

**Grantee: Cuyahoga County Land Reutilization Corporation**

**Grant: B-09-CN-OH-0032**

**October 1, 2013 thru December 31, 2013 Performance Report**

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**Grant Number:**  
B-09-CN-OH-0032

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Cuyahoga County Land Reutilization

**Contract End Date:**  
02/11/2013

**Review by HUD:**  
Reviewed and Approved

**LOCCS Authorized Amount:**  
\$40,841,390.00

**Grant Status:**  
Active

**QPR Contact:**  
Vatreisha Nyemba

**Estimated PI/RL Funds:**  
\$2,000,000.00

**Total Budget:**  
\$42,841,390.00

## 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](http://www.cuyahogalandbank.org)



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$41,774,277.75
Total Budget	\$0.00	\$41,774,277.75
Total Obligated	\$0.00	\$41,074,198.85
Total Funds Drawdown	\$0.00	\$41,055,067.99
Program Funds Drawdown	\$0.00	\$39,388,770.27
Program Income Drawdown	\$0.00	\$1,666,297.72
Program Income Received	\$0.00	\$1,666,297.72
Total Funds Expended	\$0.00	\$41,067,352.65
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	\$0.00	\$0.00
Limit on Admin/Planning	\$4,084,139.00	\$3,148,235.26
Limit on State Admin	\$0.00	\$3,148,235.26

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$4,084,139.00	\$3,280,964.51

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$10,210,347.50	\$11,208,348.00

## Overall Progress Narrative:

During the final quarter of 2013 the Cleveland-Cuyahoga NSP 2 Consortium continued to administer activities leading towards grant closeout. These activities included marketing the remaining homes that remain to be sold through the City and County Investor Loan programs, updating the Action Plan to properly reflect program goals and making final plans regarding using remaining Program Income. Additionally, several activities were marked as Completed and the Fairfax Intergenerational project status was edited to show that it is an LH-25% set-aside project. As a result, the Consortium has now exceeded the 25% set-aside goal for the NSP 2 grant.

Reports in the near future will reflect draws on earned Program Income and the reporting of demographic information on homes sold and multi-family unit tenants.

# Project Summary

Project #, Project Title

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	\$20,265,353.05	\$18,161,832.67
2, Demolition	\$0.00	\$6,601,250.00	\$6,477,619.66
3, Land Bank	\$0.00	\$418,362.19	\$418,362.19
5, Rental Housing Development	\$0.00	\$11,208,348.00	\$11,208,348.00
6, Administration	\$0.00	\$3,281,013.84	\$3,122,607.75



## Activities

<b>Grantee Activity Number:</b>	<b>1b</b>
<b>Activity Title:</b>	<b>Investor Loans for Housing Rehab/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

04/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment of Vacant or Demolished Properties

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cuyahoga County Department of Development

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,094,634.49
<b>Total Budget</b>	\$0.00	\$3,094,634.49
<b>Total Obligated</b>	\$0.00	\$2,990,929.22
<b>Total Funds Drawdown</b>	\$0.00	\$2,990,929.22
<b>Program Funds Drawdown</b>	\$0.00	\$2,458,335.98
<b>Program Income Drawdown</b>	\$0.00	\$532,593.24
<b>Program Income Received</b>	\$0.00	\$540,928.47
<b>Total Funds Expended</b>	\$0.00	\$2,990,929.22
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The County Department of Development will provide construction financing or gap subsidy to qualified developers who will restore a home to the required physical standards or new construction. The property will be available for occupancy by a NSP qualified family. Upon sale or lease and submission of final project cost information, the County will forgive a portion of the loan that is equal to the difference between the cost of the project and the appraised value of the property. The County will also provide homebuyer assistance in the form of a forgivable second mortgage.

**Location Description:**

Properties will be acquired and renovated or reconstructed in neighborhoods targeted by the cities of East Cleveland, Garfield Heights, Lakewood, South Euclid, and Shaker Heights.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	12/20



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/20
# of Singlefamily Units	0	12/20

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	12/0	12/20	100.00
# Owner Households	0	0	0	0/0	12/0	12/20	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	



<b>Grantee Activity Number:</b>	<b>1e</b>
<b>Activity Title:</b>	<b>CHN Scattered Site Lease Purchase</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

08/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Redevelopment of Vacant or Demolished Properties

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Cleveland1

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,250,000.00
<b>Total Budget</b>	\$0.00	\$3,250,000.00
<b>Total Obligated</b>	\$0.00	\$3,250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,250,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,250,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Scattered site rehabilitation and reconstruction of single-family homes for a Lease Purchase Program.

