

Grantee: Hamilton County, OH

Grant: B-11-UN-39-0004

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-UN-39-0004

Obligation Date:**Grantee Name:**

Hamilton County, OH

Award Date:**Grant Amount:**

\$1,469,242.00

Contract End Date:

03/03/2014

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Bethany Hahn

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 project that the amount of funding received by Golf Manor was sufficient to visibly 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 numbers and vacancy data. Lincoln Heights has the highest need score at 20, but lacks housing stock suitable for rehab, has a weak market, an extremely high vacancy rate (20%) and a dearth of condemned and blighted properties; this makes it not suitable for acquisition/rehab activities, but more apt for demolition and land banking activities. Because of this, we have designated Lincoln Heights, census tract 227.00, as a target area for only demolition and land banking activities (Mapping Tool Neighborhood ID: 7005126).

Due to the extreme targeting required, the estimated impact number we are advised to meet, and the allocation of NSP3 funds the County is slated to receive, it was determined that it would only be feasible to have one target area for acquisition/rehabilitation activities.

North College Hill's targeted census tract has a NSP3 Need Score of 18. According to HUD, the estimated number of properties needed to be rehabilitated to make an impact in the community is seven. The funding provided through NSP3 would allow for the rehabilitation of approximately 11 - 13 houses, several above the minimum expected. A concentrated area of single-family rehabilitation activities has already begun in the community through NSP1, and providing funding through NSP3 would make a substantial impact in the small community. Most of the housing stock in the target area of North College Hill is able to be rehabbed; 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 in 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. According to data of properties previously made available through the NCST and predictions of future properties to become available through the NCST, we are confident that acquiring 11 - 13 homes would be easy to achieve. In addition, this data suggests that more eligible properties could become available for land banking activities.

The NSP3 Need Score for the targeted census tract in Mt. Healthy is 19. According to HUD, the estimated number of properties needed to be rehabilitated to make an impact in the community is eight. The funding provided through NSP3 would allow for the rehabilitation of approximately 9 - 11 homes, a few above the minimum expected. Mt. Healthy received an allocation of NSP1 and NSP2 funds, but has not engaged in any acquisition/rehabilitation activities for homeownership, making it difficult to predict the marketability of NSP homes in this neighborhood. According to data provided by the NCST, only two foreclosed properties (compared to 15 in North College Hill) were available for purchase in the past 1.5 years. In addition, the prediction of foreclosed properties to become available for future purchase is not as high as the predicted amount in North College Hill.

When comparing North College Hill and Mt. Healthy utilizing the factors listed above, it was determined that the largest stabilizing impact would be able to be achieved in the city of North College Hill, Ohio. The targeted census tract in this community is 218.02, plus Goodman Avenue, which is immediately adjacent to the census tract boundary (Mapping Tool Neighborhood ID: 5492584).

Thus, Hamilton County Community Development is proposing the Village of Lincoln Heights, Ohio, census tract 227.00, for demolition and land banking activities and the City of North College Hill, Ohio, census tract 218.02 + Goodman Avenue, for acquisition/rehabilitation and land banking activities.

LOW-INCOME TARGETING

Hamilton County will meet the low-income targeting requirement through a partnership with Cincinnati Habitat for Humanity. Cincinnati Habitat will develop home ownership opportunities for persons or households whose incomes do not exceed 50% of the area median income. This has proven to be successful under NSP1, where we have sold 3 homes to households at or below 50% of area median income. Home ownership opportunities will only occur in the targeted area within North College Hill. This will be fulfilled through the redevelopment or rehabilitation of NSP eligible residential property.

DATA SOURCES

The main data source used in determining our areas of greatest need was the HUD NSP3 Mapping tool. In addition to this tool, we also analyzed capacity, availability of REO properties from NSP1, predictions of future REO properties (from NCST), property sales from NSP1, vacancy data from the HUD mapping tool, community size, studies completed by Working in Neighborhoods, housing stock knowledge from community site visits, environmental and historical data, and NSP2 investments.

CITIZEN PARTICIPATION PLAN AND PUBLIC COMMENT

The following actions were taken to ensure effective citizen participation in the drafting of our final NSP3 Action Plan for submittal to HUD. On January 24th, a draft of the plan was verbally presented at the County Commissioner's public staff meeting, in which comments and suggestions were sought. The draft plan was posted on Community Development's website on February 1st, the start of the 15-day comment period, and was additionally made available in our office for public review. An ad was published in the Cincinnati Enquirer, notifying the public that the draft plan was available on our website. The final plan was presented and approved at the County Commissioner's public meeting on February 23rd, 2011. The NSP3 Action Plan was also submitted to HUD (through DRGR) on February 23rd. Note: Our Citizen Participation Plan normally requires a 30-day comment period and a public hearing, both of which were waived as part of the expedited participation process described in the NSP3 NOFA.

