on the formula allocation outlined above. ODOD will determine, based on the ranking, if and how much additional funds should be allocated to direct NSP recipients by comparing the amount of funds awarded to the NSP direct recipients by HUD to the amount of need determined by ODOD's need calculations. The amount of funds to be allocated to NSP direct recipients by ODOD will then be subtracted from the state of Ohio's balance of funds (\$116,859,223 minus administration minus rental reserve). The remaining funds (\$116,859,223 minus administration, minus rental reserve, minus direct NSP additional allocation) will be awarded to Ohio's other eligible jurisdictions, based on ODOD's need calculations, and above \$700,000, an amount selected to ensure impact at the local level. If the calculations determine that an eligible jurisdiction's need results in an amount less than \$700,000, ODOD will form collaborative regions based on geographic location and current working relationships. The jurisdictions combined into a region will be required to determine a lead unit of local government. The lead will be required to expend the Ohio NSP funds on eligible activities in the area(s) of greatest need in that region. If a region(s)/jurisdiction is not interested in participating in the Ohio NSP, the funds allocated to that region/jurisdiction will be reallocated to the other Ohio NSP eligible applicants. The Ohio NSP funds, except those awarded for the Affordable Rental Housing Initiative, will be awarded through an application process to assist persons/families with incomes at or below 120 percent of the area median income. Eligible applicants, including the lead in a region, will then be required to submit an application to express interest in participating in the program; indicate administrative capacity; and provide documentation that the Ohio NSP funds will be used in the areas of greatest need in the jurisdiction/region. The NSP formula application will be distributed to the interested,



eligible applicants on or about January 15, 2009, with applications due on or about February 27, 2009, and awards will be made on or about April 1, 2009. ODOD reserves the right to recapture a

**Distribution and and Uses of Funds:**

nd reallocate Ohio NSP funds that are not used in a timely or appropriate manner. Eligible Activities The following activities will be eligible for funding: Residential Development establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan loss reserves, and share equity loans for low- and moderate-income homebuyers; purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and property; establish land banks for homes that have been foreclosed upon; demolish blighted structures; and redevelop demolished or vacant properties (including new construction). Land Banks/Demolition establish land banks for homes that have been foreclosed upon; and demolish blighted structures. Affordable Rental Housing Initiative purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties; and redevelop demolished or vacant properties.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$118,955,792.11
<b>Total Budget</b>	\$0.00	\$118,955,792.11
<b>Total Obligated</b>	(\$25,471.00)	\$118,930,321.11
<b>Total Funds Drawdown</b>	\$29,902.00	\$118,768,062.50
<b>Program Funds Drawdown</b>	\$29,902.00	\$116,546,833.39
<b>Program Income Drawdown</b>	\$0.00	\$2,221,229.11
<b>Program Income Received</b>	\$0.00	\$2,221,229.11
<b>Total Funds Expended</b>	\$23,147.00	\$118,768,062.50
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$17,528,883.45	\$0.00
Limit on Admin/Planning	\$11,685,922.30	\$10,916,176.39
Limit on State Admin	\$0.00	\$10,916,176.39

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$29,214,805.75	\$30,294,900.00

## Overall Progress Narrative:

All NSP1 projects are complete at this time. There are a few unoccupied units still on the market to be sold or rented. All grants have been monitored by OCD staff. Final performance reports have been submitted to OCD staff and are in the process of being reviewed. OCD staff is beginning the close-out process on some grants. There are nine multi-family projects that are complete and occupied that qualify under the 25% set aside requirements.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
02, Acquisition/Rehab-Housing Development	\$6,755.00	\$15,244,459.87	\$14,446,502.96
03, Redevelopment-Housing Development	\$0.00	\$24,487,159.77	\$23,510,619.62
04, Demolition	\$766.00	\$36,484,951.60	\$36,023,617.42
05, Land Banking	\$0.00	\$1,454,679.87	\$1,355,017.00
06, Acquisition Rehab - Affordable Rental Housing Initiative - 25%	\$0.00	\$30,294,900.00	\$30,294,900.00
07, Administration	\$22,381.00	\$10,989,641.00	\$10,916,176.39

## Activities

**Grantee Activity Number:** A-Z-08-281-10709  
**Activity Title:** GENERAL ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

07

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kettering City

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$79,500.00

**Total Budget**

\$0.00

\$79,500.00

**Total Obligated**

\$0.00

\$79,500.00

**Total Funds Drawdown**

\$15,552.00

\$79,500.00

**Program Funds Drawdown**

\$15,552.00

\$79,500.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$15,552.00

\$79,500.00

Kettering City

\$15,552.00

\$79,500.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

General Administration for City of Kettering.

**Location Description:**

General Administration for City of Kettering.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** B-Z-08-013-10201  
**Activity Title:** PURCHASE REHAB/REHAB RECONSTR

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 02

**Project Title:**  
 Acquisition/Rehab-Housing Development

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 02/28/2010

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Clermont County

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$971,313.00
Total Budget	\$0.00	\$971,313.00
Total Obligated	\$0.00	\$971,313.00
Total Funds Drawdown	\$6,755.00	\$971,313.00
Program Funds Drawdown	\$6,755.00	\$971,313.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$971,313.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Acquisition/Rehab. Housing Development for Clermont County 16 units projected and 13 units completed.

**Location Description:**

Acquisition/Rehab. Housing Development for Clermont County.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	33/16



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/16	100.00
# Owner Households	0	0	0	1/0	0/0	1/16	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** B-Z-08-013-10408

**Activity Title:** REGION-WIDE DEMOLITION

**Activity Category:**

Clearance and Demolition

**Project Number:**

04

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clermont County

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$307,389.00
<b>Total Budget</b>	\$0.00	\$307,389.00
<b>Total Obligated</b>	\$0.00	\$307,389.00
<b>Total Funds Drawdown</b>	\$766.00	\$307,389.00
<b>Program Funds Drawdown</b>	\$766.00	\$307,389.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$766.00	\$307,389.00
Clermont County	\$766.00	\$307,389.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Clearance and demolition for Clermont County 10 units projected and 9 units completed.

**Location Description:**

Clearance and demolition for Clermont County.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	20/10

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** B-Z-08-013-10709

**Activity Title:** GENERAL ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

07

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Clermont County

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$164,700.00
<b>Total Budget</b>	\$0.00	\$164,700.00
<b>Total Obligated</b>	(\$25,471.00)	\$139,229.00
<b>Total Funds Drawdown</b>	\$6,829.00	\$139,229.00
<b>Program Funds Drawdown</b>	\$6,829.00	\$139,229.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,829.00	\$139,229.00
Clermont County	\$6,829.00	\$139,229.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

General Administration for Clermont County.

**Location Description:**

General Administration for Clermont County.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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