

Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$250,000.00

Total Budget:

\$1,395,712.00

Disasters:

Declaration Number

No Disasters Found

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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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 Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,245,712.00
Total Budget	\$0.00	\$1,245,712.00
Total Obligated	\$100,000.00	\$1,245,712.00
Total Funds Drawdown	\$30,243.29	\$645,701.15
Program Funds Drawdown	\$26,243.29	\$641,701.15
Program Income Drawdown	\$4,000.00	\$4,000.00
Program Income Received	\$4,000.00	\$4,000.00
Total Funds Expended	\$173,034.20	\$739,712.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$40,255.62
Limit on State Admin	\$0.00	\$40,255.62

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

All work underway.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$1,227.34	\$114,571.20	\$40,255.62
217697-Demo, Demolition	\$8,375.00	\$249,999.80	\$85,881.00
217698-9 -purchase/rehab, Use B & E	\$16,640.95	\$981,141.00	\$515,564.53



Activities

Grantee Activity Number: 217697-Adm

Activity Title: Administration

Activity Category:

Administration

Project Number:

217697-Adm

Projected Start Date:

03/04/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$114,571.20
Total Budget	\$0.00	\$114,571.20
Total Obligated	\$0.00	\$114,571.20
Total Funds Drawdown	\$1,227.34	\$40,255.62
Program Funds Drawdown	\$1,227.34	\$40,255.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40,255.62	\$40,255.62
Montgomery County	\$40,255.62	\$40,255.62
Match Contributed	\$0.00	\$0.00

Activity Description:

All administrative activities and pre-award costs, not including activity delivery costs.

Location Description:

Montgomery County, Ohio, NSP3 target areas

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



Grantee Activity Number: 217697-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

217697-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$249,999.80
Total Budget	\$0.00	\$249,999.80
Total Obligated	\$0.00	\$249,999.80
Total Funds Drawdown	\$8,375.00	\$85,881.00
Program Funds Drawdown	\$8,375.00	\$85,881.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$73,855.00	\$151,361.00
Montgomery County	\$73,855.00	\$151,361.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition will be conducted in a manner that supports other neighborhood stabilization strategies in key ways:

- >1. Supporting concentrated re-investment strategies in combination with acquisition and rehabilitation activities.
- >2. Removing blighted, vacant structures in order to eliminate health and safety risks; and to increase the stability of distressed neighborhoods.
- >3. Supporting the housing market in relatively stable areas by selectively eliminating properties that cannot be rehabilitated.

> In all instances, the target areas will be based upon HUD data; particularly where vacancies are high, the likelihood of increased foreclosures are high; and the structures are beyond reasonable repair and habitation.

The expected benefit to specific target areas is that 30-35 blighted structures will be removed creating green space, safe cleared lots, and the elimination of locations which attract undesirable/unlawful activities. Rather than solely focusing on neighborhoods at or below 120% AMI it is more likely that funds used for this activity will be used in devastated neighborhoods that meet the low income requirement for those below 80% of area median income.

In order to strategically carryout demolition activities, Montgomery County requests a waiver to use 21.8% of its NSP3 allocation for demolition activities. The areas in which Montgomery County will focus demolition activities are plagued with high vacancy rates and have a high risk of future foreclosures.

>

Location Description:

Demolition activities may occur within the designated NSP3 eligible areas. Concentrated demolition activity will occur in areas considered to be more distressed, such as census tracts, 602, 603, 701.02, 702.01, 702.02, 703, 801, 803 and 804. Selective demolition of blighted structures will be used to support stabilization efforts in the areas where the housing markets remain potentially viable, such as 601, 704 and 705.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/27
# of buildings (non-residential)	0	0/2
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	15/27
# of Multifamily Units	0	0/1
# of Singlefamily Units	1	15/26

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
19 Castlewood Ave	Dayton		Ohio	45405-1616	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: 217698- CC purchase/rehab

Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

03/04/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$0.00	\$441,141.00
Total Obligated	\$100,000.00	\$441,141.00
Total Funds Drawdown	\$20,640.95	\$79,564.53
Program Funds Drawdown	\$16,640.95	\$75,564.53
Program Income Drawdown	\$4,000.00	\$4,000.00
Program Income Received	\$4,000.00	\$4,000.00
Total Funds Expended	\$58,923.58	\$108,095.38
CountyCorp	\$58,923.58	\$108,095.38
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified

>buyers.