The 15-day comment period ended on February 15th, 2011. We did not receive any written comments.

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 "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:

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.

&lm

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	\$1,469,242.00
Total CDBG Program Funds Budgeted	N/A	\$1,469,242.00
Program Funds Drawdown	\$52,006.22	\$52,006.22
Program Funds Obligated	\$901,920.00	\$1,269,242.00
Program Funds Expended	\$52,006.22	\$52,006.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$220,386.30	\$0.00
Limit on Admin/Planning	\$146,924.20	\$3,701.83
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$146,924.20	\$146,920.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$367,310.50	\$367,322.00

Overall Progress Narrative:

Hamilton County signed its NSP grant agreement from HUD on March 3rd, 2011. The NSP3 expenditure fifty percent deadline is March 3, 2013, and the NSP3 final expenditure deadline is 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. During the third quarter of 2011, North College Hill executed contracts with two non-profit developers for NSP3. These developers are Cincinnati Housing Partners and Homesteading and Urban Redevelopment Corporation. Additionally, North College Hill signed a contract with Habitat for Humanity to meet the twenty-five percent set aside stipulation. Habitat began construction on its first rehabilitation for North College Hill. They will close on a second property in the coming weeks.

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 two blighted properties. Two additional properties will be demolished in the following quarter.

Hamilton County is aggressively working toward creating a landbank. Hamilton County will utilize NSP3 funds to acquire and maintain property in the NSP3 target areas of North College Hill and Lincoln Heights, Ohio. This quarter the State of Ohio approved the articles of incorporation creating Hamilton County's Land Reutilization Corporation. The board will have its first meeting next month and plans to be officially active in January 2012. Hamilton County continues to participate in a variety of outreach programs to educate area residents about our NSP Program. During the third quarter of 2011, Hamilton County displayed an exhibit at North College Hill's "Rehabarama On The Hill". This is an event to showcase the city's diverse and affordable housing stock to existing and prospective new residents. There was also an NSP-rehabbed home available to tour during this event.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation	\$29,260.39	\$1,047,322.00	\$29,260.39
2, Demolition	\$19,044.00	\$75,000.00	\$19,044.00
3, Land Banking	\$0.00	\$200,000.00	\$0.00
4, Administration	\$3,701.83	\$146,920.00	\$3,701.83
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1001

Activity Title: Households at or below 120% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

1

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

05/01/2011

Projected End Date:

04/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Hamilton County Community Development Department

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$680,000.00
Total CDBG Program Funds Budgeted	N/A	\$680,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$680,000.00	\$680,000.00
Program Funds Expended	\$0.00	\$0.00
Hamilton County Community Development Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a), (b), (e), (i), (n) and 24 CFR 570.202

This activity will involve the acquisition of foreclosed, vacant, or abandoned residential properties, followed by rehabilitation of the home, with resale to homebuyers at or below 120% of area median income. Acquisition and rehabilitation activities will be performed by a non-profit developer(s), chosen through an RFQ/RFP process. Financing will be provided in the form of a zero percent interest, partially forgiven loan (amount of financing provided per property is to be determined), that is to be repaid upon sale of the home. Homebuyers will receive down payment assistance up to \$14,999; the assistance will be in the form of a zero percent interest, soft-second mortgage that is forgiven 20% each year over the five-year affordability period. All homebuyers will be required to attend an eight hour (minimum) homebuyer counseling course from a HUD approved counseling agency.

Location Description:

Activity will occur within targeted area of North College Hill, Ohio - census tract 218.02, plus Goodman Avenue.

Activity Progress Narrative:

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. During the third quarter of 2011, North College Hill executed contracts with two non-profit developers for NSP3. These developers are Cincinnati Housing Partners and Homesteading and Urban Redevelopment Corporation. They will begin acquisition of properties for rehabilitation shortly.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/11	0/11	0
# Owner Households	0	0	0	0/0	0/11	0/11	0

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	

Grantee Activity Number: 1002

Activity Title: Households at or below 50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

05/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition and Rehabilitation

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Cincinnati Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$367,322.00
Total CDBG Program Funds Budgeted	N/A	\$367,322.00
Program Funds Drawdown	\$29,260.39	\$29,260.39
Program Funds Obligated	\$0.00	\$367,322.00
Program Funds Expended	\$29,260.39	\$29,260.39
Cincinnati Habitat for Humanity	\$29,260.39	\$29,260.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a), (b), (e), (i), (n) and 24 CFR 570.202

This activity will involve the acquisition of foreclosed, vacant, or abandoned residential properties, followed by rehabilitation of the home, with resale to homebuyers at or below 50% of area median income. This activity will be performed by Cincinnati Habitat for Humanity. Financing will be provided in the form of a zero percent interest, fully-forgiven loan. Mortgage payments made by the homebuyers to Habitat will be set aside and eventually used on future affordable housing projects within the target area. Homebuyers will receive down payment assistance up to \$14,999; the assistance will be in the form of a zero percent interest, soft-second mortgage that is forgiven 20% each year over the five-year affordability period. All homebuyers will be required to attend an eight hour (minimum) homebuyer counseling course from a HUD approved counseling agency.