**Location Description:**

Scattered sites in the 15 NSP 2 target areas in the City of Cleveland.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	18/18
<b># of Singlefamily Units</b>	0	18/18

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>



# of Households	0	0	0	0/0	18/0	18/18	100.00
# Renter Households	0	0	0	0/0	18/0	18/18	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	





<b>Grantee Activity Number:</b>	<b>5a</b>
<b>Activity Title:</b>	<b>CMHA Belmore- Euclid Project</b>

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

04/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Rental Housing Development

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cuyahoga Metropolitan Housing Authority1

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,550,000.00
<b>Total Budget</b>	\$0.00	\$2,550,000.00
<b>Total Obligated</b>	\$0.00	\$2,550,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,550,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,550,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,550,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

- 3-floor apartment building of approximately 52,000 sq. ft. with 39 units (32-1BR & 7-2BR)
- Design includes entrance lobby with reception, community room with kitchen, conservatory with courtyard, management office, 2nd and 3rd floor sitting rooms, and laundry rooms
- 6 units will meet Uniform Federal Accessibility Standards (UFAS)

**Location Description:**

Belmore-Euclid &ndash; senior housing development on Belmore Road in East Cleveland

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	39/39
<b># of Multifamily Units</b>	0	39/39



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	39/39	0/0	39/39	100.00
# Renter Households	0	0	0	39/39	0/0	39/39	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	

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<b>Grantee Activity Number:</b>	<b>5b</b>
<b>Activity Title:</b>	<b>CMHA Lee Road Project</b>

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

04/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Rental Housing Development

**Projected End Date:**

04/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Cuyahoga Metropolitan Housing Authority2

**Overall**

	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,810,348.00
<b>Total Budget</b>	\$0.00	\$3,810,348.00
<b>Total Obligated</b>	\$0.00	\$3,810,348.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,810,348.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,810,348.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,810,348.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New construction project in the City of Cleveland:

- 3-floor apartment building of approximately 45,000 sq. ft. with 40 units (30-1BR & 10-2BR)
- Design includes entrance lobby with reception, community room with kitchen, management office, community garden area, and laundry rooms
- 12 units will meet Uniform Federal Accessibility Standards (UFAS)

**Location Description:**

Lee Road &ndash senior housing development on Lee Rd. near Miles Ave. in Cleveland

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	40/40
<b># of Multifamily Units</b>	0	40/40



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	40/40	0/0	40/40	100.00
# Renter Households	0	0	0	40/40	0/0	40/40	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	

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**Grantee Activity Number:** 5c  
**Activity Title:** Sylvia Project

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 5

**Project Title:**  
 Rental Housing Development

**Projected Start Date:**  
 08/01/2011

**Projected End Date:**  
 02/11/2013

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 City of Cleveland1

Overall	Oct 1 thru Dec 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,350,000.00
<b>Total Budget</b>	\$0.00	\$2,350,000.00
<b>Total Obligated</b>	\$0.00	\$2,350,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,350,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,350,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Sylvia Project is the rehabilitation a historic brick multifamily building. The building will be converted from 22 units to 16 units of mixed income housing. Renovations will include:  
 -Consolidation of 6 efficiencies with 6 one-bedroom units to create 6 two-bedroom units  
 -Eliminate the current boiler system  
 -Install new roof and rear wooden stairwells  
 -Address parking needs  
 -Minor exterior masonry repairs  
 Individual units:  
 -Convert units to individual furnace and air conditioning systems  
 -Upgrade plumbing and electrical systems  
 -Install new windows, kitchens and baths

**Location Description:**

The Sylvia is located at 6010 Franklin Blvd in the Detroit Shoreway Neighborhood in the City of Cleveland.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/15	3/0	18/16	100.00
# Renter Households	0	0	0	15/15	3/0	18/16	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	

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<b>Grantee Activity Number:</b>	<b>5e</b>
<b>Activity Title:</b>	<b>Fairfax Intergenerational Project</b>

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

08/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Rental Housing Development

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Cleveland1

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$998,000.00
<b>Total Budget</b>	\$0.00	\$998,000.00
<b>Total Obligated</b>	\$0.00	\$998,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$998,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$998,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$998,000.00
 <b>Match Contributed</b>	 \$0.00	 \$0.00

**Activity Description:**

This is a 40 unit new construction of a intergeneration housing for grandparents and grandchildren. Partial funding by the NSP 2 program will support 15 units to be dedicated to residents with income levels 50% or less of area median income. The remaining units also support low income housing through various funding sources.

**Location Description:**

The project will be located in the Fairfax Neighborhood in Cleveland, OH.

**Activity Progress Narrative:**

**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

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	15
Monitoring Visits	0	13
Audit Visits	0	1
Technical Assistance Visits	0	1
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	3

