

Jul 1, 2010 thru Sep 30, 2010 Performance Report

Grant Number:
B-09-CN-OH-0028

Obligation Date:

Grantee Name:
Columbus, OH

Award Date:
02/11/2010

Grant Amount:
\$23,200,773.00

Contract End Date:
02/11/2013

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
No QPR Contact Found

Disasters: Declaration Number

NSP

Executive Summary:

a. Target Geography

The Columbus and Franklin County Consortium will target 55 Census Tracts within the City of Columbus and Franklin County, Ohio in an integrated, comprehensive effort to stabilize and revitalize neighborhoods. These tracts were selected on the basis of the HUD Scores, the City's market study results, and proposed projects submitted by members of the Consortium. HUD has assigned each Census Tract two scores based on foreclosures and vacancies, labeled "Foreclosure Risk Score" and "Foreclosure-Vacancy Risk Score." As required in the NSP2 Correction NOFA, the higher of the two Risk Scores is listed for each Tract (See Appendix 2). As shown on the list, the combined Risk Score is an average of 19; more than the minimum 18 Risk Score threshold established by the NSP2 Program. The tracts do not include all areas of Columbus and Franklin County in need and that score greater than 18, but a subset selected by the Consortium. The selected areas are large enough to make a viable impact on the community at large, but small enough to not outstrip the collective abilities of the Consortium members. The Target Geography is illustrated on Map 1 "Selected NSP2 Census Tracts".

For its NSP1 work plan, the City of Columbus contracted VWB Research, Community Research Partners, and Arch City Development to study the markets of the "areas of greatest need" contained in the NSP1 application, to guide the City in assessing which areas to focus and what approaches should be used. The market study, which is available on request, A Housing Market Assessment of Columbus, Ohio Neighborhood Stabilization Program (NSP) VWB Research (June, 2009), examines a multitude of different data sources, categorizes various neighborhoods into "typologies" based on the data, and recommends different approaches to each typology. In addition to the absorption rates, the Market Study examines housing and economic trends in each neighborhood, making an assessment of for-sale and rental housing demand. The study is an important tool that is currently guiding the allocation of NSP1 funds. Although the City of Columbus and Franklin County received a relatively large allocation of funds under NSP1, the market study makes it clear that the funds allocated under NSP1 are not enough to address the large number of foreclosed and vacant properties within Greater Columbus. For NSP2, the selection of the Census Tracts and the planned approach for each area are a direct result of the findings of the study. These Neighborhood Typologies summarize the relative state of a neighborhood and describe a continuum of decline and recovery that a neighborhood may experience.

All markets addressed in the study are weak housing markets at this time. The Market Study indicates "Demand for renovated or newly constructed for-sale market-rate housing is virtually non-existent throughout

the NSP area. Without the application of some level of subsidies to a program of housing revitalization, it is not practical to assume that these homes will sell in the open market.” A variety of reasons exists for the downturn of these neighborhoods. Aging housing stock, the presence of two-family homes and changes in highways and transportation are among the issues noted. With the decline of manufacturing for workers to live in further from their work due to the accessibility of public transit and automobiles, the need to live in the urban core has dissipated. These issues are discussed in more detail in the next section.

b. Market Conditions and Demand Factors

Source: A Housing Market Assessment Of Columbus, Ohio Neighborhood Stabilization Program (NSP) VWB Research (June, 2009) for the City of Columbus, OH.

(1) In geography as diverse as Franklin County the ability of the market to absorb abandoned and foreclosed housing will vary greatly from one census tract to another and depends on the individual neighborhood within the geography. Both the average quarterly absorption rate of vacant addresses and the quarterly net change in the count of vacant addresses are listed in Appendix 2. Absorption rate does not account for new additions to the vacant address inventory while net change accounts for both absorbed and newly vacated addresses. Quarterly net changes answer the fairly straightforward question – Is the inventory of vacant addresses growing or shrinking, and on average, by how much each quarter? Absorption rate is more context specific. In NSP2 terms, when a low absorption rate is coupled with a large inventory of long-term vacant addresses then demolition is a possible effective strategy. Rising absorption rates coupled with a growing inventory of vacant addresses various financing mechanisms (downpayment assistance, affordability subsidy) may be the best way to help the market reduce the inventory. Data is derived from the United States Postal Service.

