

Grantee: Cuyahoga County Land Reutilization Corporation

Grant: B-09-CN-OH-0032

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-09-CN-OH-0032

Obligation Date:**Grantee Name:**

Cuyahoga County Land Reutilization Corporation

Award Date:

02/11/2010

Grant Amount:

\$40,841,390.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Millie Davis

Disasters:**Declaration Number**

NSP

Narratives**Executive Summary:**

The Cuyahoga County Land Reutilization Corporation (CCLRC), Cuyahoga County, the City of Cleveland and the Cuyahoga Metropolitan Housing Authority (CMHA) have combined forces to present a comprehensive plan for market recovery in Cuyahoga County and the City of Cleveland. The resulting Cuyahoga-Cleveland Consortium for NSP 2 funds implements a comprehensive revitalization program designed for market recovery in 20 target areas hard hit by the foreclosure crisis.

Target Geography:

The target areas include portions of the Cleveland neighborhoods of Ansel/Newton, Buckeye/Larchmere, Colfax/Garden Valley, Collinwood, Corlett, Detroit-Shoreway/West Tech, Fairfax, Glenville, Lee-Miles, Mt. Pleasant, Slavic Village, Old Brooklyn, St. Clair-Superior, Tremont/Clark, Westown.

The target areas also include portions of the suburbs of East Cleveland, Garfield Heights, Lakewood, Shaker Heights and South Euclid.

Program Approach:

The proposed use of funds will create the following targeted and coordinated programs

- Acquisition/Rehabilitation/Reconstruction
- Demolition
- Land Bank
- Homebuyer Assistance
- Rental Project Development Assistance

Consortium Members:

The Cuyahoga Cleveland Consortium consists of the following entities:

The Cuyahoga County Land Reutilization Corporation, which acts as the Lead Entity for the Consortium.

The Cuyahoga County Department of Development

The City of Cleveland

The Cuyahoga Metropolitan Housing Authority

How to Get Additional Information:

Additional information on the NSP 2 Program can be found on the CCLRC's website:

www.cuyahogalandbank.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$40,841,390.00
Total CDBG Program Funds Budgeted	N/A	\$40,841,390.00
Program Funds Drawdown	\$20,079.54	\$27,697.54
Obligated CDBG DR Funds	\$20,079.54	\$27,697.54
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$4,084,139.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$4,084,139.00	\$4,084,143.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$10,210,347.50	\$10,210,348.00

Overall Progress Narrative:

Progress for the third quarter of 2010 included the following:

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>Regular bi-weekly meetings were held with staff from each of the consortium entities: Cuyahoga County Land Reutilization Corp. (CCLRC), City of Cleveland Department of Community Development, the Cuyahoga County Department of Development, and the Cuyahoga Metropolitan Housing Authority (CMHA). The meetings served to discuss requirements for NSP2 as it relates to compliance and to finalize details for the various programmatic activities. It should also be noted that two of the four consortium partners recently finished their obligations for NSP1 and continue to finalize projects while preparing for NSP2 programs simultaneously.

>

>CCLRC, the lead entity of the consortium worked with a consultant from Enterprise Community Partners and consortium members to adopt a Policy and Compliance Guidebook which outlines necessary procedures and NSP2 requirements as they pertain to the acquisition and disposition of properties within the NSP2 target area. Several meetings were held in order to finalize the policy, which should be completed within the month of October, 2010. The Policy and Compliance Guidebook details the step-by-step approach consortium members will follow for

compliance as it relates to the Uniform Relocation, Tenant Protections, 1% discount, Environmental Reviews, etc. This is a necessary component of the consortium in order to better communicate, streamline and maintain compliance among all partners on projects funded with NSP2 funds.

>In accordance with our grant agreement with HUD, CCLRC is also working to draft a monitoring plan for NSP2 in accordance with HUD guidelines.

>
>CCLRC recently launched the NSP2 Consortium Reporting System (NCRS). This reporting system allows consortium partners to input projects into an online system using the parcel number. NCRS automatically establishes whether properties are located in NSP2 target areas using Geographic Information System (GIS) mapping. NCRS also automatically pulls pertinent property information from the County Auditor's website and thus reduces possible clerical errors or miscommunications in reporting, which may otherwise occur when using addresses and manual entry into spreadsheet databases. NCRS asks basic questions about the project being proposed and follows all the requirements established by NSP2 and the eligible uses and project activities that allowable. In addition, NCRS carefully follows the Policy and Compliance Guidebook and requires certain compliance questions be completed at the project level before consortium partners are able to request reimbursement. NCRS was designed to allow for "real-time" project reporting, reduction in clerical errors, and improved compliance and accountability at the project level among consortium partners.

