

Grantee: Cuyahoga County, OH

Grant: B-08-UN-39-0002

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-UN-39-0002

Obligation Date:**Grantee Name:**

Cuyahoga County, OH

Award Date:**Grant Amount:**

\$11,212,447.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Paul Herdeg

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Foreclosure and Beyond: a report on ownership and housing values following sheriff's sales, Cleveland and Cuyahoga County, 2000-2007 by Claudia Coulton, Kristen Mikelbank, & Michael Schramm who work for the Center on Urban Poverty and Community Development at the Mandel School of Applied Social Services, Case Western Reserve University. Rates of foreclosures have quadrupled since 2000 in Cuyahoga County, primarily as a result of the large numbers of sub-prime loans. (F&B, p 2) The increasing numbers of properties at sheriff sales had the effect of dragging down home sale prices. "Homes re-sold in 2007 following sheriff's sales in 2006 brought median sales prices that were 44% of their previous valuation. Moreover, foreclosures, vacancy and declining values are geographically concentrated" (see Appendix 4) "not only in Cleveland but also in the Cuyahoga County suburbs. Under these circumstances, greater efforts are required to protect the growing number of vacant homes and limit spillover effects to surrounding properties.(F&B, p 2)

Distribution and and Uses of Funds:

The injection of massive numbers of vacant and foreclosed properties has driven down property values of neighboring homes that are occupied and have been maintained. The housing market has seen property values decline with the sheer volume of unsold real estate that is taking a longer time to sell. Lending institutions have increased credit-lending standards, making the purchase of any home more difficult. It is the intention of the Urban County's NSP funding to meet the statutory requirements set forth by Congress and, at the same time, begin to assist in stabilizing the local real estate market in the Urban County by working with the private sector elements of the housing market, by increasing home ownership opportunities, by removing blighting structures, and by re-invigorating the capacity of the Real Estate Owned (REO) rehabilitation industry.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,212,447.00
Total CDBG Program Funds Budgeted	N/A	\$11,212,447.00
Program Funds Drawdown	\$1,249,101.48	\$2,971,899.61
Obligated CDBG DR Funds	\$4,772,663.76	\$11,212,447.00
Expended CDBG DR Funds	\$2,647,747.02	\$4,335,914.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$84,560.38	\$171,001.84
Program Income Drawdown	\$0.00	\$39,724.08

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	\$1,681,867.05	\$0.00
Limit on Admin/Planning	\$1,121,244.70	\$317,107.27
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,803,111.75	\$3,303,112.00

Overall Progress Narrative:

All funds were obligated by the statutory deadline. A significant number of demolitions have been completed. Several acquisition, rehabilitation, and resale transactions have been completed and a significant number of these are underway. Difficulty finding mortgage-ready buyers has slowed resales, and a short term lease purchase program has been developed. Rental projects are underway, with construction taking place at two of three physical locations and the third in the final stages of legal title transfer. Direct homeownership assistance has been completed, though the number of transactions is less than originally planned, so funds were transferred to other activities. Land banking is underway as planned.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 1, Financing Mechanisms to Acquire/Renovate for <=50%	\$291,030.00	\$3,303,112.00	\$291,030.00

NSP 2, Redevelopment - Muni Grants	\$314,422.29	\$3,070,300.00	\$460,911.86
NSP 3, Demolish blighted structures	\$0.00	\$381,367.24	\$24,715.24
NSP 4, Financing Mechanisms to Purchase Foreclosed Homes	\$143,982.04	\$314,216.00	\$143,982.04
NSP 5, Financing Mechanisms to Purchase/Redevelop Foreclosed	\$398,648.80	\$2,378,859.76	\$1,530,607.05
NSP 6, Establish and operate land bank	\$60,412.71	\$643,348.00	\$203,546.15
NSP 7, Administration	\$40,605.64	\$1,121,244.00	\$317,107.27

Activities

Grantee Activity Number:	1-1
Activity Title:	Financing of set-aside rental properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 1

Projected Start Date:

07/01/2009

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Acquire/Renovate for <=50% AMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cuyahoga County Department of Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,303,112.00
Total CDBG Program Funds Budgeted	N/A	\$3,303,112.00
Program Funds Drawdown	\$291,030.00	\$291,030.00
Obligated CDBG DR Funds	\$1,503,112.00	\$3,303,112.00
Expended CDBG DR Funds	\$665,559.65	\$665,559.65
Cuyahoga County Department of Development	\$665,559.65	\$665,559.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a), (b); 570.202; 570.206 Forgivable loans to private and nonprofit developers to buy and renovate foreclosed and/or abandoned residential properties for rental to households with incomes at or below 50% of AMI, including new construction on foreclosed and/or abandoned vacant land formerly occupied by residential properties, and eligible activity delivery costs.