Conclusion: The Consortium will implement particular revitalization strategies in Focus Areas where Census Tract data shows absorption rates are low, net changes are negative and trends show rates continuing to stay low if NSP2 funds are not strategically invested. In those tracts where absorption rates are higher the Consortium will seek to limit resources invested to the greatest extent practicable and apply appropriate strategies to accelerate the reduction of vacant units.

(2) Overall, like other cities in Ohio, Columbus and Franklin County are experiencing a foreclosure crisis based on multiple underlying factors. Recent reports by Community Research Partners, Rebuild Ohio, Policy Matters Ohio, and the City’s code enforcement officers highlight some of these factors:

- \$60 Million and Counting: The Cost Of Vacant And Abandoned Properties To Eight Ohio Cities. Community Research Partners and Rebuild Ohio February 2008. <http://www.greaterohio.org>
- Prevention and Recovery Advisory Plan October 2008
<http://thehousingtrust.org/documents/ForeclosurePlan2008.pdf>
- Columbus Vacant Housing Annual Report (December 2008) Available on Request
- Policy Matters Ohio http://policymattersohio.org/foreclosures_1995-2008/Franklin.htm

Multiple causes of vacancy and abandonment

Population loss, housing stock deterioration, tax delinquency, subprime and predatory lending, and mortgage foreclosure—these have been identified in national literature and the Ohio research as factors that lead to, or are indicators of, vacancy and abandonment. They also are signs of a weak housing market, which can be both a cause and a result of vacant and abandoned properties. Their differences in size and geographic location, similar patterns are evident across the cities.

- Population loss. From 1970 to 2000, all the study cities, with the exception of Columbus as a whole, had a population loss ranging from about one-fifth to one-third of their 1970 population. During this time, the Columbus “older city” (within the city’s 1950 boundaries) lost 30% of its population. (Note: Distressed, Destabilized and Potential Recovery Areas are within the “older city”)
- Older housing stock. Older structures are more likely to be vacant and abandoned than newer housing. In Columbus as a whole 44% of the housing stock is 40 years or older. The Columbus “older city” (within the city’s 1950 boundaries) nearly 75% of the housing is pre-1940.

- Foreclosure and subprime lending. Among the Focus Areas less than an average of 19.67% of the housing was sold at sheriff sale over a five year period and 10.57% of homeowners had ARMs or high rate mortgages.

Conclusion: The data analysis suggests that the source of Columbus' foreclosure and abandonment problems are not related to over-building or over-valuation of the housing stock, but to underlying economic and population issues, and the prevalence of high cost mortgages. Areas with the lowest economic indicators in the VWB Research Market Study also had the highest foreclosures and vacancies. These neighborhoods have traditionally had lower economic indicators, which would suggest that the population has limited resources and is less likely to avoid foreclosure when facing loss of employment, etc.

Result: Vacant and Abandoned Structures. The City Code Enforcement Vacant Property Survey (December 2008) reports that there are 5,290 vacant structures in Columbus. Of those, 1,637 vacant structure are in some of the Consortium's Focus Areas.

Result: Foreclosed Housing. According to Policy Matters Ohio, foreclosure filings in Columbus and Franklin County annually have more than doubled since 2000. The number of foreclosure filings per year is continuing to increase. In 2008, 9,307 filings were made.

(3) The income characteristics and cost burden of households in the target geography

The data demonstrates that there are significant numbers of households in the selected Census Tracts that qualify for NSP2-assisted housing. Many of these households are cost burdened, particularly renters. The need for subsidy to make housing affordable to low, moderate and middle income households is clearly illustrated in the charts above. Therefore, quality housing with subsidy will be a beneficial strategy for the Consortium.

(4) Factors contributing to neighborhood decline and instability in the NSP2 Focus Areas can be described according to the Neighborhood Typologies

A. AT RISK Focus Areas. The Market Study characterized At-Risk neighborhoods as having housing values that were steady or in line with the overall market correction, very few vacant properties and few properties at sheriff sales. The majority of units are single-family structures with high homeownership rates. They maintain a moderate to high value per square foot when compared to other units in the marketplace and are trending in a stable direction. The exit of housing stock in At-Risk neighborhoods is still retaining its value and demand.

