

Grantee: Columbus, OH

Grant: B-08-MN-39-0005

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-08-MN-39-0005

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

Columbus, OH

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$22,845,495.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$22,845,495.00

Estimated PI/RL Funds:

\$2,400,000.00

Total Budget:

\$25,245,495.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction - In the analysis of data related to the Neighborhood Stabilization Program (NSP) application, the City of Columbus (Columbus) examined data published by HUD under the NSP program and data provided at the local level by Columbus Staff and other local entities. As required under Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA), the data is focused on three areas: 1. areas with the greatest percentage of home foreclosures, 2. areas with the highest percentage of homes financed by a sub-prime mortgage related loan, and 3. areas identified as likely to face a significant rise in the rate of home foreclosures. The data suggests a consistent pattern of areas most affected by foreclosures and the amount of vacant housing.

HUD Data - HUD provided each jurisdiction receiving a NSP allocation data to suggest which areas currently experience foreclosure related problems and areas that may experience foreclosure related problems in the future. Each dataset is based either at the Census Block Group or Census Tract level and draws upon data from several sources that are used to predict whether or not a neighborhood has a high or low risk for foreclosed and abandoned homes. Map One illustrates which Census Block Groups within the City of Columbus scored the highest (worst) risk score for foreclosure and abandonment—a score of 10 on a scale between 1 and 10. Map Two shows which Census Block Groups within the City of Columbus have a high predicted "underlying problem foreclosure rate" based on data from the previous 18 months. The data sources used to compute the risk scores for each of these two maps are the same data sources used by HUD to determine allocations to each jurisdiction. Census Block Groups with 51% or more of the population with 120% or less Area Median Income are shown on Map Three.

Local Data - A local non-profit research center, Community Research Partners (CRP) has performed extensive research on foreclosure filings and properties sold at the Franklin County Sheriff's Sale within the City of Columbus. Map Four illustrates those areas within the City with the greatest numbers of foreclosure filings per square mile, between January, 2007 and March, 2008. A measurement of density (as opposed to percentage) highlights areas with a mass of properties under foreclosure. Map Five highlights areas with the greatest density of properties subject to Sheriff's Sale between January, 2005 and March, 2008. The Areas with the highest density of mortgages with high interest rates are shown on Map Six (data originates from Real Quest June, 2008). The City of Columbus Department of Development tracks properties with vacant structures. As of October, 2008 the Vacant Housing list contained over 4,600 residential properties, excluding those that were momentarily vacant (for sale, for rent, etc.). Typically, these properties have been vacant for more than 6 months.

Conclusions - The above described maps illustrate a large number of foreclosures and vacant structures in the center city neighborhoods around downtown. Map Seven combines the two HUD Datasets and the City Vacant Housing List. The areas colored brown represent those with a "foreclosure and abando

Areas of Greatest Need:

ment" risk score of 10 and an "underlying problem foreclosure rate" of 12.05%, the 75th percentile for the City. The map contains points representing vacant structures, generally suggesting a strong relationship between these three datasets. This data highlights the areas of Columbus in which the City will focus the majority of its NSP resources. The city will undertake additional research on this data and complete a market analysis to determine what eligible activities are best suited for each area.

The original application and the above described maps can be found at: http://finance.columbus.gov/content.aspx?id=5100&menu_id=574



Distribution and and Uses of Funds:

Foreclosed and vacant properties exist throughout the City, with pockets of abandoned and vacant properties affecting most Columbus neighborhoods - even neighborhoods that are otherwise stable. In fact, many areas outside the ones identified on Map 7, have high "abandonment and foreclosure" risk scores and many vacant properties. For this reason, the City will utilize its Land Banking efforts, such as demolition, property maintenance, and select acquisition, in an extended area. Map Three illustrates census block groups that qualify for NSP assisted Land Banking efforts. Although most Land Banking efforts will be focused on the areas of greatest need, the City anticipates some of these activities to occur throughout qualifying areas of the City, as defined in Map 3.

