Grantee: Stark County, OH

Grant: B-08-UN-39-0007

April 1, 2018 thru June 30, 2018 Performance Report

Grant Number:
B-08-UN-39-0007

Obligation Date:

Award Date:

Grantee Name:
Stark County, OH

Contract End Date:

Review by HUD:
Original - In Progress

Grant Award Amount:
$4,181,673.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$4,181,673.00

Estimated PI/RL Funds:
$2,401,469.28

Total Budget:
$6,583,142.28

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Stark County is an urbanized, as well as, rural area located in the northeast quadrant of the State of Ohio. Within Stark County, there are three (3) CDBG entitlement cities (Canton, Massillon and Alliance) in addition to the Urban County. Under the NSP program, there are two (2) direct NSP recipients — the County and the City of Canton.
Stark County is very diverse geographically, as well, as demographically. There are 12 villages, 3 cities and 17 townships that participate in the County's CDBG program. The only eligible political unit that does not participate is the Village of Hills & Dales.
Stark County has identified five (5) primary target areas and five (5) secondary target areas that have been determined to be the areas of greatest need within the County. Exhibit 1 breaks these areas down by Census Tract and Block Group. Map 1 identifies these areas visually. Data used to identify these areas included the data provided by HUD (high cost loan rates and 18 month foreclosure prediction) in addition to local foreclosure data and local USPS vacancy data.
Stark County identified and mapped all foreclosed upon properties for the period of 2005 through 2008. This mapping showed that foreclosures were evident scattered throughout the entire county, with concentrations located immediately adjacent to the three largest cities (Canton, Massillon and Alliance).
In reviewing the data provided by HUD, relative to high cost loan rates and the 18 month foreclosure prediction, it was felt that these two items directly corresponded to each other. Those areas with the highest percentage of high cost loan rates and 18 month foreclosure prediction were identified and studied alongside the foreclosure/sheriff sale data and from this a team of staff members were able to identify the areas with the greatest need.

Distribution and and Uses of Funds:

Activities will be first concentrated in Areas 1 — 5, with subsequent funding going to Areas lA — 5A. As mentioned above, these areas were identified as the areas with the highest percentage of high cost loans and the greatest percentage of predicted 18 month foreclosures. All activities will take place within one of these identified areas.
The only exception to utilizing the funds within one of the target areas will be for demolition of vacant blighted residential properties. Given the diversity of the county, smaller communities with one or two vacant blighted residential structures may have a greater impact than a larger city with the same one or two structures. For this reason, Stark County anticipates utilizing the demolition portion of the funding in those areas that qualify as low, moderate, middle income, even if they do not fall within one of the targeted areas.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law. Response: Stark County will utilize the definition for a "blighted structure" that is set out in the Ohio Revised Code (ORC 1.08).
(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSF' program —specific requirements such as continued affordability.
Response: For all NSP funded rental activities, "affordable rents" shall be defined as no more than 30% of the household's adjusted income, less utility allowances as adopted by the Stark Metropolitan Housing Authority for the Section 8 program, Stark County will utilize the Fair Market Rents for the Canton/Massillon MSA as established by HUD.
(3) Describe how the grantee will ensure continued affordability for NSF assisted housing.
Response: Stark County will utilize the HOME affordability requirements for the various types of activities that will be undertaken

with the NSP funds. Where necessary, deed restrictions and grant agreements will reflect the exact period of affordability. Continued monitoring, as currently detailed by the HOME program will be undertaken during the continued period of affordability.
(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.
Response: Stark County has adopted the State of Ohio's Residential Rehab Standards. These standards will be used on all NSP funded rehabilitation activities.

Low Income Targeting:

Stark County will make at least $1,015,420 (25% of the Stark County NSP allocation of $4,181,673, as required) available for rental activities for individuals and families whose income does not exceed 50% of the area median income. These activities will include either acquisition/demolition/construction and rental, or acquisition/rehab and rental of existing properties as described above.
Permanent Supportive Housing: The Stark County Interagency Council on Homelessness has determined that Stark County needs an additional 175 units of Permanent Supportive Housing in its inventory to adequately address the needs of homeless persons with disabilities and/or substance abuse issues as well as for youth coming out of foster care. Funds will be allocated to provide for 2 — 3 units of Permanent Supportive Housing that will decrease the 175 units needed.
Special Needs Housing: The County has had initial conversations with the Stark County Board of Mental Retardation and Developmental Disabilities (MRDD) for the construction of 2 fully wheelchair accessible homes for 8 of their clients. These homes will be constructed on either currently vacant properties or on properties where demolition of a vacant blighted structure occurred, both of which will be located within 6 one of the selected target areas. The non-profit corporation that will carry out the activity will be selected once the grant agreement is signed.
Affordable Rental Housing: The Stark Metropolitan Housing Authority (SMHA) will utilize funds to purchase and rehabilitate 2 — 3 homes to be added to their public housing inventory. These homes will then be rented to clients on their current waiting list. Stark County will also undertake a "Acquisition/Rehab/Turnkey" project in which 1-8 qualified single-family homes will be purchased, rehabbed, then turned over to a local non-profit's ownewrship for rental to qualified low-income veteran families.