A perception exists that homes are reasonably priced and that the community lacks the concentration of declining economic and housing indicators observed in other typologies. Although these markets are stable, little demand exists for new for-sale housing. It is possible that a new home could appraise at or near its actual construction cost, but limited resources and a lack of vacant lots and homes requiring demolition preclude this strategy from serious consideration. The At-Risk neighborhoods have a fairly low level of demand for additional rental product.

B. POTENTIAL RECOVERY Focus Areas. The Market Study identified three areas within the City of Columbus that are ripe for recovery. These are now a primary focus of NSP1 and NSP2 expenditures for redevelopment. Although these areas have very high foreclosure, vacancy, and homeownership rates, each is identified in the Market Study as having the most potential for a successful and permanent transformation. They have already received significant investments from various partners and, going forward, will include a sizable leveraging of funds. The three areas are also similar due to their close proximity to downtown and the existence of growing employment centers, ongoing City economic development investment, and mass-transit, biking and walking opportunities to jobs and community amenities.

Although these neighborhoods are very similar to those in the Distressed typology, the critical difference is the impact of existing investments by the City of Columbus and other anchor investors that could have the effect of accelerating revitalization of these neighborhoods. Strategies that are recommended by the Study for these neighborhoods include the use of code enforcement to pursue blighted property owners, strategic acquisition, rehabilitation and infill construction and addressing infrastructure needs of the area. Even in Potential Recovery, demand will still be limited and typical home prices will be in the \$90,000 to \$120,000 range. Demand for new rental housing is limited, but there is considerable demand for upgrading existing rental housing.

C. DESTABILIZING Focus Areas. The study identifies areas with an established and historically stable housing

market, but a need for targeted investment to stop market decline. These areas have higher homeownership rates, tend to be more suburban in character, and are in a mixture of different local jurisdictions. One advantage of the Consortium in place, is multiple local jurisdictions will plan and work together to redevelop impacted areas that fall on the boundaries of the different governmental entities. These areas fall within the boundaries of the City of Columbus, several townships, the City of Whitehall, and the City of Reynoldsburg.

D. DISTRESSED Focus Areas. The NSP Market Study identifies several areas that exhibit the highest foreclosure and vacancy rates in the City. The areas are located within the Central City area (pre-1950 boundary) and have a deteriorated market. At the present time, tax abatement areas exist in 9 of the 10 neighborhoods in this category. The distress of these neighborhoods demonstrates need for more community development tools the City has and has. Vigilance and planning to mitigate adverse land uses and provide a visible benefit are viable strategies. Most of the areas will benefit from a strategy of acquisition, securing of property or demolition and land banking until sufficient consolidation of sites can occur to do something of scale. These neighborhoods would also benefit from quality rental housing. Home prices range from \$10,000 to \$80,000 and many would benefit from some repair. These are areas where significant price discounts will be needed to spur the market.

E. Additional Factors: Most of the sites in the NSP2 Focus Areas are located within the Columbus Public School (CPS) District. School performance within CPS varies with some neighborhoods having high performing schools and modern facilities and other neighborhoods having significant challenges and older facilities. CPS is in the process of upgrading its facilities and it is hoped that physical upgrades along with other interventions will bring all schools up to a higher standard. While this upgrade is in process, it must be remembered that there is ample new housing available in the City of Columbus, as well as other municipalities, that are outside the CPS district and have an achievable, non-subsidized price point. Land use patterns have been driven by a model that has made it easy to build inexpensive homes farther away from the core, despite the "hidden" expenses associated with extending services and infrastructure. Additionally, due to spending constraints, the City of Columbus cannot staff the Code Enforcement Office at a level to be proactive rather than reactive to the expanding issue of vacant properties in the City.

In Franklin County, much of the foreclosure statistics originate from new build homes in the outer ring suburbs which were sold to homebuyers with marginal economic profiles by using adjustable rate mortgages. As interest rates on these loans increased, a wave of households was unable to make the increased mortgage payments and a first wave of foreclosures hit. As a significant number of homes went into foreclosure, market prices in these subdivisions declined making low downpayment borrowers unable to sell their homes for what they owed. This led to a second wave of foreclosures.