Location Description:

Various locations to be selected throughout Cuyahoga Urban County and adjacent jurisdictions in compliance with CDBG and NSP rules.

Activity Progress Narrative:

Work is underway at two physical locations and transfer of legal title is expected shortly at the third location.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/50

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/50	0/0	0/50	0

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	



	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	0/0	0/25	0/25	0

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: 3-1

Activity Title: Municipal Nuisance Abatement Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP 3

Projected Start Date:

03/23/2009

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Demolish blighted structures

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

06/30/2010

Responsible Organization:

Cuyahoga County Department of Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$24,715.24
Total CDBG Program Funds Budgeted	N/A	\$24,715.24
Program Funds Drawdown	\$0.00	\$24,715.24
Obligated CDBG DR Funds	\$0.00	\$24,715.24
Expended CDBG DR Funds	(\$24,715.24)	\$24,715.24
Cuyahoga County Department of Development	(\$24,715.24)	\$24,715.24
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(d) Municipalities request approval to demolish blighted houses. Cuyahoga County Department of Development carries out environmental review and approves demolition on a first come first served basis. Municipalities are reimbursed for their demolition costs after inspection by Cuyahoga County Department of Development staff.

Location Description:

Various municipalities in Cuyahoga Urban County - only in those communities and parts of communities that qualify as LMMI.

Activity Progress Narrative:

This activity is completed. NOTE: Expenditures were accidentally reported twice in an earlier period. The correct total amount of expenditures is for this activity is \$24,715.24.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4

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

Grantee Activity Number: 3-2

Activity Title: Land Reutilization Corporation Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP 3

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Demolish blighted structures

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cuyahoga County Land Reutilization Corporation

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$356,652.00
Total CDBG Program Funds Budgeted	N/A	\$356,652.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$343,266.00	\$356,652.00
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:

• 24 CFR 570.201(d) Blighted houses and other blighted structures will be demolished by the Cuyahoga County Land Reutilization Corporation. Houses and structures to be demolished may be owned by the Land Reutilization Corporation, or may be privately owned if so requested by a local community. Activity delivery costs will include certain eligible operating costs incurred by the Land Reutilization Corporation in order to deliver this service within the Cuyahoga Urban County.

Location Description:

• Various blighted houses and other blighted structures in LMMI communities and LMMI parts of communities within the Cuyahoga Urban County and that affect properties in the Urban County.

Activity Progress Narrative:

All funds were obligated by the statutory deadline. The Cuyahoga County Land Reutilization Corporation has completed a significant number of demolitions and is in the process of obtaining reimbursement from Cuyahoga County. Expenditures will be shown when Cuyahoga County has paid out these reimbursements to the Cuyahoga County Land Reutilization Corporation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	12	15/20
# of buildings (non-residential)	0	0/3

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
15913 Raymond St	Maple Heights	NA	44137-
4941 E 85th St	Garfield Heights	NA	44125-
12320 Southern Ave	Garfield Heights	NA	44125-
4765 Horton Rd	Garfield Heights	NA	44125-
4793 Rockwood Rd	Garfield Heights	NA	44125-
4387 E 131st St	Garfield Heights	NA	44105-
8300 Memphis Ave	Brooklyn	NA	44144-
5505 Omega Ave	Bedford	NA	44146-
14520 Tokay Ave	Maple Heights	NA	44137-
7611 Bancroft Ave	Garfield Heights	NA	44105-
13303 Thornhurst Ave	Garfield Heights	NA	44105-
3682 Hildana Rd	Shaker Heights	NA	44120-

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:	4-1
Activity Title:	Homebuyer loans to buy foreclosed houses

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP 4

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Purchase Foreclosed Homes

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Housing Services of Greater Cleveland

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$314,216.00
Total CDBG Program Funds Budgeted	N/A	\$314,216.00
Program Funds Drawdown	\$143,982.04	\$143,982.04
Obligated CDBG DR Funds	\$158,078.00	\$314,216.00
Expended CDBG DR Funds	\$311,225.22	\$316,833.98
Neighborhood Housing Services of Greater Cleveland	\$311,225.22	\$316,833.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a), (n) Income eligible households will receive soft second loans to purchase foreclosed houses in targeted Cuyahoga Urban County communities. Buyers will be responsible for repairs to correct code violations; funds may be escrowed at time of purchase to ensure repairs. Activity delivery costs include subrecipient staff costs to process these loans and provide required homebuyer counseling.

Location Description:

Various communities in Cuyahoga Urban County determined by targeting analysis of foreclosure risk.