Montgomery County’s NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer’s contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County’s NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance



Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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



Grantee Activity Number: 217699-low income targeting
Activity Title: County Corp Low-Income Targeting

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 217698-9 -purchase/rehab

Project Title:
 Use B & E

Projected Start Date:
 04/01/2011

Projected End Date:
 06/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 CountyCorp

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$440,000.00
Total Budget	\$0.00	\$440,000.00
Total Obligated	\$0.00	\$440,000.00
Total Funds Drawdown	\$0.00	\$440,000.00
Program Funds Drawdown	\$0.00	\$440,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$440,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County, through its nonprofit developer, County Corp, will construct four -single family rental homes for families at or below 50% of the area median income. These homes will be developed using energy efficient technology in order to increase affordability to low income families.

CountyCorp will partner with Improved Solutions for Urban Systems (ISUS), which is an alternative education program for at risk youth. ISUS will conduct a YouthBuild project for this activity. This project will assist in keeping approximately 40 youth in school.

This activity will also complement current efforts to stabilize Ft. McKinley, a target area (census tract 801) located within Harrison Township. Montgomery County has committed \$1 million dollars of NSP2 funds to fill the gap for a tax credit project consisting of 30 homes for low income families. Montgomery County has also demolished several vacant/foreclosed properties using NSP1 funds in the same target area.

Location Description:

Harrison Township, Ohio, Fort McKinley Neighborhood, census tract 801

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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Activity Locations

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Other Funding Sources Budgeted - Detail

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Other Funding Sources

Amount

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Total Other Funding Sources

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October 1, 2012 thru December 31, 2012 Performance Report



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B-11-UN-39-0006

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Montgomery County, OH

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03/04/2014

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Grant Status:

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QPR Contact:

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Estimated P/RL Funds:

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Disasters:

Declaration Number

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

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years by filing a Restrictive Covenant on the development with the County Recorder.

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(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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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.

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Sub-recipients awarded NSP3 funding will be required to comply with Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,245,712.00
Total Budget	\$804,571.00	\$1,245,712.00
Total Obligated	\$0.00	\$1,145,712.00
Total Funds Drawdown	\$516,956.03	\$615,457.86
Program Funds Drawdown	\$516,956.03	\$615,457.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$126,677.80	\$566,677.80
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$39,028.28
Limit on State Admin	\$0.00	\$39,028.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

Montgomery County has committed a significant portion of its NSP3 funds for the Ft McKinley neighborhood in Harrison Township. This project is a tax credit project containing a mix of various fund sources. Site acquisition is complete and rehabilitation is 85% complete. Beneficiaries are being identified.

Properties addressed by project:

Demolition: 5 properties complete

Acquisition/Rehab/Disposition benefitting 120% AMI: No properties underway.

>25% Requirement: 20 properties underway

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$114,571.20	\$39,028.28
217697-Demo, Demolition	\$76,666.00	\$249,999.80	\$77,506.00
217698-9 -purchase/rehab, Use B & E	\$440,290.03	\$981,141.00	\$498,923.58



Activities

Grantee Activity Number:	217697-Demo
Activity Title:	Demolition

Activity Category:

Clearance and Demolition

Project Number:

217697-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$249,999.80
Total Budget	\$249,999.80	\$249,999.80
Total Obligated	\$0.00	\$249,999.80
Total Funds Drawdown	\$76,666.00	\$77,506.00
Program Funds Drawdown	\$76,666.00	\$77,506.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,506.00	\$77,506.00
Montgomery County	\$77,506.00	\$77,506.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition will be conducted in a manner that supports other neighborhood stabilization strategies in key ways:

- >1. Supporting concentrated re-investment strategies in combination with acquisition and rehabilitation activities.
- >2. Removing blighted, vacant structures in order to eliminate health and safety risks; and to increase the stability of distressed neighborhoods.
- >3. Supporting the housing market in relatively stable areas by selectively eliminating properties that cannot be rehabilitated.

