

**Grantee: Montgomery County, OH**

**Grant: B-08-UN-39-0006**

**January 1, 2013 thru March 31, 2013 Performance Report**

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**Grant Number:**

B-08-UN-39-0006

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

Montgomery County, OH

**Contract End Date:**

03/02/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$5,988,000.00

**Grant Status:**

Active

**QPR Contact:**

Kiya Patrick

**Estimated PIRL Funds:**

\$2,000,000.00

**Total Budget:**

\$7,988,000.00

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

NSP funds are being provided to Montgomery County, Ohio, to assist areas of greatest need. Upon review of data provided by HUD, Montgomery County has identified the following areas of greatest need, Harrison Township, Huber Heights, Jefferson Township, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton.

**Distribution and and Uses of Funds:**

Funds will support a variety of projects including the establishment of funding mechanisms, purchase/rehabilitation of single or multi-family units in order to sell or rent, and demolition of blighted structures. Anticipated program income will allow projects to continue moving forward and could also be used toward a low-income tax credit project in one of our target areas. The purchase and rehabilitation of single and/or multi-family units will take place in neighborhoods that are in NSP eligible tracts. With a concentration of efforts in the areas of greatest need, including, Harrison Township, Trotwood, Jefferson Township, Huber Heights, Miamisburg, Miami Township, Riverside and West Carrollton. Montgomery County will partner with such organizations as CountyCorp (our CHDO) and other housing agencies to use NSP funds to acquire and improve residential structures that will be occupied by households whose income is at or below 120% AMI. Funding mechanisms will be created by CountyCorp to make the houses affordable. Demolition of blighted structures will coincide with census tracts where it has been determined that in addition to acquiring and rehabilitating houses and multi-family units it is in the best interest of the new development and existing neighbors for various structures to be demolished. In areas where we would not necessarily do purchase/rehab some demolition will take place to eliminate the blighting influence of structures in neighborhoods where the clearance of such structures would have a positive impact on the remaining properties. Harrison Township, Jefferson Township, and Trotwood are likely candidates for demolition of blighted structures. Montgomery County will use 25% of its allocation to partner with such agencies as the Dayton Metropolitan Housing Authority on tax credit and other projects that will create rental units that will be available and affordable to persons and families whose incomes do not exceed 50% AMI. Partnerships with the County's Homeless Solutions Project and other agencies serving limited clientele will also create affordable rental opportunities in our target areas for persons and families whose incomes do not exceed 50% AMI. All eight neighborhoods previously mentioned could be locations for this affordable housing depending on the availability and acquisition of suitable structures to be used for such a purpose. Because we have 181 qualifying census tracts it is possible that in addition to the eight jurisdictions already mentioned properties could be acquired and redeveloped in other jurisdictions using the same data to expand beyond the Areas of Greatest Need.

**Definitions and Descriptions:****Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	N/A	\$7,555,557.60
Total Budget	\$1,277,929.30	\$7,555,557.60
Total Obligated	\$1,277,929.30	\$7,555,557.60
Total Funds Drawdown	\$1,425,133.51	\$7,216,314.68
Program Funds Drawdown	\$111,894.79	\$5,791,268.92
Program Income Drawdown	\$1,313,238.72	\$1,425,045.76
Program Income Received	\$1,610,472.75	\$1,770,125.71
Total Funds Expended	\$1,645,560.48	\$6,547,012.19
Match Contributed	\$0.00	\$150.00

### Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$5,587.50
Limit on Public Services	\$898,200.00	\$0.00
Limit on Admin/Planning	\$598,800.00	\$306,603.00
Limit on State Admin	\$0.00	\$306,603.00

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
NSP Only - LH - 25% Set-Aside	\$1,497,000.00	\$1,950,000.00

### Overall Progress Narrative:

Primary activities are 99% complete. Waiting for some properties to sell and reporting for demolition activities.



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Funding Mechanisms-Affordability Gap Financing	\$0.00	\$0.00	\$0.00
02, Purchase & Rehab-Neighborhood Stabilization & Housing	\$0.00	\$4,507,557.60	\$3,438,624.80
03, Demolition	\$0.00	\$500,000.00	\$500,000.00
04, Administration	\$65,853.67	\$598,000.00	\$306,603.00
05, Purchase & Rehab-25% Set-Aside	\$46,041.12	\$2,000,000.00	\$1,546,041.12



## Activities

<b>Grantee Activity Number:</b>	<b>01-4</b>
<b>Activity Title:</b>	<b>Low Income Targeting Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

05

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & Rehab-25% Set-Aside

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Montgomery County

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$825,925.38
<b>Total Budget</b>	\$450,000.00	\$825,925.38
<b>Total Obligated</b>	\$450,000.00	\$743,925.38
<b>Total Funds Drawdown</b>	\$450,000.00	\$743,925.38
<b>Program Funds Drawdown</b>	\$46,041.12	\$339,966.50
<b>Program Income Drawdown</b>	\$403,958.88	\$403,958.88
<b>Program Income Received</b>	\$402,618.18	\$402,618.18
<b>Total Funds Expended</b>	\$0.00	\$293,925.38
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

Huber Heights, Ohio

**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:** 03-2

**Activity Title:** Neighborhood Stab. & Housing Pres.-CC-Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

03/02/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase & Rehab-Neighborhood Stabilization & Housing