Acquisition and Relocation:

No conversion of units is expected at this time. All units purchased that will be demolished will be blighted structures that are beyond being capable of rehabilitation or conversion.
The number of NSP affordable housing units to be made available is detailed in the charts below. All NSP activities will benefit persons at or below 120% of the area median income.
50% or less of AMI

ACTIVITY	AMOUNT	# UNITS	# BENEFICIARIES
Permanent Supportive Housing	$348,473	1— 2	2 — 4 households
Special Needs Housing	$348,473	2 houses	8 clients
Public Housing Inventory	$348,474	2 — 3 units	2 — 3 households
TOTAL	$1,045,420		

Less than or equal to 120% of AMI

ACTIVITY	AMOUNT	OUTCOMES
Acquisition/rehab/resale	$1,902,660 (70%)	10 — 15 residential units
New construction of owner occupied housing	$407,713 (15%)	4 units
Demolition of residential properties	$217,447 (8%)	20 — 30 units
Down Payment Assist.- Single Family Homebuyers	$135,904 (5%)	14 — 20 clients
Housing Counseling	$54,362 (2%)	14 — 20 clients
TOTAL	$2,718,086 (100%)	

Public Comment:

Stark County's proposed Substantial Amendment to the Consolidated Plan was published on the Stark County Regional Planning Commission's web site on November 7, 2008 following adoption by the Board of Stark County Commissioners on November 6, 2008. A boxed ad appeared in the Canton Repository, Alliance Review and the Massillon Independent (local papers of general circulation) informing the public of the availability of the proposed plan and where the plan could be reviewed.
No public comments were received. The Board of Stark County Commissioners adopted the final plan on November 25, 2008.
Additionally, a public meeting was held on November 3, 2008 to inform those present of the purpose and intent of the NSP program and to review the proposed program.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$6,605,579.35
Total Budget	$0.00	$6,583,142.28
Total Obligated	$0.00	$6,583,142.28
Total Funds Drawdown	$0.00	$6,583,142.28
Program Funds Drawdown	$0.00	$4,181,673.00
Program Income Drawdown	$0.00	$2,401,469.28

Program Income Received	$0.00	$2,401,469.28
Total Funds Expended	$0.00	$6,583,142.28
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$0.00	$22,437.07

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$22,437.07
Limit on Public Services	$627,250.95	$0.00
Limit on Admin/Planning	$418,167.30	$457,202.78
Limit on State Admin	$0.00	$457,202.78
Most Impacted and Distressed Threshold (Projected)	$0.00	$0.00
Progress towards LH25 Requirement	$1,645,785.57	$2,004,296.45

Overall Progress Narrative:

During the quarter ending 6/30/18, Stark County completed all work under the NSP-1 program during the quarter ending March 31, 2018. This current report is providing an overall insight into Stark County's NSP-1 program. During the program, Stark County drew-down and expended a total of $6,583,142.28. This represents 156% of our total NSP-1 grant of $ 4,181,673.00, as we have also earned $2,401,469.28 in program income to date; this is 100% of all available NSP-1 funding. The Stark Metropolitan Housing Authority (SMHA) under the public housing inventory project (0803.08) fully completed this overall project and all activities in a previous quarter. Previously they completed the rehab and rented all 11 of the houses; thus activity #'s 0803.08-1, 0803.08-2, 0803.08-3, 0803.08-4, 0803.08-5, 0803.08-6, 0803.08-7, 0803.08-8, 0803.08-9, 0803.08-10, and 0803.08-11 were all rented to qualified low-income tenants. As this overall project is fully completed, it is not directly reported on in quarterly reports. Under the acquisition/rehab/resale project (0804.08), the three developers have purchased a total of 23 houses to date. One developer purchased 3 houses (0804.08-11, 0804.08-12, and 0804.08-13). All three houses were sold to qualified LMMI persons/families during previous quarters. Thus, this developer has completed all of their work under this overall project during a previous quarter and will not be directly reported on in future quarterly reports. Another developed purchased 9 houses in total (0804.08-34, 0804.08-35, 0804.08-36, 0804.08-37, 0804.08-38, 0804.08-39, 0804.08-310, 0804.08-311 and 0804.08-312). All nine houses were sold to qualified LMMI persons/families during previous quarters. Thus, this developer has completed all of their work under this overall project during a previous quarter and will not be directly reported on in future quarterly reports. The final developer under this project has purchased 11 houses to date (0804.08-41, 0804.08-42, 0804.08-43, 0804.08-44, 0804.08-45, 0804.08-46, 0804.08-47, 0804.08-48, 0804.08-49, 0804.08-410, and 0804.08-411). All eleven houses were sold to qualified LMMI persons/families during previous quarters. Thus, this developer has completed all of their work under this overall project during a previous quarter and will not be directly reported on in future quarterly reports. Under this overall project, "Acquisition/Rehab/Resale", the three developers purchased 23 houses to date and all 23 of the houses have been sold. As this overall project is fully completed, it is not directly reported on in quarterly reports. Under the housing counseling project (0808.08), Community Building Partnership (CBP) had provided counseling as needed with access to the e-HOMEs on-line HUD-certified housing counseling program. Thorough this on-line housing counseling program, qualified low-to-moderate-middle income (LMMI) persons/families received their required 8-hours of HUD certified housing counseling prior to purchasing a NSP house. Overall, four vouchers for this housing counseling service were issued and utilized. As no additional houses will be purchase, rehabbed, and resold, this project was completed/closed during a previous quarter. As such, this project/activity will not reported on in future quarterly reports. During a previous quarter, Stark County completed its work on the demolition/clearance project (0806.08), as all work under this project/activity had been completed in previous quarters, and the remaining budget was zeroed out, this project/activity will not be reported under future quarterly reports. Under this program/activity, a total of eighteen (18) demolitions were completed. Under the new construction project (0805.08), two project developers build one “green build” house each. Both houses were sold to qualified LMMI persons/families during previous quarters and all paperwork/invoicing was also completed. As such, this project will not be directly reported on in future quarterly reports as it is fully completed.   Under the downpayment assistance project (0807.08), as no additional houses will be purchased, rehabbed and resold to qualified LMMI persons/families in the future, this activity was completed during the previous quarter. Overall, a total of twenty-five (25) qualified LMMI person/families received NSP downpayment assistance. As this overall project is fully completed, it is not directly reported on in quarterly reports. During a previous quarter, Stark County completed work on 7 of the “Acquisition/Rehab/Turnkey” activities under the “Acquisition/Rehab/Turnkey” project (0809.08). These 7 houses previously purchased under this program by two developers, had all rehab work completed, were turned over to ICAN and all 7 were rented to qualified low-income, veteran families during a previous quarter. ICAN will continue to own and maintain all seven of these single-family houses as rental units for qualified low income veteran persons/families or other qualified low-income (below 50% of AMI), during remainder of the 15-year affordability period assigned to each house. This overall project, plus the “Public Housing Inventory” project (0803.08), utilized much more than the required 25% of the overall NSP grant and all earned program income to serve low-income persons; together these two programs utilized 30% of all NSP funding on low-income NSP activities. Lastly, during a previous quarter, Stark County drew-down funding under the administration project (0811.08). It was then determined to discontinue the use of NSP funding on NSP administration; thus the project/activity was reduced in funding, the funding was transferred to the “Acquisition/Rehab/Turnkey” project, and the administration project/activity was completed and closed during a previous quarter. As this overall project is fully completed, it is not directly reported on in quarterly reports. Thus, during the quarter ending 6/30/18, no additional work was performed under the NSP-1 program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
NSP - 0801.08, Purchase & Rehabilitate - Permanent	$0.00	$0.00	$0.00
NSP - 0802.08, Redevelop Demolished or Vacant Properties	$0.00	$0.00	$0.00
NSP - 0803.08, Purchase & Rehabilitate - Public Housing	$0.00	$1,045,420.00	$937,935.01
NSP - 0804.08, Purchase & Rehabilitate - Acq/Rehab/Resale	$0.00	$3,378,068.27	$2,392,295.31
NSP - 0805.08, Redevelop Demolished or Vacant Properties	$0.00	$399,660.01	$119,868.95
NSP - 0806.08, Demolish Blighted Structures - Demolition of	$0.00	$92,789.50	$47,232.68
NSP - 0807.08, Financing Mechanisms - Down Payment	$0.00	$127,902.49	$49,930.09
NSP - 0808.08, Redevelop Demolished or Vacant Properties	$0.00	$31,224.70	$28,760.49
NSP - 0809.08, Purchase & Rehabilitate -	$0.00	$958,876.45	$322,654.07
NSP - 0811.08, Administration	$0.00	$457,202.78	$282,996.40