>

>In all instances, the target areas will be based upon HUD data; particularly where vacancies are high, the likelihood of increased foreclosures are high; and the structures are beyond reasonable repair and habitation. The expected benefit to specific target areas is that 30-35 blighted structures will be removed creating green space, safe cleared lots, and the elimination of locations which attract undesirable/unlawful activities. Rather than solely focusing on neighborhoods at or below 120% AMI it is more likely that funds used for this activity will be used in devastated neighborhoods that meet the low income requirement for those below 80% of area median income.

In order to strategically carryout demolition activities, Montgomery County requests a waiver to use 21.8% of its NSP3 allocation for demolition activities. The areas in which Montgomery County will focus demolition activities are plagued with high vacancy rates and have a high risk of future foreclosures.

>

Location Description:

Demolition activities may occur within the designated NSP3 eligible areas. Concentrated demolition activity will occur in areas considered to be more distressed, such as census tracts, 602, 603, 701.02, 702.01, 702.02, 703, 801, 803 and 804. Selective demolition of blighted structures will be used to support stabilization efforts in the areas where the housing markets remain



potentially viable, such as 601, 704 and 705.

Activity Progress Narrative:

5 properties complete totaling 14 units

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/27
# of buildings (non-residential)	0	0/2
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	14	14/27
# of Multifamily Units	0	0/1
# of Singlefamily Units	14	14/26

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
45 Redder Ave	Dayton		Ohio	45405-	Match / N
295 Pine Ridge Road	Dayton		Ohio	45405-	Match / N
301 Pine Ridge Road	Dayton		Ohio	45405-	Match / N
3816 Addison Avenue	Dayton		Ohio	45405-	Match / N
4397 Fair Oaks	Dayton		Ohio	45405-	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: 217698- CC purchase/rehab

Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

03/04/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$0.00	\$441,141.00
Total Obligated	\$0.00	\$341,141.00
Total Funds Drawdown	\$290.03	\$58,923.58
Program Funds Drawdown	\$290.03	\$58,923.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$49,171.80	\$49,171.80
CountyCorp	\$49,171.80	\$49,171.80
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified

>buyers.

Montgomery County&rsquos NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer&rsquos contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County&rsquos NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance



Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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



Grantee Activity Number: 217699-low income targeting
Activity Title: County Corp Low-Income Targeting

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 217698-9 -purchase/rehab

Project Title:
 Use B & E

Projected Start Date:
 04/01/2011

Projected End Date:
 06/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 CountyCorp

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$440,000.00
Total Budget	\$440,000.00	\$440,000.00
Total Obligated	\$0.00	\$440,000.00
Total Funds Drawdown	\$440,000.00	\$440,000.00
Program Funds Drawdown	\$440,000.00	\$440,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$440,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County, through its nonprofit developer, County Corp, will construct four -single family rental homes for families at or below 50% of the area median income. These homes will be developed using energy efficient technology in order to increase affordability to low income families.

CountyCorp will partner with Improved Solutions for Urban Systems (ISUS), which is an alternative education program for at risk youth. ISUS will conduct a YouthBuild project for this activity. This project will assist in keeping approximately 40 youth in school.

This activity will also complement current efforts to stabilize Ft. McKinley, a target area (census tract 801) located within Harrison Township. Montgomery County has committed \$1 million dollars of NSP2 funds to fill the gap for a tax credit project consisting of 30 homes for low income families. Montgomery County has also demolished several vacant/foreclosed properties using NSP1 funds in the same target area.

Location Description:

Harrison Township, Ohio, Fort McKinley Neighborhood, census tract 801

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

Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$250,000.00

Total Budget:

\$1,395,712.00

Disasters:

Declaration Number

No Disasters Found

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

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urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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

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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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,245,712.00
Total Budget	\$0.00	\$1,245,712.00
Total Obligated	\$0.00	\$1,145,712.00
Total Funds Drawdown	\$5,341.91	\$98,501.83
Program Funds Drawdown	\$5,341.91	\$98,501.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$440,000.00	\$440,000.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$39,028.28
Limit on State Admin	\$0.00	\$39,028.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

All purchase/rehab funds are committed. Acquisition is complete and rehabilitation is underway.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$114,571.20	\$39,028.28
217697-Demo, Demolition	\$0.00	\$249,999.80	\$840.00
217698-9 -purchase/rehab, Use B & E	\$5,341.91	\$981,141.00	\$58,633.55



Activities

Grantee Activity Number: 217698- CC purchase/rehab
Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

217698-9 -purchase/rehab

Projected Start Date:

03/04/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Use B & E

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

CountyCorp

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$0.00	\$441,141.00
Total Obligated	\$0.00	\$341,141.00
Total Funds Drawdown	\$5,341.91	\$58,633.55
Program Funds Drawdown	\$5,341.91	\$58,633.55
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified >buyers.

