

Grantee: Cuyahoga County, OH

Grant: B-08-UN-39-0002

October 1, 2010 thru December 31, 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:

No QPR Contact Found

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	\$2,276,314.31	\$5,248,213.92
Obligated CDBG DR Funds	(\$2,726,356.85)	\$8,486,090.15
Expended CDBG DR Funds	\$894,878.67	\$5,230,793.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$573.15	\$171,574.99
Program Income Drawdown	\$131,277.76	\$171,001.84

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	\$374,219.66
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:

Overall progress is steady, except for difficulty reselling fully rehabbed houses in the current soft market. We have developed a Short Term Lease Purchase program in partnership with Neighborhood Housing Services of Greater Cleveland as an alternative to outright sales of rehabbed houses.

Project 1 - Very Low Income Set-Aside: 2 properties in progress, containing 207 rental units; 1 property in final stages of acquisition, containing 44 rental units.

Project 2 &dash Municipal Grants: 4 houses completely rehabbed and listed for sale; 7 houses under rehab; 1 house awaiting utility work; 1 new construction house set to begin shortly; 38 vacant lots redeveloped as public facilities; 1 vacant property redeveloped as a food pantry.

Project 3 &dash Demolition: 17 blighted houses demolished.

Project 4 &dash Homeownership Assistance: 7 foreclosed houses purchased by eligible households with funds escrowed for repairs to correct code violations.

Project 5 &dash Acquisition/Rehab/Resale: 4 houses sold; 6 houses completely rehabbed and listed for sale; 14 houses under renovation.

Project 6 &dash Land Banking: 14 houses acquired for land banking.

Delays: Extremely soft resale market makes sale of fully rehabbed houses difficult. We have retained a marketing consultant to improve branding and marketing, in collaboration with other NSP grantees.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9, Financing Mechanisms to Purchase/Redevelop Vacant Houses	\$0.00	\$200,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 1, Financing Mechanisms to Acquire/Renovate for <=50%	\$440,245.15	\$3,236,186.00	\$731,275.15
NSP 2, Redevelopment - Muni Grants	\$1,043,211.46	\$3,070,300.00	\$1,504,123.32
NSP 3, Demolish blighted structures	\$0.00	\$381,367.24	\$24,715.24
NSP 4, Financing Mechanisms to Purchase Foreclosed Homes	\$167,243.18	\$314,216.00	\$311,225.22
NSP 5, Financing Mechanisms to Purchase/Redevelop Foreclosed	\$523,122.37	\$2,178,859.76	\$2,053,729.42
NSP 6, Establish and operate land bank	\$0.00	\$643,348.00	\$203,546.15
NSP 7, Administration	\$57,012.15	\$1,121,244.00	\$374,119.42
NSP 8, Financing Mechanisms to Acquire/Renovate for <=120%	\$45,480.00	\$66,926.00	\$45,480.00

Activities

Grantee Activity Number:	1-1-1-A
Activity Title:	Rental Project #1 - Maple Hts - 50% AMI Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 1

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

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:

Responsible Organization:

Cuyahoga County Department of Development

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$736,186.00
Total CDBG Program Funds Budgeted	N/A	\$736,186.00
Program Funds Drawdown	\$0.00	\$291,030.00
Obligated CDBG DR Funds	(\$3,012,082.00)	\$291,030.00
Expended CDBG DR Funds	\$0.00	\$665,559.65
Cuyahoga County Department of Development	\$0.00	\$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:

Twelve unit apartment building located in the city of Maple Heights, Ohio. This activity provides funds for a proportional share of costs allocated to 11 of the 12 units.

Activity Progress Narrative:

Rehabilitation of this 12-suite apartment building is well underway. The developer now owns the building, which currently has 6 occupied units and 6 vacant units. Rental of the 6 currently vacant units will take place once the rehabilitation work is completed and passes final inspection by the local community.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1
	This Report Period Total	Cumulative Actual Total / Expected Total

of Housing Units

0

0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/11	0/0	0/11	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: 1-1-1-B

Activity Title: Rental Project #1 - Maple Heights - 120% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 8

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Acquire/Renovate for <=120%

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$66,926.00
Total CDBG Program Funds Budgeted	N/A	\$66,926.00
Program Funds Drawdown	\$45,480.00	\$45,480.00
Obligated CDBG DR Funds	\$45,480.00	\$45,480.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cuyahoga County	\$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:

This activity provides the portion of total project costs allocated to the unit occupied by a household with income over 50% but below 120% of Area Median Income.

Location Description:

Twelve unit apartment building in the City of Maple Heights.