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>CCLRC has been working with consortium partners to establish a process for draw requests and is now accepting those requests.

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>\$20,079.54 was drawn against for General Administration activity 6c for CCLRC staff salaries for the months of June, July and August.

>
>The NSP2 Cleveland-Cuyahoga Consortium released a Request for Proposals (RFP) for CCLRC's portion of our NSP2 Very Low-Income Rental Housing Production Program on July 9th, 2010 with a deadline of August 9th, 2010. The RFP was posted on CCLRC's website and an advertisement was put in the Plain Dealer (local newspaper). CCLRC received ten applications of varying scope and request. CCLRC along with the City of Cleveland and Cuyahoga County established a scoring system based on questions asked of applicants. CMHA refrained from scoring and conversations due to conflict of interest as they had applied for funding for the RFP. Final meetings to determine the projects that will be funded are being held with hopes that obligations and announcements will be made before December, 2010.

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>CCLRC and the City of Cleveland have been working to standardize communication process for the strategic identification/acquisition and demolition of blighted structures within the City of Cleveland.

>
>The City of Cleveland's Community Development Department held an NSP2 Housing Renovation Program Workshop attended by approximately 80 developers, CDCs, bankers, and partner organizations on September 30, 2010. This was the second workshop held by the City of Cleveland for potential developers interested in utilizing NSP funding. The workshop covered a broad range of topics including a program overview; strategies for success; project financing; site acquisition, including accessing Land Bank properties and URA requirements; the loan application process; rehab standards and inspections; compliance issues (lead, green, OEO and worker hours reporting); the disbursement process and homebuyer eligibility requirements.

>
>CCLRC, the City of Cleveland, and Cuyahoga County created a subcommittee which meets monthly to discuss developer programs. This subcommittee is currently researching the possibility and demand for a County-wide marketing strategy for NSP2 rehabilitated homes.

>
>CMHA is working on detailed plans and specifications for their portion of the 25% low-income set aside and have additionally applied for a portion of CCLRC's 25% set aside as part of the competitive RFP for Very Low-income Rental Housing.

>
>CCLRC under its Planning and Administration budget awarded a two year planning grant to Neighborhood Progress, Inc. to perform mapping and detailed assessment of the twenty target areas to assist municipalities and community development corporations in those areas in identifying their assets and areas of greatest need for stabilization. Information gathered and mapped will additionally assist CCLRC and the City of Cleveland in targeting demolition and rehabilitation efforts.

>
>CCLRC awarded the City of Lakewood approximately \$125,000 to demolish a multi-family apartment building.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Redevelopment of Vacant or Demolished Properties	\$0.00	\$15,046,399.00	\$0.00
2, Demolition	\$0.00	\$6,336,250.00	\$0.00
3, Land Bank	\$0.00	\$600,000.00	\$0.00
4, Homebuyer Assistance	\$0.00	\$4,564,250.00	\$0.00
5, Rental Housing Development	\$0.00	\$10,210,348.00	\$0.00
6, Administration	\$20,079.54	\$4,084,143.00	\$27,697.54
9999, Restricted Balance	\$0.00	(\$40,841,390.00)	\$0.00

Activities

Grantee Activity Number:	6c
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

6

Project Title:

Administration

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Cuyahoga County Land Reutilization Corporation

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,534,143.00
Total CDBG Program Funds Budgeted	N/A	\$1,534,143.00
Program Funds Drawdown	\$20,079.54	\$27,697.54
Obligated CDBG DR Funds	\$20,079.54	\$27,697.54
Expended CDBG DR Funds	\$0.00	\$0.00
Cuyahoga County Land Reutilization Corporation	\$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:

Administration of NSP 2 Program.

Location Description:

Cuyahoga County Land Reutilization Corporation, 323 Lakeside Ave., W., Cleveland, OH 44113

Activity Progress Narrative:

In general CCLRC's administrative activities include establishing reporting and compliance systems, planning, coordinating programs and consortium members, attending meetings, and training on NSP2 program requirements.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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