(5) NSP2 activities most likely to stabilize the target geography.

Several strategies are recommended by the authors of the Market Study based on the data and a review of best practices from across the country. The Consortium will be implementing several of these strategies in order to build the housing market and achieve stable and viable neighborhoods. The Consortium will make strategic investments of NSP2 funds and other available resources that impact each Focus Area as a unique submarket. Each of the 16 Focus areas, with its designated typology, brings unique assets, liabilities, trends, etc. as identified in market study data, neighborhood planning and recommendations of customized strategies.

A. AT RISK. These are neighborhoods that have not yet begun any significant level of decline, but due to a preponderance of high risk mortgages, slow to flat economic growth and an aging housing stock, could experience decline in the near future. An aggressive policy of code enforcement should take the pace in the A-Risk neighborhoods to ensure that deferred maintenance issues do not lead to declining housing values and a loss of market desirability. A segment of the population has fixed or moderate incomes, so foreclosure prevention programs will be critical to keeping these areas stable. Some acquisition and rehabilitation will be used to restore the proverbial "bad apple on the block" and protect housing values of neighboring residents. Selective demolition may be a useful strategy, if one or two nuisance properties exist that are adversely affecting the perception of the area. These could be re-used as green space or transferred as side lots to neighbors.

B. POTENTIAL RECOVERY. Demographically, these neighborhoods appear very similar to those in the Distressed typology. They have one critical difference, however, in that investments already made by the City of Columbus could accelerate revitalization of these neighborhoods. These investments will continue moving the neighborhood towards a tipping point into stabilization. Housing units must be focused near each other and should capitalize on existing amenities and investment both in and around the community.

C. DESTABILIZING. These communities are experiencing a decrease in housing value per square foot, vacant

properties are becoming more prevalent and the economic diversity is widespread, but trending down. The neighborhoods in this category are becoming more frequent foreclosure targets in the area leading to an increased number of vacant properties. Property values in the area are beginning to decline although some areas remain stable. Useful strategies in these areas include code enforcement, homebuyer assistance and foreclosure prevention efforts. For those areas showing signs of distress, these strategies should be pursued more aggressively. Removal of blighted structures with selective demolition can help improve the situation. These neighborhoods have been the site of recent tax credit developments. Home prices in these areas vary from \$14,000 to \$120,000 per unit. There are newer housing subdivisions offering larger homes and attached garages that are selling for \$160,000 to \$180,000. For example, in the North Central area, Columbus Collaborative member MiraCit Development Corporation has developed and sold more than 20 "green" homes in the last two years to a mix of affordable and market rate buyers. These homes follow Enterprise Community's green build standards and have resulted in substantial savings on utilities for those who have purchased them as well as providing a healthy homes atmosphere.

D. DISTRESSED. These communities have a long history of challenges. Most of the vacant properties are in these neighborhoods that have very high concentrations of poverty. As a part of the NSP 1 strategies, the City Land Bank is actively buying foreclosed upon housing in these areas. It is anticipated that the bulk of these houses will become renovated rental or leased-to-own units. However, City supported non-profit organizations that make up the Community Development Collaborative of Greater Columbus City develop housing for homeownership within these areas. Although sales are difficult and overall demand is weak, these organizations have seen recent success selling houses-- particularly to buyers seeking move-uphousing from within the neighborhoods.

Target Geography:

See application and Map 1 at http://finance.columbus.gov/content.aspx?id=10218&menu_id=574

Program Approach:

See Executive Summary

Consortium Members:

City of Columbus, Lead Member; Franklin County; Affordable Housing Trust of Columbus and Franklin County; Campus Partners; Columbus Housing Partnership; Community Development Collaborative of Greater Columbus; Habitat for Humanity of Greater Columbus.