Activity Progress Narrative:

Rehabilitation of this 12-suite apartment building is well underway. The developer now owns the building, which currently has 6 occupied units and 6 vacant units. Rental of the 6 currently vacant units will take place once the rehabilitation work is completed and passes final inspection by the local community. NOTE: This activity represents 1/12th of the total cost of work on the building, since 1 out of the 12 units will be occupied by an existing tenant whose household income is between 51% and 120% of area median income.

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: 1-1-2

Activity Title: Rental Project #2 - Livingston - 50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 1

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

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:

Responsible Organization:

Cuyahoga County

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$440,245.15	\$440,245.15
Obligated CDBG DR Funds	\$440,245.15	\$440,245.15
Expended CDBG DR Funds	\$0.00	\$0.00
Cuyahoga County	\$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(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:

Livingston Apartments located in the City of Cleveland adjacent to the City of Shaker Heights.

Activity Progress Narrative:

Rehabilitation of this 195 unit rental property is well underway. Units will be reported as the work is completed, inspected by the local community, and occupied.

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: 1-1-3

Activity Title: Rental Project #3 - Doan - 50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 1

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

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:

Responsible Organization:

Cuyahoga County

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cuyahoga County	\$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(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:

Doan Apartments located in the City of Cleveland

Activity Progress Narrative:

Rehabilitation of this 44-unit rental property will begin when title transfers from the current owner to the new nonprofit owner. A number of legal and regulatory issues had to be resolved between the funds obligation date in mid-2010 and title transfer. We anticipate that title will transfer and rehabilitation work will begin within the first or second quarter of 2011.

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: 2-1

Activity Title: Municipal Redevelopment Grants

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP 2

Project Title:

Redevelopment - Muni Grants

Projected Start Date:

07/01/2009

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Cuyahoga County Department of Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,070,300.00
Total CDBG Program Funds Budgeted	N/A	\$3,070,300.00
Program Funds Drawdown	\$1,043,211.46	\$1,504,123.32
Obligated CDBG DR Funds	\$0.00	\$3,070,300.00
Expended CDBG DR Funds	\$794,878.67	\$1,504,123.32
Cuyahoga County Department of Development	\$794,878.67	\$1,504,123.32
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), (c); 24 CFR 570.202 Redevelop eligible vacant properties with end uses including housing, parks, green space, stormwater detention, community gardens, and other eligible public facilities and improvements serving the target areas. All sites have now been selected and redevelopment activities are underway at all sites.

Location Description:

Eligible census tracts (foreclosure risk score of 8 or greater) in the following five suburban Cuyahoga County communities, selected through an RFP process: Bedford, Maple Heights, Richmond Heights, Shaker Heights, South Euclid.

Activity Progress Narrative:

Five municipal grants were awarded with the County's NSP 1 grant funds, one to each of the following cities: Bedford, Maple Heights, Richmond Heights, Shaker Heights and South Euclid.

In Bedford, 4 single-family residences will be acquired, renovated and re-sold to income-eligible families. No homes have been sold yet, so zero households have benefitted as of 12/31/2010.

Maple Heights is completing a food pantry, a pocket park and lot consolidations with their grant funds. There are zero housing units and zero households will benefit from these projects, per the definition given. However, it is estimated that 4300 households will regularly utilize the pantry, while the entire city will reap benefits of the pocket park.

In the City of Richmond Heights, there are three properties being addressed with NSP municipal grant funds: 523 Harris, 1954 Chelford, and 2541 Hilltop. These three properties are projected to impact three family units ranging from one person up to six people, however no households benefitted as of 12/31/2010 because no projects had been completed or sold at that time.

Four properties are being acquired and rehabbed for resale in the City of South Euclid, and an additional parcel acquisition will be the site of a new in-fill home. No homes have been sold, so zero households have benefitted as of 12/31/2010 from the seven properties (five units) being addressed by this project.

Except for a single acquisition for rehab currently in process (17423 Winslow), each of the activities being completed in the City of Shaker Heights is on vacant land, so no households directly benefitted.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Benefit Type:

Activity Status:

Completed

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 Department of Development

Overall

Oct 1 thru Dec 31, 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	\$0.00	\$24,715.24
Cuyahoga County Department of Development	\$0.00	\$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 complete as reported in previous quarters.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

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

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolish blighted structures

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County Land Reutilization Corporation

Overall

Oct 1 thru Dec 31, 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	\$0.00	\$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:

The Cuyahoga County Land Bank has demolished 13 blighted houses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	13	28/20
# of buildings (non-residential)	0	0/3