Montgomery County&rsquos NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer&rsquos contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County&rsquos NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the



purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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

Grantee Activity Number: 217699-low income targeting
Activity Title: County Corp Low-Income Targeting

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

04/01/2011

Projected End Date:

06/01/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CountyCorp

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$440,000.00
Total Budget	\$0.00	\$440,000.00
Total Obligated	\$0.00	\$440,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$440,000.00	\$440,000.00
CountyCorp	\$440,000.00	\$440,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County, through its nonprofit developer, County Corp, will construct four -single family rental homes for families at or below 50% of the area median income. These homes will be developed using energy efficient technology in order to increase affordability to low income families.

CountyCorp will partner with Improved Solutions for Urban Systems (ISUS), which is an alternative education program for at risk youth. ISUS will conduct a YouthBuild project for this activity. This project will assist in keeping approximately 40 youth in school.

This activity will also complement current efforts to stabilize Ft. McKinley, a target area (census tract 801) located within Harrison Township. Montgomery County has committed \$1 million dollars of NSP2 funds to fill the gap for a tax credit project consisting of 30 homes for low income families. Montgomery County has also demolished several vacant/foreclosed properties using NSP1 funds in the same target area.

Location Description:

Harrison Township, Ohio, Fort McKinley Neighborhood, census tract 801

Activity Progress Narrative:

Tax credit project, construction is almost complete.



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

Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated P/RL Funds:

\$250,000.00

Total Budget:

\$1,395,712.00

Disasters:

Declaration Number

No Disasters Found

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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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 Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,245,712.00
Total Budget	\$0.00	\$1,245,712.00
Total Obligated	\$0.00	\$1,145,712.00
Total Funds Drawdown	\$0.00	\$93,159.92
Program Funds Drawdown	\$0.00	\$93,159.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$39,028.28
Limit on State Admin	\$0.00	\$39,028.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

No activity.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$114,571.20	\$39,028.28
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217698-9 -purchase/rehab, Use B & E	\$0.00	\$981,141.00	\$53,291.64





Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated P/RL Funds:

\$250,000.00

Total Budget:

\$1,395,712.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

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

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years by filing a Restrictive Covenant on the development with the County Recorder.

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>(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:

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>(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

Definition of Blighted Structure:

urrent 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.

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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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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 Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,245,712.00
Total Budget	\$100,000.00	\$1,245,712.00
Total Obligated	\$0.00	\$1,145,712.00
Total Funds Drawdown	\$14,701.53	\$93,159.92
Program Funds Drawdown	\$14,701.53	\$93,159.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$39,028.28
Limit on State Admin	\$0.00	\$39,028.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

Montgomery County plans to use much of its NSP3 funds for the Ft McKinley neighborhood in Harrison Township. This project is a tax credit project containing a mix of various fund sources the developers recently closed on the deal and the project is scheduled to break ground in the next 14 days.

Properties addressed by project:

Demolition: Properties planned, but not underway as of yet. The first bid will take place June 2012.

Acquisition/Rehab/Disposition benefitting 120% AMI: No properties underway.

>25% Requirement: 1 property/unit has been purchased. 10 properties planned

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$114,571.20	\$39,028.28
217697-Demo, Demolition	\$0.00	\$249,999.80	\$840.00
217698-9 -purchase/rehab, Use B & E	\$14,701.53	\$981,141.00	\$53,291.64



Activities

Grantee Activity Number: 217697-Adm

Activity Title: Administration

Activity Category:

Administration

Project Number:

217697-Adm

Projected Start Date:

03/04/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$114,571.20
Total Budget	\$0.00	\$114,571.20
Total Obligated	\$0.00	\$114,571.20
Total Funds Drawdown	\$0.00	\$39,028.28
Program Funds Drawdown	\$0.00	\$39,028.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Montgomery County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

All administrative activities and pre-award costs, not including activity delivery costs.

