

Apr 1, 2009 thru Jun 30, 2009 Performance Report

Grant Number: B-08-MN-39-0011	Obligation Date:
Grantee Name: Middletown, OH	Award Date:
Grant Amount: \$2,144,379.00	Contract End Date:
Grant Status: Active	Reviewed By HUD: Submitted - Await for Review
Submitted By: No Submitter Found	

Disasters: Declaration Number

NSP

Plan Description:

Areas of Greatest Need: The City of Middletown's is utilizing the information provided by HUD that lists the percentages of high cost loans, vacant properties, and the predicted 18 month underlying foreclosure rate in the LMMI census tracts. We have added these 3 percentages for each census tract and sorted the information from highest percentage to the lowest. The City has also created a map showing the census tracts at < 80% of median income and < 120% of median income. We pulled a current list of foreclosed properties that were provided by Butler county and overlaid those properties onto the map. **Distribution and Uses of Funds:** We have separated the LMMI census tracts in the city and for each individual tract have added the percentages of: foreclosed/vacant properties, properties financed with Hi-cost financing, and the estimated foreclosure for the next 18 months. Much of our efforts will be focused in the areas with those higher total percentages. However, staff has determined that ALL areas of the City are facing high risk. Therefore, the City will administer all NSP programs on a city-wide basis. Although projects may be in several different census tracts, the vast majority of the work will be in areas with a foreclosure abandonment risk score of at least 9 or higher. **Definitions and Descriptions:** The definition of a blighted structure can fall under one or several categories that we utilize: 1.)The cost to rehab the property to bring it to code must exceed 60% of the tax assessed value. 2.)It is deemed unsafe for the area and has to come down due to public safety. 3.)The property has been vacant for more than 90 days and is dilapidated and neglected and the cost to bring the property to code could not be justified for the area. If the property falls under 1 or more of the above mentioned, then it fits our definition of a blighted structure. **Affordable Rents:** For the purposes of the NSP program, the City will utilize the definition of low-HOME rents from the HOME Investment Partnerships program. **Continued Affordability:** On all the properties that are acquired, rehabbed, and resold, the city will provide a repayable second mortgage on the property at 20% of its purchase price. The buyer would then only have to finance 80% of the purchase property through traditional means. The second mortgage with the city will be at a 10 year term with an interest rate ranging from 0 to 3% depending on the buyer's percentage of median income. **Housing Rehab Standards:** We will use the same standards utilized under the HOME program. All code and insipient code violations will be addressed and repaired. The City will adhere to the International Property Maintenance Code (IPMC) as well as local building codes and ordinances.

Recovery Needs:

Low Income Targeting: Amount of funds committing to less than 50% AMI=\$536,095. Although this number may be higher, we are only committing to utilize 25% of the NSP funds to purchase and redevelop abandoned or foreclosed upon homes for sale to households at or below 50% of area median income. **Acquisition and Relocation:** The City of Middletown does intend to demolish vacant low and moderate income dwelling units as well as rehabbing some of the properties. - We plan to target at least 50% of our efforts (demolition and rehab) in census tracts that are less than or equal to 80% of area median income. - We estimate 11 NSP affordable housing units to be made available to LMMI households. To reach this goal in our time frame, 1 to 2 properties will have to be completed every 2 months. - An additional estimated 9 units are expected to be made available for households whose income does not exceed 50% of area median income. - Although there is a slight possibility, we are not planning on new construction activity. We are only looking for projects involving acquisition-rehab. **Public Comment:** The City published a public notice announcing the availability of the NSP Substantial Amendment for review and comment in the Middletown Journal on 11/10/2008 as well as 11/13/2008 (see certification attached). In addition, on 11/7/2008 the City posted a copy of the amendment on its website at:

http://www.cityofmiddletown.org/nsp as well as public postings being placed in the city's library, community center, and senior center. The city is allowing 15 days for citizen comments. The comment period will expire on 11/22/2008. All written comments received by the city will be considered before submitting the final amendment to HUD. All comments should be addressed to: City of Middletown Community Revitalization Division, 4th Floor Attn: Kyle Fuchs One Donham Plaza Middletown, OH 45042 *Overview of Comments: - A citizen sent an email response on 11/12/08 with positive remarks on the city's overall plan. He did inquire as to why there were going to be 34 more demolitions than acquisitions and rehab. - REPLY: Due to the time constraint put forth on this program (i.e. 18 months), it simply was not feasible to commit to more acquisition and rehab than the city could undertake in that time frame. It is inevitable that the city will be able to undertake more demolition than acquisition and rehab simply due to the cost of each. The amount of funds (and time) it takes for an acquisition and rehab project is about 10 times more than it takes to demolish a blighted property. -The city sent a response to the citizen who made the comment explaining the above mentioned. - A fax was received by the city on 11/20/2008 from Legal Aid Society of Southwest Ohio, LLC. They commented that the city be open to rent to own programs for those households < 50% of median income due to the market making it more difficult for those households to get financed. They also commented that it may be a good idea to leave open the possibility of providing some rental housing under the program. - REPLY: First and foremost the City of Middletown wants to help as many families as possible become quality homeowners. With the way the city is incorporating the period of affordability by means of a low-interest loan second mortgage, it should help allow more people get approved for a first mortgage. However, if the city finds that loan qualifications do in fact become a problem, the city would be willing to look at other options which may include rent to own programs or forgivable seconds (this may or may not require an NSP amendment depending on the change). The City of Middletown has not decided to incorporate any further rental housing due to the large number of available rental units the city currently has outstanding. The cost to rent in Middletown is still low and rental vacancies are abundant.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	4,279,599
Total CDBG Disaster Recovery Grant Funds Budgeted	N/A	2,144,379
Program Funds Drawdown	324.92	324.92
Obligated CDBG DR Funds	12,483.92	12,483.92
Expended CDBG DR Funds	324.92	324.92
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	66.67
Minimum Non-Federal Match	0	0
Limit on Public Services	321,656.85	0
Limit on Admin/Planning	214,437.9	324.92
Limit on State Admin	0	0

Overall Progress Narrative:

Progress has been slower than anticipated due to the late start in receiving NSP funds in DRGR. The money became available in DRGR the first week of May. Since that point, the City has had to prepare for a HUD monitoring visit, prepare and submit the CDBG-R amendment, and prepare the NSP2 application. The finance department also wanted to see how long they will have to wait for reimbursement for NSP expenditures, so we spent a small portion out of admin to time how long it will take from drawdown to reimbursement. In this first quarter, the City did manage to obligate funds to 2 properties for demolition. We are now running up to full speed and are looking to acquire our first property by August. We also have 15 more demolition candidates being justified at this time.

Activities

Grantee Activity ID:

Projected Start Date:

100	01/01/2009
Activity Category: Administration	Projected End Date: 07/01/2010
Activity Status: Planned	National Objective: N/A
Responsible Organization: City of Middletown	

	This Report Period	To Date
Total Projected Budget from All Sources	N/A	428,874
Total CDBG Disaster Recovery Grant Funds Budgeted	N/A	214,437
Program Funds Drawdown	324.92	324.92
Obligated CDBG DR Funds	324.92	324.92
Expended CDBG DR Funds	324.92	324.92
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total

No Performance Measures Found

Activity Description:

The City will pay for staff and other delivery costs to ensure the NSP program is run efficiently and adhering to the guidelines of the program.

Location Description:

City of Middletown 1 Donham Plaza Middletown, OH 45042

Activity Progress Narrative:

The finance department wanted to see how long they will have to wait for reimbursement for NSP expenditures, so we spent this small portion out of admin to time how long it will take from drawdown to reimbursement. They wanted to ensure the City was not going to be waiting for thousands of dollars for a long period of time when we started purchasing several properties.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources	Amount
NSP	214,437
Total Other Funding Sources	214,437

Grantee Activity ID: 401	Projected Start Date: 06/25/2009
Activity Category: Clearance and Demolition	Projected End Date: 07/17/2009
Activity Status: Planned	National Objective: NSP Only - LMMI
Responsible Organization: City of Middletown	

	This Report Period	To Date
Total Projected Budget from All Sources	N/A	12,159
Total CDBG Disaster Recovery Grant Funds Budgeted	N/A	12,159
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	12,159	12,159
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/2
# of Households benefitting	0	4	4	0/0	4/4	4/4

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only: This program will primarily focus on areas that have a foreclosure risk score of 9 or higher. These properties both have a 10. These properties are very blighted and unsafe.

Location Description:

Demolition of the following blighted properties: 723 Tenth Ave and 214 Young St. 723 Tenth: Census Tract 130 Blk Grp 2. Risk score of 10 214 Young: Census Tract 131 Blk Grp 1. Risk score of 10

Activity Progress Narrative:

Notice to proceed orders have been sent for these 2 residential demolitions and contracts have been awarded. The completion date for both are scheduled for 7/17/2009

Activity Location:

Address	City	State	Zip
214 Young Ave	Middletown	NA	45044
723 Tenth Ave	Middletown	NA	45044

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources	Amount
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NSP 0

Total Other Funding Sources 0