In general, the data examined by City Staff exhibits a concentrated pattern of home foreclosures, Sheriff Sales, and subprime mortgages in the neighborhoods around downtown Columbus and surrounding areas. These areas also contain a high number of structures on the City's Vacant Structures list. This is not to say vacant and foreclosed properties are confined strictly to these areas, but rather these areas have the highest concentration of foreclosures, vacant properties, mortgages with high interest rates, and evidence of this trend to continue (high vacancy rate, high predicted underlying problem foreclosure rate). The majority of NSP funds will focus on these areas, such as those areas highlighted on Map Seven. NSP funds will be used for the acquisition of abandoned and foreclosed properties, demolition of blighted structures, and the rehabilitation and redevelopment of vacant properties. Fortunately, several dedicated not-for-profit organizations work to revitalize these areas and they, along with for profit development organizations, will help the City in these efforts. As the City prepares to distribute the NSP funds, it will study what types of activities should occur and where (such as identifying the areas are most suitable for homeownership projects), determine what other resources can be leveraged, and create a fair and open process by which the funds are distributed.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,481,636.32
Total Budget	\$0.00	\$24,481,636.32
Total Obligated	\$0.00	\$24,481,636.32
Total Funds Drawdown	\$2,251.17	\$24,325,567.89
Program Funds Drawdown	\$1,103.96	\$22,143,115.53
Program Income Drawdown	\$1,147.21	\$2,182,452.36
Program Income Received	\$1,000.00	\$2,182,961.64
Total Funds Expended	\$5,695.43	\$24,330,233.66
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	\$3,426,824.25	\$527,173.65
Limit on Admin/Planning	\$2,284,549.50	\$735,265.13
Limit on State Admin	\$0.00	\$624,491.54

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,711,373.75	\$6,942,092.86

Overall Progress Narrative:

Home sales are steadily being reconciled, so that Program Income can be put into additional projects. All rental units were completed and leased prior to this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADF-C, (C)Land Banking; Acquisition & Demolition Fund	\$346.12	\$4,115,464.66	\$4,015,933.49
ADF-D, (D)Demolish; Acquisition & Demolition Fund	\$0.00	\$1,485,395.80	\$1,398,794.23
ADMIN-ADC, (B,C,D,E); Activity Delivery Costs	\$0.00	\$2,033,034.74	\$1,816,083.00
ADMIN-P&A, 10% Planning & Admin Cap	\$757.84	\$756,468.82	\$677,861.66
NSF-HO-E, (E)Redevelop; NSF-Homeownership Opportunities	\$0.00	\$9,910,817.73	\$8,312,611.42
NSF-RO-E, (E) Rental Over 50% AMI	\$0.00	\$543,369.15	\$399,806.57
SetAside-HO-B, (B) Purchase & Rehab; 25% SetAside for 50%	\$0.00	\$1,000,000.00	\$906,484.63
SetAside-RO-B, (B) Purchase & Rehab; 25% SetAside for 50%	\$0.00	\$4,919,177.47	\$4,615,540.53



Activities

Project # / Title: ADF-C / (C)Land Banking; Acquisition & Demolition Fund

Grantee Activity Number: 440502-HOLDING COSTS-LAND BANKING

Activity Title: HOLDING COSTS-LAND BANKING

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

ADF-C

Projected Start Date:

03/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

(C)Land Banking; Acquisition & Demolition Fund

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus1

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$740,028.63
Total Budget	\$0.00	\$740,028.63
Total Obligated	\$0.00	\$740,028.63
Total Funds Drawdown	\$430.57	\$732,070.25
Program Funds Drawdown	\$346.12	\$646,924.85
Program Income Drawdown	\$84.45	\$85,145.40
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$732,070.25
City of Columbus1	\$0.00	\$732,070.25
Match Contributed	\$0.00	\$0.00

Activity Description:

24CRF570.201(a) Acquisition - LAND BANK PROPERTY ACQUISITIONS
 HOLDING COSTS RELATED TO LAND BANKING PROGRAM - SUPPLIES/MATERIALS, REAL ESTATE TAXES, UTILITY
 PAYMENTS, (VARIOUS VENDORS)
 11/23/12 budget reduced by \$102,612.41 due to Legislation #'s 2378-2012 and 2414-2012. Funds moved to Housing for
 projects to close out grant funds.

Location Description:

LAND MANAGEMENT OFFICE, 109 N. FRONT STREET, COLUMBUS OH 43215

Activity Progress Narrative:

Private companies were contracted to secure structures, remove trash and debris, and other property maintenance services.
 No payments for utilities for properties being held in the Land Bank were processed during this quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/100

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/150

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	

Project # / Title: ADMIN-ADC / (B,C,D,E); Activity Delivery Costs

Grantee Activity Number: 440505 - Housing ADC

Activity Title: Housing Activity Delivery Costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ADMIN-ADC

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

(B,C,D,E); Activity Delivery Costs

Projected End Date:

03/02/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus2



Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,189,883.47
Total Budget	\$0.00	\$1,189,883.47
Total Obligated	\$0.00	\$1,189,883.47
Total Funds Drawdown	\$0.00	\$1,185,722.54
Program Funds Drawdown	\$0.00	\$1,062,321.05
Program Income Drawdown	\$0.00	\$123,401.49
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,045.32	\$1,190,436.32
City of Columbus2	\$3,045.32	\$1,190,436.32
Match Contributed	\$0.00	\$0.00

Activity Description:

Department of Development Housing Division - Staff will be developing financing mechanisms, processing applications and financing for housing development. Staff will also be providing construction management services to housing projects. A market analysis is being conducted through contracted services to determine what housing activities should be implemented in specific geographic areas within the identified Areas of Greatest Need.

