

Grantee: Cuyahoga County Land Reutilization Corporation

Grant: B-09-CN-OH-0032

October 1, 2010 thru December 31, 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	\$33,931.18	\$61,628.72
Obligated CDBG DR Funds	\$33,931.18	\$61,628.72
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	\$27,697.54
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:

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 (DOD), and the Cuyahoga Metropolitan Housing Authority (CMHA). The meetings served to discuss requirements for NSP2 as it relates to compliance and to finalization of details for the various programmatic activities.

>

>CCLRC hired a Compliance Officer and NSP Housing Manager to assist with day-to-day compliance and disposition needs.

>

>Awards were decided for the NSP2 Cleveland-Cuyahoga Consortium Very Low-Income Rental Housing Production Program. Three projects were accepted and are currently going into the contracting phase.

>

>CCLRC is working on a draft Section 3 Action Plan.

>

>Under a subrecipient contract with CCLRC the City of Lakewood has commenced demolition of a 24 unit blighted apartment building.

- >
- >The City of Cleveland has six NSP rehab loans under contract, totaling \$958,421
- >
- >CMHA has identified two projects &ndash Beehive site at Miles & Lee in Cleveland and East Cleveland site at Belmore & Euclid Ave.
- >
- >CMHA has developed budgets for both projects&ndash identified funding sources (and gaps).
- >
- >CMHA initiated the process of hiring consultants to assist with 4% low income housing tax credit applications for its projects.
- >
- >CMHA has hired architects for both projects, who have started working on drawings/specs.
- >
- >Cuyahoga County Department of Development (DOD) has received one application for Developer Loan financing. Three additional properties have been identified and are being evaluated by Developers.
- >
- >DOD has revised the program requirements to allow Developers to buy any eligible foreclosed houses in a suburban target area, opposed to only properties in a landbank, and to increase the maximum loan amount from \$60,000 to \$100,000.
- >
- >DOD discussed potential loan applications with three developers. The Developers have expressed concerns/barriers to proceeding, including concerns over the ability to sell or dispose of properties upon renovation, and that the maximum loan amount (\$100K) is insufficient to acquire and renovate property.
- >
- >DOD held follow-up communication with four additional developers in an effort to increase project pipeline.
- >
- >DOD identified NSP title and escrow service providers through a Request for Proposals process.
- >
- >DOD led a joint effort to develop and issue a Request for Proposals for branding and marketing services to increase sales of renovated houses. Reviewed responses and conducted interviews of top firms.
- >
- >DOD coordinated the development and implementation of a Short Term Lease Purchase program with partners Neighborhood Housing Services (NHS) and EDEN, Inc. One (1) potential lease-purchase homeowner has been identified and is being evaluated for eligibility by NHS.

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	\$9,931.18	\$15,046,399.00	\$9,931.18
2, Demolition	\$24,000.00	\$6,336,250.00	\$24,000.00
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	\$0.00	\$4,084,143.00	\$27,697.54
9999, Restricted Balance	\$0.00	(\$40,841,390.00)	\$0.00

Activities

Grantee Activity Number: 1c

Activity Title: Rehabilitation/Reimagining

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Redevelopment of Vacant or Demolished Properties

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Cleveland

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,088,819.00
Total CDBG Program Funds Budgeted	N/A	\$1,088,819.00
Program Funds Drawdown	\$9,931.18	\$9,931.18
Obligated CDBG DR Funds	\$9,931.18	\$9,931.18
Expended CDBG DR Funds	\$0.00	\$0.00
City of Cleveland	\$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:

Properties in the target areas will be considered for reutilization - strategies that involve the creation of uses such as community gardens, parks and other green space.

Location Description:

Selected properties within the 15 target neighborhoods in the City of Cleveland.

Activity Progress Narrative:

Funds were used to pay the salary and benefits of Cleveland's Land Reutilization Program Manager. Job responsibilities include managing and supervising the Land Bank program to allow for new housing construction and requests for side yard expansions.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/72

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:	2b
Activity Title:	Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
2

Project Title:
Demolition

Projected Start Date:
04/01/2010

Projected End Date:
04/01/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Cuyahoga County Land Reutilization Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,576,250.00
Total CDBG Program Funds Budgeted	N/A	\$1,576,250.00
Program Funds Drawdown	\$24,000.00	\$24,000.00
Obligated CDBG DR Funds	\$24,000.00	\$24,000.00
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:

Demolitions will be conducted when there is a imminent danger to the public health and safety.

Location Description:

Properties will be demolished within the target neighborhoods as defined by the cities of East Cleveland, Garfield Heights, Lakewood, Shaker Heights and South Euclid.

Activity Progress Narrative:

The City of Lakewood contracted with Lightning Demolition and has commenced demolishing a 24 unit blighted apartment building at 1468 W. 117th Street, Lakewood, OH. To date \$24,000 was expended for the removal of asbestos on this site in accordance with environmental regulations.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/151

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