Location Description:

Montgomery County, Ohio, NSP3 target areas

Activity Progress Narrative:

Salary and fringe have been spent, but not drawn.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / 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: 217697-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

217697-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$249,999.80
Total Budget	\$0.00	\$249,999.80
Total Obligated	\$0.00	\$249,999.80
Total Funds Drawdown	\$0.00	\$840.00
Program Funds Drawdown	\$0.00	\$840.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Montgomery County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition will be conducted in a manner that supports other neighborhood stabilization strategies in key ways:

- >1. Supporting concentrated re-investment strategies in combination with acquisition and rehabilitation activities.
- >2. Removing blighted, vacant structures in order to eliminate health and safety risks; and to increase the stability of distressed neighborhoods.
- >3. Supporting the housing market in relatively stable areas by selectively eliminating properties that cannot be rehabilitated.

> In all instances, the target areas will be based upon HUD data; particularly where vacancies are high, the likelihood of increased foreclosures are high; and the structures are beyond reasonable repair and habitation.

The expected benefit to specific target areas is that 30-35 blighted structures will be removed creating green space, safe cleared lots, and the elimination of locations which attract undesirable/unlawful activities. Rather than solely focusing on neighborhoods at or below 120% AMI it is more likely that funds used for this activity will be used in devastated neighborhoods that meet the low income requirement for those below 80% of area median income.

In order to strategically carryout demolition activities, Montgomery County requests a waiver to use 21.8% of its NSP3 allocation for demolition activities. The areas in which Montgomery County will focus demolition activities are plagued with high vacancy rates and have a high risk of future foreclosures.

>

Location Description:

Demolition activities may occur within the designated NSP3 eligible areas. Concentrated demolition activity will occur in areas considered to be more distressed, such as census tracts, 602, 603, 701.02, 702.01, 702.02, 703, 801, 803 and 804. Selective demolition of blighted structures will be used to support stabilization efforts in the areas where the housing markets remain potentially viable, such as 601, 704 and 705.



Activity Progress Narrative:

\$80,000 has been committed and contracted to Harrison Township. The Township is preparing to bid properties in June, the first legal ad will be published on May 17.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/27
# of buildings (non-residential)	0	0/2
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/27
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/26

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / 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: 217698- CC purchase/rehab

Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

03/04/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$100,000.00	\$441,141.00
Total Obligated	\$0.00	\$341,141.00
Total Funds Drawdown	\$14,701.53	\$53,291.64
Program Funds Drawdown	\$14,701.53	\$53,291.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified

>buyers.

Montgomery County’s NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer’s contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County’s NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance



Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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



Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,145,712.00

Disasters:

Declaration Number

No Disasters Found

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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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 Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,145,712.00
Total Budget	\$0.00	\$1,145,712.00
Total Obligated	\$0.00	\$1,145,712.00
Total Funds Drawdown	\$37,183.98	\$78,458.39
Program Funds Drawdown	\$37,183.98	\$78,458.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$39,028.28
Limit on State Admin	\$0.00	\$39,028.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

Montgomery County plans to use much of its NSP3 funds for the Ft McKinley neighborhood in Harrison Township. This project is a tax credit project containing a mix of various fund sources the project should get underway in the spring of 2012. Site control and clearance has begun.

Properties addressed by project:

Demolition: 1 contract has been generated with Harrison Township for the demolition of 8 units.

Acquisition/Rehab/Disposition benefitting 120% AMI: No units purchased, 3 units planned.

25% Requirement: 2 units has been purchased. 10 properties planned

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$22,090.28	\$114,571.20	\$39,028.28
217697-Demo, Demolition	\$840.00	\$249,999.80	\$840.00
217698-9 -purchase/rehab, Use B & E	\$14,253.70	\$781,141.00	\$38,590.11



Activities

Grantee Activity Number: 217697-Adm

Activity Title: Administration

Activity Category:

Administration

Project Number:

217697-Adm

Projected Start Date:

03/04/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$114,571.20

Total Budget

\$0.00

\$114,571.20

Total Obligated

\$0.00

\$114,571.20

Total Funds Drawdown

\$22,090.28

\$39,028.28

Program Funds Drawdown

\$22,090.28

\$39,028.28

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

All administrative activities and pre-award costs, not including activity delivery costs.

