

Grantee: Cincinnati, OH

Grant: B-08-MN-39-0003

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0003

Obligation Date:**Grantee Name:**

Cincinnati, OH

Award Date:**Grant Amount:**

\$8,361,592.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Original - In Progress

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The City of Cincinnati is made up of 52 neighborhoods, all of which have been impacted by the foreclosure crisis. The City will focus its efforts on 10 of the neighborhoods most impacted which include the following: East Price Hill, West Price Hill, Avondale, Westwood, Northside, Evanston, College Hill, South Fairmont, Bond Hill, and Madisonville. The City used the following data to determine the areas of focus: HMDA high cost loan rate, City data on foreclosures in 2006 and 2007 based on the county Auditors website, City data on vacant buildings, and City data on bank-owned buildings. Each of the neighborhood groups was ranked based on those factors. These ranks were then combined through a weighted formula in which a neighborhoods rank was given the following weight for each factor: - 70% City data on foreclosures in 2006 and 2007 based on the county Auditors website - 10% HMDA high cost loan rate - 10% City data on vacant buildings - 10% City data on bank-owned buildings. In sum the neighborhoods selected had a total of 2,021 foreclosures in 2006 and 2007, or 66.5% of all foreclosures reported citywide. The neighborhoods had HMDA high cost loan rates ranging from 66% to 13%. A total of 738 vacant buildings, or 44.3% of all vacant buildings in the City, were reported in these neighborhoods. In addition, 639 bank owned buildings, or 60.6% of all bank owned buildings in the City, are in these ten neighborhoods.

Recovery Needs:

As described in the section above, the City of Cincinnati examined the following criteria: City data on foreclosures in 2006 and 2007 based on the county Auditors website; HMDA high cost loan rate; City data on vacant buildings; and City data on bank-owned buildings. These criteria showed that throughout the City, but in particular the ten neighborhoods of greatest need, the City would benefit from redevelopment of foreclosed homes and elimination of blighted buildings. In order to accomplish this the City intends to focus its Neighborhood Stabilization Resources on the following eligible uses, funded at the following levels:

Eligible Use	Total Allocation
(A) Establish Financing Mechanisms	\$812,500
(B) Acquisition and Rehabilitation	\$2,231,400
(C) Establish Land Banks	\$0
(D) Demolition	\$2,381,533
(E) Redevelopment	\$2,100,000
Planning and Administration	\$836,159
TOTAL FUNDING	\$8,361,592

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$2,248,546.01

Total CDBG Program Funds Budgeted

N/A

\$2,248,546.01

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds	\$7,600.00	\$843,759.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,254,238.80	\$0.00
Limit on Admin/Planning	\$836,159.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

HUD executed the NSP grant agreement with the City of Cincinnati on March 17, 2009. The eighteen-month NSP obligation deadline is September 16, 2010. All NSP project activities are to be completed by December 17, 2012. Since the previous NSP Quarterly Report was submitted, NSP Subrecipient Agreements have been executed with eight nonprofit Subrecipients. Staff anticipate that a final Development Agreement, with a local for-profit NSP partner, will be executed by the conclusion of the Fourth Quarter. The City is actively moving forward with the NSP Affordable Housing Project, the NSP Purchase and Redevelopment Project, and the NSP Hazard Abatement and Demolition Project.

In reference to the City's NSP Affordable Housing Project, the Legal Department, in conjunction with Real Estate and Community Development staff have expended significant effort to acquire four contiguous multi-family units in foreclosure. Staff anticipate closing on these units at the start of the Fourth Quarter. These units will be redeveloped to create twenty-four units of affordable housing for low-income senior residents of the Evanston community.

Local Community Urban Redevelopment Corporations have been working throughout the Third Quarter to identify foreclosed or abandoned residential units within their neighborhoods to acquire and rehab. Staff anticipates that these organizations, as NSP Subrecipients, will be under contract for ten units by the close of the Fourth Quarter. The NSP Hazard Abatement and Demolition Project provides funds to demolish blighted structures. Under the Demolition Program, condemned buildings are demolished after standard code enforcement activities have been exhausted. At the close of the Third Quarter, within areas targeted as greatest need: sixty-nine additional properties have been condemned; fifty-three buildings have been declared blighted through a public nuisance hearing; fifty units are under contract for Demolition; and eleven units have been demolished with NSP funds. In total, two hundred forty-three buildings, across ten communities, are being processed through the NSP Hazard Abatement and Demolition Program.

At the close of the second full quarter after executing a grant agreement with HUD, the City of Cincinnati is vigorously moving forward with an identified NSP Program. The City is on target to fully obligate and expend funds within program guidelines.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
90001, NSP1 Financing Mechanisms	\$0.00	\$0.00	\$812,500.00	\$0.00
90002, NSP1 Purchase & Redevelopment Project	\$0.00	\$0.00	\$2,156,968.00	\$0.00
90003, NSP1 Redevelopment - 25% Set Aside - Affordable	\$0.00	\$0.00	\$2,100,000.00	\$0.00
90004, NSP1 Hazard Abatement & Demolition	\$0.00	\$0.00	\$2,455,965.00	\$0.00
90005, NSP1 Administration	\$0.00	\$0.00	\$836,159.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	4-167037
Activity Title:	3340 Spokane - Demo - Evanston

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
90004

Project Title:
NSP1 Hazard Abatement & Demolition

Projected Start Date:
06/30/2009

Projected End Date:
02/28/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Cincinnati

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$11,968.00
Total CDBG Program Funds Budgeted	N/A	\$11,968.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$7,600.00	\$7,600.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(d)Demolition of residential property that has been condemned and declared a public nuisance.

Location Description:

3340 Spokane, Cincinnati, OH 45207-1806, Evanston

Activity Progress Narrative:

The demolition of this residential building is moving forward. The contract has been let and work has begun. The City is expects the demolition to be finalized in the next few weeks.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1

Activity Locations

Address	City	State	Zip
3340 Spokane	Cincinnati	NA	45207-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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