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
3682 Hildana	Shaker Heights	NA	44120
4387 E. 131st	Garfield Heights	NA	44105
15913 Raymond	Maple Heights	NA	44137
4793 Rockwood	Garfield Heights	NA	44125
7611 Bancroft	Garfield Heights	NA	44105
4941 E. 85th	Garfield Heights	NA	44125
5505 Omega	Bedford Heights	NA	44146
23316 Jennings	Warrensville Heights	NA	44128
12320 Southern	Garfield Heights	NA	44125
14520 Tokay	Maple Heights	NA	44137
8300 Memphis	Brooklyn	NA	44144
10808 Vernon	Garfield Heights	NA	44125
4765 Horton	Garfield Heights	NA	44125

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Purchase Foreclosed Homes

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of Greater Cleveland

Overall	Oct 1 thru Dec 31, 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	\$167,243.18	\$311,225.22
Obligated CDBG DR Funds	\$0.00	\$314,216.00
Expended CDBG DR Funds	\$0.00	\$316,833.98
Neighborhood Housing Services of Greater Cleveland	\$0.00	\$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:

This activity is complete as reported in previous quarter.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

# of Total Households	0	0	0	0/0	7/8	7/8	100.00
# Owner Households	0	0	0	0/0	7/8	7/8	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:	5-1
Activity Title:	Acquisition-Rehab-Resale Loans: Foreclosed Houses

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 5

Projected Start Date:

03/23/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Purchase/Redevelop Foreclosed

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County Department of Development

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,178,859.76
Total CDBG Program Funds Budgeted	N/A	\$2,178,859.76
Program Funds Drawdown	\$523,122.37	\$2,053,729.42
Obligated CDBG DR Funds	(\$200,000.00)	\$2,178,859.76
Expended CDBG DR Funds	\$0.00	\$2,098,907.98
Cuyahoga County Department of Development	\$0.00	\$2,098,907.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$573.15	\$171,474.75
Program Income Drawdown	\$131,277.76	\$170,901.60

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:

All 23 single-family houses have been purchased by investor/developers using NSP loans. Currently 4 houses have been resold to eligible households, 6 have been completely rehabbed and are listed for sale by real estate agents, and 13 are under rehabilitation. Cuyahoga County is collaborating with other NSP1 grantees to improve marketing of rehabbed houses to attempt to meet the extremely weak resale market. Short term lease purchase has been developed as an option under a partnership with Neighborhood Housing Services of Greater Cleveland.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/23

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	15/23
# of Singlefamily Units	0	15/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	4/3	4/23	100.00
# Owner Households	0	4	4	0/0	4/3	4/23	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: 5-2

Activity Title: Loans to Acquire, Renovate and Sell Vacant Houses

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

9

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms to Purchase/Redevelop Vacant

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$100,000.00	\$100,000.00
Cuyahoga County	\$100,000.00	\$100,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Loans to developers, including cities acting as developers, to acquire, renovate, and sell vacant houses in targeted areas. If a two-family house is sold, affordability restrictions will be recorded to ensure the rental unit remains affordable for the required period.

Location Description:

Single family (1-4 units) vacant houses in targeted areas.

Activity Progress Narrative:

One vacant two-family house is under rehabilitation. Due to historic requirements the NSP loan amount will be increased from the standard \$100,000 per house to \$200,000 for this house. Upon completion the house will be market to income eligible households.

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:	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

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Establish and operate land bank

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County Land Reutilization Corporation

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$203,546.15
Obligated CDBG DR Funds	\$0.00	\$643,348.00
Expended CDBG DR Funds	\$0.00	\$203,546.15
Cuyahoga County Land Reutilization Corporation	\$0.00	\$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:

To date the Cuyahoga County Land Bank has acquired 14 houses for land banking purposes. One house is a two-family house; therefore the total number of units acquired is 15. According to the Land Bank's mission, the houses will be maintained until a decision is made whether to renovate and resell, renovate for rental, or demolish for future redevelopment.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	14	18/20
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	11	15/20

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
15913 Raymond	Maple Heights	NA	44137
751 Shelley	Berea	NA	44017
3891 Colony	South Euclid	NA	44118
5505 Omega	Bedford Heights	NA	44146
1080 Argonne	South Euclid	NA	44121
3682-84 Hildana	Shaker Heights	NA	44120
4154 Verona	South Euclid	NA	44121
4941 E. 85th	Garfield Heights	NA	44125
4377 Greenway	South Euclid	NA	44121
14520 Tokay	Maple Heights	NA	44137
14730 Turney	Maple Heights	NA	44137
3615 Chelton	Shaker Heights	NA	44120
1400 S. Belvoir	South Euclid	NA	44121
778 Northfield	Bedford	NA	44146

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

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Cuyahoga County Department of Development

Overall

Oct 1 thru Dec 31, 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	\$57,012.15	\$374,119.42
Obligated CDBG DR Funds	\$0.00	\$1,121,244.00
Expended CDBG DR Funds	\$0.00	\$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:

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