Location Description:

50 W Gay St.
Columbus, OH 43215

Activity Progress Narrative:

Program Income is being received from reconciled projects, and planning has begun on funding for new projects.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



Project # / Title: ADMIN-P&A / 10% Planning & Admin Cap

Grantee Activity Number: 440500 - Fiscal Office

Activity Title: Development Fiscal Office

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN-P&A

Project Title:

10% Planning & Admin Cap

Projected Start Date:

01/01/2009

Projected End Date:

03/02/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Columbus

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$224,038.00
Total Budget	\$0.00	\$224,038.00
Total Obligated	\$0.00	\$224,038.00
Total Funds Drawdown	\$1,152.90	\$211,011.78
Program Funds Drawdown	\$355.04	\$168,904.68
Program Income Drawdown	\$797.86	\$42,107.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,006.41	\$214,595.62
City of Columbus1	\$2,006.41	\$214,595.62
Match Contributed	\$0.00	\$0.00

Activity Description:

24CFR570.205,206: Department of Development Fiscal Office - The staff of the Development Fiscal Office will assist in the administration of the Neighborhood Stabilization Program in a variety of financial and regulatory areas. Activities will include financial management, and data entry in the DRGR (HUD's reporting system).

Location Description:

50 W. Gay Street Columbus, Ohio 43215

Activity Progress Narrative:

Fiscal staff assisted in the administration of the Neighborhood Stabilization Program (NSP1) in a variety of financial and regulatory areas. Activities included financial management of all purchases, voucher payments, and financial reporting, including data entry in DRGR. During the quarter, staff processed no voucher payments, and no encumbrance documents for grant activities for holding costs, and construction. Fiscal staff compiled various financial reports for grant administrative personnel costs, payment status, and availability of funds, coordinated the completion of the QPR, prepared, reviewed and approved legislative requests for the use of all NSP1 grant funds, and reviewed current management of NSP funding.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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: 450500-Finance Staff Contracts

Activity Title: Finance and Mgt. Staff

Activity Category:

Administration

Project Number:

ADMIN-P&A

Projected Start Date:

01/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

10% Planning & Admin Cap

Projected End Date:

03/02/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus

Overall

	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$16,132.50
Total Budget	\$0.00	\$16,132.50
Total Obligated	\$0.00	\$16,132.50
Total Funds Drawdown	\$667.70	\$8,287.60
Program Funds Drawdown	\$402.80	\$2,260.55
Program Income Drawdown	\$264.90	\$6,027.05
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$643.70	\$7,686.22
City of Columbus2	\$643.70	\$7,686.22
Match Contributed	\$0.00	\$0.00

Activity Description:

Loan servicing contract for NSP1 projects managed by Finance.

Location Description:

City Hall

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / Title: NSF-HO-E / (E)Redevelop; NSF-Homeownership Opportunities

Grantee Activity Number: 440506-FDA 140 W Park

Activity Title: FDA 140 W Park

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSF-HO-E

Projected Start Date:

06/06/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

(E)Redevelop; NSF-Homeownership Opportunities

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus2

Overall

	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,000.00
Total Budget	\$0.00	\$1,000.00
Total Obligated	\$0.00	\$1,000.00
Total Funds Drawdown	\$0.00	\$1,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,000.00
Program Income Received	\$1,000.00	\$1,000.00
Total Funds Expended	\$0.00	\$1,000.00



Match Contributed

\$0.00

\$0.00

Activity Description:

New construction of residential property to Aware standards.

Location Description:

140 W Park
Cols, OH 43222

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: 440506-FDA 158 W Park

Activity Title: FDA 158 W Park

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSF-HO-E

Projected Start Date:

06/06/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

(E)Redevelop; NSF-Homeownership Opportunities

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus2

Overall

	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$49,956.49
Total Budget	\$0.00	\$49,956.49
Total Obligated	\$0.00	\$49,956.49
Total Funds Drawdown	\$0.00	\$49,956.49
Program Funds Drawdown	\$0.00	\$14,124.94
Program Income Drawdown	\$0.00	\$35,831.55
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$49,956.49
City of Columbus2	\$0.00	\$49,956.49
Match Contributed	\$0.00	\$0.00

Activity Description:

New construction of residential to Aware standards.

Location Description:

158 W Park
Cols, OH 43222

Activity Progress Narrative:

This property is complete and was sold to a qualified buyer this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

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	

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	50
Monitoring Visits	0	17
Audit Visits	0	0
Technical Assistance Visits	0	23
Monitoring/Technical Assistance Visits	0	10
Report/Letter Issued	0	28