Location Description:

Montgomery County, Ohio, NSP3 target areas

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



Grantee Activity Number: 217697-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

217697-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$249,999.80
Total Budget	\$0.00	\$249,999.80
Total Obligated	\$0.00	\$249,999.80
Total Funds Drawdown	\$840.00	\$840.00
Program Funds Drawdown	\$840.00	\$840.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Montgomery County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition will be conducted in a manner that supports other neighborhood stabilization strategies in key ways:

- >1. Supporting concentrated re-investment strategies in combination with acquisition and rehabilitation activities.
- >2. Removing blighted, vacant structures in order to eliminate health and safety risks; and to increase the stability of distressed neighborhoods.
- >3. Supporting the housing market in relatively stable areas by selectively eliminating properties that cannot be rehabilitated.

> In all instances, the target areas will be based upon HUD data; particularly where vacancies are high, the likelihood of increased foreclosures are high; and the structures are beyond reasonable repair and habitation.

The expected benefit to specific target areas is that 30-35 blighted structures will be removed creating green space, safe cleared lots, and the elimination of locations which attract undesirable/unlawful activities. Rather than solely focusing on neighborhoods at or below 120% AMI it is more likely that funds used for this activity will be used in devastated neighborhoods that meet the low income requirement for those below 80% of area median income.

In order to strategically carryout demolition activities, Montgomery County requests a waiver to use 21.8% of its NSP3 allocation for demolition activities. The areas in which Montgomery County will focus demolition activities are plagued with high vacancy rates and have a high risk of future foreclosures.

>

Location Description:

Demolition activities may occur within the designated NSP3 eligible areas. Concentrated demolition activity will occur in areas considered to be more distressed, such as census tracts, 602, 603, 701.02, 702.01, 702.02, 703, 801, 803 and 804. Selective demolition of blighted structures will be used to support stabilization efforts in the areas where the housing markets remain potentially viable, such as 601, 704 and 705.



Activity Progress Narrative:

One recent contract for 8 units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/27
# of buildings (non-residential)	0	0/2
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/27
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/26

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	



Grantee Activity Number: 217698- CC purchase/rehab

Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

03/04/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$0.00	\$441,141.00
Total Obligated	\$0.00	\$341,141.00
Total Funds Drawdown	\$14,253.70	\$38,590.11
Program Funds Drawdown	\$14,253.70	\$38,590.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified

>buyers.

Montgomery County’s NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer’s contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County’s NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance



Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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



Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,145,712.00

Disasters:

Declaration Number

No Disasters Found

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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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&rsquos) use 75% less energy than incandescent lights, Montgomery County proposes to install CFL&rsquos 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 Section3 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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,145,712.00
Total Budget	\$0.00	\$1,145,712.00
Total Obligated	\$1,145,712.00	\$1,145,712.00
Total Funds Drawdown	\$41,274.41	\$41,274.41
Program Funds Drawdown	\$41,274.41	\$41,274.41
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$16,938.00
Limit on State Admin	\$0.00	\$16,938.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

Montgomery County plans to use much of its NSP3 funds for the Ft McKinley neighborhood in Harrison Township. This project is a tax credit project containing a mix of various fund sources, the project should get underway in the spring of 2012.

Properties addressed by project:

Demolition: No properties underway as of yet.

Acquisition/Rehab/Disposition benefitting 120% AMI: No properties underway.

>25% Requirement: 1 property/unit has been purchased. 10 properties planned

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$16,938.00	\$114,571.20	\$16,938.00
217697-Demo, Demolition	\$0.00	\$249,999.80	\$0.00
217698-9 -purchase/rehab, Use B & E	\$24,336.41	\$781,141.00	\$24,336.41



Activities

Grantee Activity Number: 217697-Adm

Activity Title: Administration

Activity Category:

Administration

Project Number:

217697-Adm

Projected Start Date:

03/04/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$114,571.20
Total Budget	\$0.00	\$114,571.20
Total Obligated	\$114,571.20	\$114,571.20
Total Funds Drawdown	\$16,938.00	\$16,938.00
Program Funds Drawdown	\$16,938.00	\$16,938.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

All administrative activities and pre-award costs, not including activity delivery costs.