Activity Progress Narrative:

Neighborhood Housing Services of Greater Cleveland has legally obligated all funds budgeted for this activity to specific addresses.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households benefitting	0	7	7	0/0	7/8	7/8	100.00
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Activity Locations

Address	City	State	Zip
156 E 5th Ave	Berea	NA	44017-
13961 Bellbrook Dr	Brook Park	NA	44142-
75 Palmetto Rd	Bedford	NA	44146-
13662 Brookhaven Rd	Brook Park	NA	44142-
1210 S Belvoir Blvd	South Euclid	NA	44121-
5314 Bartlett Rd	Bedford Heights	NA	44146-
1556 Westdale Rd	South Euclid	NA	44121-

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: 5-1

Activity Title: Acquisition-Rehab-Resale Loans

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 5

Projected Start Date:

03/23/2009

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Purchase/Redevelop Foreclosed

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cuyahoga County Department of Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,378,859.76
Total CDBG Program Funds Budgeted	N/A	\$2,378,859.76
Program Funds Drawdown	\$398,648.80	\$1,530,607.05
Obligated CDBG DR Funds	\$527,869.76	\$2,378,859.76
Expended CDBG DR Funds	\$824,215.34	\$2,098,907.98
Cuyahoga County Department of Development	\$824,215.34	\$2,098,907.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$84,560.38	\$170,901.60
Program Income Drawdown	\$0.00	\$39,623.84

Activity Description:

24 CFR 570.201(a),(b); 570.202; Loans to private and nonprofit developers, including cities, to buy, rehabilitate, and resell foreclosed single-family houses to income eligible households, including activity delivery costs.

Location Description:

Targeted communities within the Cuyahoga Urban County.

Activity Progress Narrative:

Funds were fully obligated at the statutory deadline. Additional loans to developers will be made as Program Income is received from sales. A Short Term Lease Purchase program has been developed due to the difficulty of finding mortgage-ready income qualified buyers in the current slow market for single family houses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/25
# of Singlefamily Units	15	15/25

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	2	2	0/0	4/25	4/25	100.00

Activity Locations

Address	City	State	Zip
97 Flora Dr	Bedford	NA	44146-
6699 Hedgeline Dr	Bedford Hts	NA	44146-
3722 Lynnfield Rd	Shaker Hts	NA	44122-
3517 Silsby Rd	University Hts	NA	44118-

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:	6-1
Activity Title:	Land Banking including Activity Delivery Costs

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP 6

Projected Start Date:

03/23/2009

Activity Status:

Under Way

Project Title:

Establish and operate land bank

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cuyahoga County Land Reutilization Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$643,348.00
Total CDBG Program Funds Budgeted	N/A	\$643,348.00
Program Funds Drawdown	\$60,412.71	\$203,546.15
Obligated CDBG DR Funds	\$443,348.00	\$643,348.00
Expended CDBG DR Funds	\$38,504.40	\$203,546.15
Cuyahoga County Land Reutilization Corporation	\$38,504.40	\$203,546.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a), (b) Acquire, manage, and dispose of homes and residential properties that have been foreclosed upon, including activity delivery costs.

Location Description:

- Eligible communities and census tracts in the Cuyahoga Urban County and zip code areas

Activity Progress Narrative:

All funds were obligated by the statutory deadline. Cuyahoga County Land Reutilization Corporation is completing acquisitions and preparing additional reimbursement requests to Cuyahoga County.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	4	4/20

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: 7-1

Activity Title: Administrative Cost

Activity Category:

Administration

Project Number:

NSP 7

Projected Start Date:

03/23/2009

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Cuyahoga County Department of Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,121,244.00
Total CDBG Program Funds Budgeted	N/A	\$1,121,244.00
Program Funds Drawdown	\$40,605.64	\$317,107.27
Obligated CDBG DR Funds	\$0.00	\$1,121,244.00
Expended CDBG DR Funds	\$123,713.00	\$317,107.27
Cuyahoga County Department of Development	\$123,713.00	\$317,107.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$100.24
Program Income Drawdown	\$0.00	\$100.24

Activity Description:

24 CFR 570.206 Administrative Costs including costs of all activities eligible under Community Development Block Grant administrative cost rules.

Location Description:

Administrative Costs are incurred for activities throughout the service area consisting of eligible communities and census tracts within the Cuyahoga Urban County, and also in adjacent communities in which set-aside rental projects are located, if any.

Activity Progress Narrative:

All administrative funds were obligated at the statutory deadline, including the reasonably estimated cost of staff salaries and other direct costs to administer ongoing activities funded by program income, and monitor compliance with affordability restrictions, for the full grant period.

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