Location Description:

Activity will occur within targeted area of North College Hill - census tract 218.02, plus Goodman Avenue.

Activity Progress Narrative:

Hamilton County has signed a Memorandum of Understanding with the City of North College Hill to acquire and rehabilitate abandoned or foreclosed houses followed by sale to income-eligible buyers with down payment assistance. Habitat for Humanity was selected as the developer to aid in carrying out this activity. Habitat will acquire and rehabilitate homes for families at or below 50% area median income. Habitat began construction on its first rehabilitation for North College Hill at 1829 Goodman Avenue. They will close on a second property in the coming weeks.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	0	0/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

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	

Grantee Activity Number:	2001
Activity Title:	Demolition of Residential and Commercial Property

Activity Category:

Clearance and Demolition

Project Number:

2

Projected Start Date:

05/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Hamilton County Community Development Department

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$19,044.00	\$19,044.00
Program Funds Obligated	\$75,000.00	\$75,000.00
Program Funds Expended	\$19,044.00	\$19,044.00
Hamilton County Community Development Department	\$19,044.00	\$19,044.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (d)

Blighted structures (residential and commercial only) that are vacant and abandoned will be demolished under this activity. Only structures that meet the definition of blighted, and are not candidates for rehab, will be eligible for demolition. This activity will have the benefit of improving the neighborhood in which it is located, by removing the blighting influence, and stabilizing property values in the area. Demolition funds will be provided in the form of a grant to the community, with the expectation that a lien, representing the cost of the demolition, be placed on the property. The lien would be repaid to the county at a point in the future when the property is transferred.

Location Description:

Activity will occur within the Village of Lincoln Heights - census tract 227.00

Activity Progress Narrative:

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 two blighted properties located at 868.5 Jackson Street and 877 Steffen Avenue. Two additional properties will be demolished in the following quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/13

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

# of Persons	Low	Mod	Total Low/Mod%	
	2426	478	4105	70.74

Activity Locations

Address	City	State	Zip
868.5 Jackson Street	Cincinnati	NA	45215
877 Steffen Avenue	Cincinnati	NA	45215

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 3001

Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

3

Projected Start Date:

05/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

04/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Hamilton County Community Development Department

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Hamilton County Community Development Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a) and (b)

This activity will involve the acquisition, management and/or disposition of homes and residential properties that have been foreclosed upon, including activity delivery costs. The official county land bank is not yet formed; it is expected to be created early on in the term of the NSP3 grant, but in the event the land bank does not come to fruition or is finalized at a point that does not allow us to meet expenditure deadlines, the funds allocated to this activity will be moved to Activities 1001, 1002, and/or 2001.

Location Description:

Activity will occur within target area of North College Hill (census tract 218.02, plus Goodman Avenue) and Lincoln Heights (census tract 227.00)

Activity Progress Narrative:

Hamilton County is aggressively working toward creating a landbank. Hamilton County will utilize NSP3 funds to acquire and maintain property in the NSP3 target areas of North College Hill and Lincoln Heights, Ohio. This quarter the State of Ohio approved the articles of incorporation creating Hamilton County's Land Reutilization Corporation. The board will have its first meeting next month and plans to be officially active in January 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	3267	1446	7550	62.42

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

Grantee Activity Number: 4001

Activity Title: NSP3 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

Administration

Projected Start Date:

10/01/2010

Projected End Date:

04/30/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Hamilton County Community Development Department

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$146,920.00
Total CDBG Program Funds Budgeted	N/A	\$146,920.00
Program Funds Drawdown	\$3,701.83	\$3,701.83
Program Funds Obligated	\$146,920.00	\$146,920.00
Program Funds Expended	\$3,701.83	\$3,701.83
Hamilton County Community Development Department	\$3,701.83	\$3,701.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.206

This activity involves administration of the NSP3 program. Administration began in October 2010, and eligible pre-award costs from this time to the start of the grant, will be reimbursed. Administration will extend at least until the expiration of the program in early 2014.

Location Description:

138 E. Court Street, Suite 1002
Cincinnati, Ohio 45202

Activity Progress Narrative:

This activity involves the administration and implementation of the NSP3 Program in Hamilton County, Ohio. Hamilton County will oversee all activities occurring in the selected NSP3 target areas of North College Hill and Lincoln Heights, Ohio. County staff has assisted in the creation of necessary documents including memorandums of understanding, contracts between jurisdictions and organizations, and the request for qualifications. Additionally, County staff participates in outreach efforts such as "Rehabarama on the Hill", an event highlighting homeownership in North College Hill.

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