Location Description:

Montgomery County, Ohio, NSP3 target areas

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



Grantee Activity Number: 217697-Demo

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

217697-Demo

Projected Start Date:

03/04/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Montgomery County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$249,999.80
Total Budget	\$0.00	\$249,999.80
Total Obligated	\$249,999.80	\$249,999.80
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition will be conducted in a manner that supports other neighborhood stabilization strategies in key ways:

- >1. Supporting concentrated re-investment strategies in combination with acquisition and rehabilitation activities.
- >2. Removing blighted, vacant structures in order to eliminate health and safety risks; and to increase the stability of distressed neighborhoods.
- >3. Supporting the housing market in relatively stable areas by selectively eliminating properties that cannot be rehabilitated.

> In all instances, the target areas will be based upon HUD data; particularly where vacancies are high, the likelihood of increased foreclosures are high; and the structures are beyond reasonable repair and habitation.

The expected benefit to specific target areas is that 30-35 blighted structures will be removed creating green space, safe cleared lots, and the elimination of locations which attract undesirable/unlawful activities. Rather than solely focusing on neighborhoods at or below 120% AMI it is more likely that funds used for this activity will be used in devastated neighborhoods that meet the low income requirement for those below 80% of area median income.

In order to strategically carryout demolition activities, Montgomery County requests a waiver to use 21.8% of its NSP3 allocation for demolition activities. The areas in which Montgomery County will focus demolition activities are plagued with high vacancy rates and have a high risk of future foreclosures.

>

Location Description:

Demolition activities may occur within the designated NSP3 eligible areas. Concentrated demolition activity will occur in areas considered to be more distressed, such as census tracts, 602, 603, 701.02, 702.01, 702.02, 703, 801, 803 and 804. Selective demolition of blighted structures will be used to support stabilization efforts in the areas where the housing markets remain potentially viable, such as 601, 704 and 705.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/27
# of buildings (non-residential)	0	0/2
# of Businesses	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/27
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/26

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	

Grantee Activity Number: 217698- CC purchase/rehab

Activity Title: CountyCorp purchase/rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

217698-9 -purchase/rehab

Project Title:

Use B & E

Projected Start Date:

03/04/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CountyCorp

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$441,141.00
Total Budget	\$0.00	\$441,141.00
Total Obligated	\$341,141.00	\$341,141.00
Total Funds Drawdown	\$24,336.41	\$24,336.41
Program Funds Drawdown	\$24,336.41	\$24,336.41
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County will improve the identified target areas by purchasing vacant, foreclosed houses, completing rehabilitation, and disposing of the houses to low moderate middle income households.

Tenure of beneficiaries&mdashrental, lease/purchase or homeownership.

Financing, including interest rates and duration:

>Under this activity, affordability gap financing is available for qualified

>buyers.

Montgomery County's NSP Financing is coordinated by County Corp (with its NSP lending partner Wright Patt Credit Union), consists of 3 components:

>1. The first is a 10% equity contribution in the form of a second mortgage at 0% interest and no monthly payments. The average amount will range from \$8,500 to \$10,000. Upon living in the home for 5 years, one half of the second mortgage is forgiven. The balance of the loan is repaid when the home-owner no longer resides in the home as their principal residence. With a loan-to-value of 90% (which is before the buyer's contribution), the equity contribution reduces the risk to the lender. The buyer benefits from the equity contribution as a silent second mortgage, providing lower monthly payments on their first mortgage. In addition, following the 5 year affordability period, the homeowner will have 50% of the 10% equity contribution forgiven. If property values continue to decline in Montgomery County, the entire amount of the NSP equity contribution may be forgiven (following the 5 year affordability period).

2. The second NSP financing mechanism is a 5% loan guarantee. The amount will range from \$4,000 to \$5,000 per loan and only for those buyers who have point scores from 630 to 680. Above a 680 point score, no guarantee is required. This will enable more buyers to qualify for a loan.