How to Get Additional Information:

Contact Ms Rita Parise, City of Columbus, Department of Development, 50 W. Gay Street, Columbus, OH, 43215; e-mail at RRParise@columbus.gov

Overall

Total Projected Budget from All Sources

Total CDBG Program Funds Budgeted

Program Funds Drawdown

This Report Period

N/A

N/A

2,635.3

To Date

4,267,633

4,267,633

2,635.3

Obligated CDBG DR Funds	1,767,633	1,767,633
Expended CDBG DR Funds	74,217.09	74,217.09
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	0	0
Limit on Admin/Planning	2,320,077.3	3,036.31
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	2,320,077.3	855,466

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	5,800,193.25	0

Overall Progress Narrative:

In General

Met with NSP2 Consortium Members to discuss regulations and program processes and expectations

Homeownership

Approved pre-development activities and negotiating a pre-development agreement for proposed fourteen (14) properties in Weinland Park. All of the properties are at this time, scheduled to be gut to studs rehabilitations. (Consortium Member Campus Partners)

Negotiating full development agreement for 1066 E. Long (Consortium Member Columbus Housing Partnership)

Rental

Processing the predevelopment for redevelopment of The Charles site (Consortium Member Affordable Housing Trust)

In discussions with a developer for redevelopment of The Edna Building (Consortium Member City of Columbus)

Starting environmental and other regulatory for Weinland Park Homes (Consortium Member City of Columbus)

Reviewing tax credit submission for Duxberry Landing project application (Consortium Members City of Columbus and Columbus Housing Partnership)

Discussing CRA or tax abatement for Commons at Third (Consortium Members City of Columbus and Franklin County)

Acquisition

No activity

Demolition

The blighted and collapsing Charles Building was demolished to prepare the site for an NSP2 new construction project (Demolition by Consortium Member City of Columbus, Redevelopment by Consortium Member Affordable Housing Trust)

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
B-Setaside-Columbus-441052, B-441052-City of Columbus 50% AMI Fund	0	950,200	0
B-Setaside-Habitat-441056, B-441056-Habitat for Humanity of Greater Cols.	0	1,500,000	0
C-Acquisition-441049, C- 441049-City Land Bank Acquisitions	0	1,000,000	0
D-Demolition-441058, D- 441058-City Land Bank Demolitions	0	1,500,000	0
E-120%AMI-Cols-441043, E- 441043-City of Columbus 120% AMI Fund	0	3,932,500	0
E-Consortia-AHT-441050, E-441050-Affordable Housing Trust for Cols. and Franklin Co.-50% AMI	0	1,100,000	0
E-Consortia-CDCGC-441045, E-441045-Community Dev. Collab. of Greater Cols.	0	2,250,000	0
E-Consortia-CHP-441054, E-441054-Columbus Housing Partnership	0	1,738,000	0
E-Consortia-Campus-441053, E-441053-Campus Partners for Community Urban Dev.	0	2,500,000	0
E-Consortia-Franklin County-441044, E- 441044-Franklin County-Consortia	0	2,000,000	0
E-Franklin County Perm Supp Hsg-441046, E-441046-Franklin Cty Perm Supp Hsg - 50% AMI	0	1,250,000	0
E-Supportive Housing-441046, E-441046-City Permanent Supportive Housing-50% AMI	0	1,000,000	0
F-Admin-City of Cols. P&A, F-City of Cols. Admin/ Housing Counseling (part of 10% cap)	1,561.99	1,405,406	1,561.99
F-Admin-County P&A, F- Franklin	0	162,500	0

County Administration (part of 10% cap)**Proj Delivery Costs-City, B,C,D,E-
Project Delivery Costs (Lead Member)**

