

Grantee: Cuyahoga County Land Reutilization Corporation

Grant: B-09-CN-OH-0032

January 1, 2014 thru March 31, 2014 Performance Report



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:
\$2,500,000.00

Total Budget:
\$43,341,390.00

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



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$41,864,365.24
Total Budget	\$90,087.49	\$41,864,365.24
Total Obligated	\$136,740.74	\$41,210,939.59
Total Funds Drawdown	\$142,086.39	\$41,197,154.38
Program Funds Drawdown	\$0.00	\$39,388,770.27
Program Income Drawdown	\$142,086.39	\$1,808,384.11
Program Income Received	\$447,644.19	\$2,113,941.91
Total Funds Expended	\$112,534.19	\$41,179,886.84
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	\$3,200,234.16
Limit on State Admin	\$0.00	\$3,200,234.16

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:

The Cleveland-Cuyahoga NSP 2 Consortium continues to finalize projects in preparation for grant closeout. All open projects are progressing well towards completion. As a highlight, the multi-family new construction project set aside for families at 50% or below Area Median Income, Fairfax Intergenerational is in its final stages of completion and units are being leased and marketed to income eligible families.

Quarter 2 of 2014 will reflect some of the program income earned and demographic information for some of the few remaining properties yet to be sold through the Investor Loan programs through the the City of Cleveland and the Cuyahoga County Department of Development.

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	\$20,865,353.05	\$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

Grantee Activity Number:	1a
Activity Title:	Investor Loans for Housing Rehab/Reconstruction

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:

City of Cleveland

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$8,021,987.05
Total Budget	\$0.00	\$8,021,987.05
Total Obligated	\$0.00	\$7,510,956.32
Total Funds Drawdown	\$0.00	\$7,510,956.32
Program Funds Drawdown	\$0.00	\$6,518,344.28
Program Income Drawdown	\$0.00	\$992,612.04
Program Income Received	\$0.00	\$938,309.15
Total Funds Expended	\$0.00	\$7,510,956.32
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will provide construction financing or gap subsidy to qualified developers who will rehabilitate a home to the required physical standards or build a new home. The property will be available for occupancy by a NSP qualified family. Upon sale or lease and submission of final project cost information, the City 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 City will also provide homebuyer assistance in the form of a forgivable second mortgage.

Location Description:

Acquisition and rehabilitation/reconstruction of properties will occur in the 15 neighborhoods targeted within the City of Cleveland.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	42/36



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	42/36
# of Singlefamily Units	0	42/36

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	31/0	42/36	73.81
# Owner Households	0	0	0	0/0	31/0	42/36	73.81

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:	1b
Activity Title:	Investor Loans for Housing Rehab/Reconstruction

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Cuyahoga County Department of Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,094,634.49
Total Budget	\$90,087.49	\$3,094,634.49
Total Obligated	\$103,705.27	\$3,094,634.49
Total Funds Drawdown	\$90,087.49	\$3,081,016.71
Program Funds Drawdown	\$0.00	\$2,458,335.98
Program Income Drawdown	\$90,087.49	\$622,680.73
Program Income Received	\$447,644.19	\$988,572.66
Total Funds Expended	\$90,087.49	\$3,081,016.71
Cuyahoga County Department of Development	\$90,087.49	\$3,081,016.71
Match Contributed	\$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:

In the first quarter of 2014 The Cuyahoga County Department of Development reported \$447,644.19 in program income received and \$90,087.49 expended through the investor loan program. Specific information on the houses sold and buyer demographics will be reported in the second quarter.

Accomplishments Performance Measures

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



Grantee Activity Number:	6b
Activity Title:	County 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

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Cuyahoga County Department of Development

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total Budget	\$0.00	\$350,000.00
Total Obligated	\$33,035.47	\$336,113.48
Total Funds Drawdown	\$51,998.90	\$336,113.48
Program Funds Drawdown	\$0.00	\$275,779.35
Program Income Drawdown	\$51,998.90	\$60,334.13
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,446.70	\$336,113.48
Cuyahoga County Department of Development	\$22,446.70	\$336,113.48
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of NSP 2 Program.

Location Description:

Cuyahoga County Department of Development
112 Hamilton Ave, Cleveland, OH

Activity Progress Narrative:

In the second quarter of 2014 the Cuyahoga County Department of Development reported \$51,998.90 as expended on NSP 2 eligible administrative costs. Only \$22,446.70 is included in the QPR to offset staff an excess of staff costs reported in a previous quarter.

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

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