3. The third NSP financing option will allow CountyCorp to pay closing costs on behalf of the buyer. The amount will be negotiated, but not to exceed 4% of the purchase price or \$4,000, whichever is greater.

Montgomery County's NSP Homebuyer Program requires that the homebuyer contribute the greater of 1% of the purchase price or \$1,000. The loans must be 30 year fixed.

>The 3 financing incentives create a package that is attractive to buyers and provides an increased comfort level to lenders in a very uncertain time. Without NSP a homebuyer would need a 700+ point score, 10% down payment, and several thousand for closing costs and reserves. The NSP financing is promoted along with the Federal Tax Credit and/or the Ohio Housing Finance



Agency's Homebuyer Program.

Continued Affordability

>For homebuyers, Montgomery County will ensure continued affordability through deed restrictions and specific language regarding affordability in the grant/loan note. For qualified renters, the initial affordability has been defined in Section 3. The rents will remain affordable for renters for as long as they income qualify.

Location Description:

Harrison Township, OH, Fort McKinley, census tract 801
Trotwood, OH, census tracts 704 or 705

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



Grantee Activity Number: 217699-low income targeting
Activity Title: County Corp Low-Income Targeting

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 217698-9 -purchase/rehab

Project Title:
 Use B & E

Projected Start Date:
 04/01/2011

Projected End Date:
 06/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 CountyCorp

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$440,000.00
Total Budget	\$0.00	\$440,000.00
Total Obligated	\$440,000.00	\$440,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Montgomery County, through its nonprofit developer, County Corp, will construct four -single family rental homes for families at or below 50% of the area median income. These homes will be developed using energy efficient technology in order to increase affordability to low income families. CountyCorp will partner with Improved Solutions for Urban Systems (ISUS), which is an alternative education program for at risk youth. ISUS will conduct a YouthBuild project for this activity. This project will assist in keeping approximately 40 youth in school. This activity will also complement current efforts to stabilize Ft. McKinley, a target area (census tract 801) located within Harrison Township. Montgomery County has committed \$1 million dollars of NSP2 funds to fill the gap for a tax credit project consisting of 30 homes for low income families. Montgomery County has also demolished several vacant/foreclosed properties using NSP1 funds in the same target area.

Location Description:

Harrison Township, Ohio, Fort McKinley Neighborhood, census tract 801

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



Grantee: Montgomery County, OH

Grant: B-11-UN-39-0006

April 1, 2011 thru June 30, 2011 Performance Report



Grant Number:

B-11-UN-39-0006

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

Montgomery County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,145,712.00

Grant Status:

Active

QPR Contact:

Kiya Patrick

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,145,712.00

Disasters:

Declaration Number

No Disasters Found

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

Definition of Blighted Structure:

urrent 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 not be included in a blighted area or slum.

>Montgomery County locally defines a slum/blight area if the neighborhood meets two of the three criteria listed below:

>• Proportion of units in deteriorating state (one-fourth needing minor or major rehabilitation or demolition)

>• Average value of owner-occupied units being lower than 80% of the average value of housing in Montgomery County.

>• Public improvements deterioration (two or more types of improvements are lacking or are in a deteriorated or deteriorating state)

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.

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.

Grantee Contact Information:

- Name (Last, First) Patrick, Kiya
- > Email Address patrickk@mcoho.org Phone Number 937-224-3848
- > Mailing Address 451 West Third St. Dayton, OH 45422

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,145,712.00
Total Budget	\$0.00	\$1,145,712.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$171,856.80	\$0.00
Limit on Admin/Planning	\$114,571.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$114,571.20	\$114,571.20

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$286,428.00	\$440,000.00

Overall Progress Narrative:

The activities for NSP3 have just gotten underway. Contracts totaling \$781,141 (68% of the total grant award) were executed in July. It is anticipated that acquisitions will be reported on the next QPR.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
217697-Adm, Administration	\$0.00	\$114,571.20	\$0.00
217697-Demo, Demolition	\$0.00	\$249,999.80	\$0.00
217698-9 -purchase/rehab, Use B & E	\$0.00	\$781,141.00	\$0.00