1,073.31

912,167

1,073.31

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
C-Acquisition-441049	C- 441049-City Land Bank Acquisitions	<i>No activities in this project</i>	
E-Consortia-Franklin County-441044	E- 441044-Franklin County-Consortia	<i>No activities in this project</i>	
F-Admin-City of Cols. P&A	F-City of Cols. Admin/ Housing Counseling (part of 10% cap)	441039 Housing (Admin)	Housing (Admin)
		441041 Fiscal (Admin)	Fiscal (Admin)
		441042 Land Mgmt (Admin)	Land Management (Admin)
		451037 Grants Mgmt (Admin)	Grants Management (Admin)
		451039 Loan Servicing (Admin)	Loan Servicing (Admin)
9999	Restricted Balance	<i>No activities in this project</i>	
E-Consortia-AHT-441050	E-441050-Affordable Housing Trust for Cols. and Franklin Co.-50% AMI	<i>No activities in this project</i>	
E-Supportive Housing-441046	E- 441046-City Permanent Supportive Housing-50% AMI	<i>No activities in this project</i>	
E-120%AMI-Cols-441043	E- 441043-City of Columbus 120% AMI Fund	<i>No activities in this project</i>	
E-Franklin County Perm Supp Hsg-441046	E-441046-Franklin Cty Perm Supp Hsg - 50% AMI	<i>No activities in this project</i>	
E-Consortia-CHP-441054	E-441054-Columbus Housing Partnership	<i>No activities in this project</i>	
F-Admin-County P&A	F- Franklin County Administration (part of 10% cap)	<i>No activities in this project</i>	
E-Consortia-CDCGC-441045	E-441045-Community Dev. Collab. of Greater Cols.	<i>No activities in this project</i>	
D-Demolition-441058	D- 441058-City Land Bank Demolitions	441058-Demolition	Demolition
Proj Delivery Costs-City	B,C,D,E-Project Delivery Costs (Lead Member)	441038 Env. Nuisance (PDC)	Environmental Nuisance (PDC)
		441059 Housing (PDC)	Housing (PDC)
E-Consortia-Campus-441053	E-441053-Campus Partners for Community Urban Dev.	<i>No activities in this project</i>	
B-Setaside-Columbus-441052	B- 441052-City of Columbus 50% AMI Fund	<i>No activities in this project</i>	

B-Setaside-Habitat-441056

B- 441056-Habitat for Humanity of Greater Cols.

No activities in this project

Activities

Grantee Activity Number:

441038 Env. Nuisance (PDC)

Activity Title:

Environmental Nuisance (PDC)

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

Proj Delivery Costs-City

Project Title:

B,C,D,E-Project Delivery Costs (Lead Member)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:
Responsible Organization:

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	285,923
Total CDBG Program Funds Budgeted	N/A	285,923
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	285,923	285,923
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CFR570.201(a,,d): Staff will assist the Land Redevelopment Office with environmental nuisance abatement activities.

Location Description:

Department of Development

750 Carolyn Avenue, Columbus, OH 43224

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
----------------	-------------	--------------	------------

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
----------------------	---------------

No Other Match Funding Sources Found

Other Funding Sources	Amount
------------------------------	---------------

No Other Funding Sources Found

Grantee Activity Number:

441039 Housing (Admin)

Activity Title:

Housing (Admin)

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

F-Admin-City of Cols. P&A

Project Title:

F-City of Cols. Admin/ Housing Counseling (part of 10% cap)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	161,610
Total CDBG Program Funds Budgeted	N/A	161,610
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	161,610	161,610
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CFR570.201(a,b,c,d,e,i,n):...202...204: Department of Development Housing Division - Administrative staff for all housing programs.

Location Description:

Department of Development

50 W. Gay Street, Columbus, OH 43215

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
----------------	-------------	--------------	------------

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
----------------------	---------------

No Other Match Funding Sources Found

Other Funding Sources	Amount
------------------------------	---------------

No Other Funding Sources Found

Grantee Activity Number:

441041 Fiscal (Admin)

Activity Title:

Fiscal (Admin)

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

F-Admin-City of Cols. P&A

Project Title:

F-City of Cols. Admin/ Housing Counseling (part of 10% cap)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	162,073
Total CDBG Program Funds Budgeted	N/A	162,073
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	162,073	162,073

Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CFR570.205,206: Fiscal Staff, Department of Development - The staff of the Development Fiscal Office will assist in the administration of the Neighborhood Stabilization Program 2 in a variety of financial and regulatory areas. Activities will include financial management and data entry in DRGR (HUD's reporting system.)

Location Description:

Department of Development

50 W. Gay Street, Columbus,OH 43215

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

Grantee Activity Number:

441042 Land Mgmt (Admin)

Activity Title:

Land Management (Admin)

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

F-Admin-City of Cols. P&A

Project Title:

F-City of Cols. Admin/ Housing Counseling (part of 10% cap)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	231,384
Total CDBG Program Funds Budgeted	N/A	231,384
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	231,384	231,384
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CRF570.201(a,b,d): Department of Development Land Redevelopment Office (Land Bank) - Staff will coordinate the acquisition of property with funds provided by NSP2.