**Projected End Date:**

07/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

CountyCorp

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,217,833.23
<b>Total Budget</b>	\$827,929.30	\$3,217,833.23
<b>Total Obligated</b>	\$827,929.30	\$2,917,833.23
<b>Total Funds Drawdown</b>	\$909,279.84	\$2,869,987.31
<b>Program Funds Drawdown</b>	\$0.00	\$1,938,441.13
<b>Program Income Drawdown</b>	\$909,279.84	\$931,546.18
<b>Program Income Received</b>	\$1,207,854.57	\$1,277,966.83
<b>Total Funds Expended</b>	\$1,645,560.48	\$1,960,707.47
CountyCorp	\$1,645,560.48	\$1,960,707.47
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

570.202- Rehabilitate homes that have been abandoned or foreclosed to benefit persons at 120% or below AMI.

**Location Description:**

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas &ndash Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		14/40	
#Energy Star Replacement Windows	0		112/25	
#Efficient AC added/replaced	0		8/40	
#Replaced thermostats	0		8/40	
#Replaced hot water heaters	0		8/40	
#Light Fixtures (indoors) replaced	0		176/40	
#Light fixtures (outdoors) replaced	0		16/25	
#Refrigerators replaced	0		8/40	
#Clothes washers replaced	0		8/40	
#Dishwashers replaced	0		8/40	
#Low flow toilets	0		16/40	
#Low flow showerheads	0		16/25	
#Units with bus/rail access	0		8/40	
#Units exceeding Energy Star	0		8/40	
#Sites re-used	0		8/40	
#Units deconstructed	0		8/25	
#Units & other green	0		8/40	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		14/40	
# of Singlefamily Units	0		14/40	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/5	12/35	14/40	100.00
# Owner Households	0	0	0	2/0	12/30	14/30	100.00
# Renter Households	0	0	0	0/5	0/5	0/10	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

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**Grantee Activity Number:** 04-1  
**Activity Title:** NSP Demolition

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 03

**Project Title:**  
 Demolition

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

**Projected End Date:**  
 07/30/2009

**Benefit Type:**  
 Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Montgomery County

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$896,640.57
Montgomery County	\$0.00	\$896,640.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(d) Clearance for blighted structures only. Anticipated demolition will happen in a couple ways: in conjunction with neighborhoods where we are conducting our purchase/rehab activities, and where it is determined that demolition is appropriate for some neighborhoods in order to eliminate health and safety risks and also create opportunities for future development. In both instances, the areas of greatest need will be based on our data; particularly where vacancies are high and the structures are beyond reasonable repair and habitation.

**Location Description:**

Priority will be given to neighborhoods identified as having the greatest need: Harrison Township, Huber Heights, Jefferson Townships, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton. Opportunities for demolition in other eligible census tracts will be considered as they relate to overall stabilization of that neighborhood and dependent upon the availability of funds.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	21	99/45



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/45
# of Singlefamily Units	0	28/45

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
106 W Washington	Farmersville		Ohio	45325-	Match / N
5238 Rucks	Trotwood		Ohio	45417-	No Match / N
21 N Sunrise	Trotwood		Ohio	45426-	Match / N
5150 Salem Ave	Trotwood		Ohio	45426-	Match / N
5549 Old Troy	Huber Heights		Ohio	45424-	Match / N
5043 Quincy Way	Trotwood		Ohio	45417-	No Match / N
1458 Honeybee	Trotwood		Ohio	45417-9323	No Match / N
110 E Main St	Verona		Ohio	45378-5004	Match / N
4131 Freudenberger	Trotwood		Ohio	45417-9505	No Match / N
7210 Kirkview Rd	Huber Heights		Ohio	45424-	No Match / N
951 Marty Lee Lane	Carlisle		Ohio	45005-	Match / N
6490 Brandt Pike	Huber Heights		Ohio	45424-4023	Match / N
1620 Courter	Trotwood		Ohio	45417-9355	No Match / N
2761 Holman St	Moraine		Ohio	45439-	Match / N
2528 Touchstone	Trotwood		Ohio	45417-	No Match / N
32-48 Perry St	Vandalia		Ohio	45377-2119	No Match / N
6989 Little Richmond	Trotwood		Ohio	45426-3245	Match / N
4213 Freudenberger	Trotwood		Ohio	45417-9507	No Match / N
285 Devonshire	Trotwood		Ohio	45417-8418	No Match / N
6209 Hemingway Rd	Huber Heights		Ohio	45424-	Match / N
256 Drexel	Trotwood		Ohio	45417-8513	No Match / N

## 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:** 05-1

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

04

**Project Title:**

Administration

**Projected Start Date:**

03/01/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Montgomery County

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$598,000.00
<b>Total Budget</b>	\$0.00	\$598,000.00
<b>Total Obligated</b>	\$0.00	\$598,000.00
<b>Total Funds Drawdown</b>	\$65,853.67	\$306,603.00
<b>Program Funds Drawdown</b>	\$65,853.67	\$306,603.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$579,638.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.205 and 206 General Administration and Planning and 24 CFR 570.200(h) Pre-award costs, Administration and Planning HERA §2301(c)(3); All administrative activities and pre-award costs not including activity delivery costs.

**Location Description:**

Montgomery County, OH exclusive of the cities of Dayton and Kettering which are their own entitlement communities

**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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