Location Description:

Department of Development, 109 N. Front Street, Columbus, OH 43215

Activity Progress Narrative:**Activity Location:**

Address	City	State	Zip
----------------	-------------	--------------	------------

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
----------------------	---------------

No Other Match Funding Sources Found

Other Funding Sources	Amount
------------------------------	---------------

No Other Funding Sources Found

Grantee Activity Number:

441058-Demolition

Activity Title:

Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
D-Demolition-441058

Project Title:
D- 441058-City Land Bank Demolitions

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,500,000
Total CDBG Program Funds Budgeted	N/A	1,500,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	69,114	69,114
City of Columbus	69114	69114
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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	0/100

Activity Description:

Location Description:

Land Redevelopment Office - 109 N. Front St. Columbus, OH 43215

Activity Progress Narrative:

The blighted and collapsing Charles Building was demolished to prepare the site for an NSP2 new construction project (Demolition by Consortium Member City of Columbus, Redevelopment by Consortium Member

Affordable Housing Trust)

Activity Location:

Address	City	State	Zip
905 E Long St	Columbus	NA	43203-1862

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

441059 Housing (PDC)

Activity Title:

Housing (PDC)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Proj Delivery Costs-City

Project Title:

B,C,D,E-Project Delivery Costs (Lead Member)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	626,244
Total CDBG Program Funds Budgeted	N/A	626,244
Program Funds Drawdown	1,073.31	1,073.31
Obligated CDBG DR Funds	626,244	626,244
Expended CDBG DR Funds	2,066.78	2,066.78
City of Columbus	2066.78	2066.78
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

Activity Description:

24CRF570.201(a,b,c,d,e,i,n)...202; ...204 Department of Development Housing Division - Staff will develop financing mechanisms, process applications and financing for housing development. Staff will also provide construction management services to housing projects.

Location Description:

Department of Development

50 W. Gay Street, Columbus, OH 43215

Activity Progress Narrative:

Costs for predevelopment activities.

Activity Location:

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

Grantee Activity Number:
451037 Grants Mgmt (Admin)

Activity Title:
Grants Management (Admin)

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
F-Admin-City of Cols. P&A

Project Title:
F-City of Cols. Admin/ Housing Counseling (part of 10% cap)

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	288,399
Total CDBG Program Funds Budgeted	N/A	288,399
Program Funds Drawdown	1,561.99	1,561.99
Obligated CDBG DR Funds	288,399	288,399
Expended CDBG DR Funds	3,036.31	3,036.31
City of Columbus	3036.31	3036.31
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CFR570.205,206: Department of Finance and Management , Grants Management - The staff will assist in the administration of the NSP2 in a variety of financial and regulatory areas. Activities will include financial management, program monitoring, technical assistance, regulatory compliance, completion of required environmental reviews, prevailing wage compliance, project eligibility issues and preparation of required reports.

Location Description:

Department of Finance and Management

90 W. Broad Street, Columbus, OH 43215

Activity Progress Narrative:

Funds used for grant administration. Staff working on implementation of NSP2 grant particularly in the areas of environmental review.

Activity Location:

Address	City	State	Zip
----------------	-------------	--------------	------------

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
----------------------	---------------

No Other Match Funding Sources Found

Other Funding Sources	Amount
------------------------------	---------------

No Other Funding Sources Found

Grantee Activity Number:
451039 Loan Servicing (Admin)

Activity Title:
Loan Servicing (Admin)

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
F-Admin-City of Cols. P&A

Project Title:
F-City of Cols. Admin/ Housing Counseling (part of 10% cap)

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
City of Columbus

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	12,000
Total CDBG Program Funds Budgeted	N/A	12,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	12,000	12,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

24CFR570.205,206: Department of Finance and Management, Grants Management - Contract with AmeriNational for loan servicing of portfolio resulting from the utilization of loans for NSP 2 programs.

Location Description:

Department of Finance and Management

90 W. Broad Street, Columbus, OH 43215

Activity Progress Narrative:

Activity Location:

Address

City

State

Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found