

Action Plan

Grantee: Canton, OH

Grant: B-08-MN-39-0002

LOCCS Authorized Amount:	\$ 3,678,562.00
Grant Award Amount:	\$ 3,678,562.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 186,322.93
Total Budget:	\$ 3,864,884.93

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Canton, Ohio, Home of the Pro Football Hall of Fame, President McKinley and the First Ladies National Historic Site, is rich in historic architecture and is highly served in the areas of higher education, roadway and rail. As recent as 1990, Canton's population was over 84,000 (City of Canton, Ohio: Demographic Trends). A shift in the manufacturing industry caused a population decrease. In 2000, The US census showed that the population was 80,806 with 32,489 households and 19,785 families. Due to the loss of jobs from two of its major anchors employers, The Timken Company and The Hoover Factory, the city's population has been impacted negatively as the 2004 census shows the population at just over 78,000. The City's housing stock is composed heavily of homes built pre-1940. The homes were built to accommodate large and often extended families. The average home is about 3,500 square feet. With the decrease in family size, these homes were converted to multifamily units saturating the city with rental properties. These units also represented a challenge as it resulted in an influx in vacant homes. With the rise in utility costs and a failing real estate market, these homes added to the already high abandonment numbers. With 12 neighborhoods, (Wells, Summit, West Park, Ridgewood, Harter Heights, Ridgewood, Crystal Park, Belden, Washington, Lathrup, Market Heights and Eastpointe) the community continues to fight against the decline in housing stock as vacancies, dilapidation, crime and foreclosure continues to plaque the city. The foreclosure crisis hit the City of Canton very hard. The city ranks number 7 in the state and in 2006 ranked number 9 in the top 10 metropolitan foreclosure rate listing (realtytrac.com). With an estimated 40,000 parcels, Canton has over 2800 foreclosures and over 2800 vacant and abandoned properties. Over 10% of the City's housing stock is affected by vacant, abandoned and foreclosed properties. This represents an apparent need for revitalization and innovative strategy to address the issues at hand.

Distribution and and Uses of Funds:

As a requirement of Section 2301(c)(2) of the Housing and Economic Recovery Act, the city is required to utilize funding in the areas with the greatest percentage of home foreclosure, the areas with the highest percentages of sub prime mortgages and the area that is likely to face a rise in foreclosure.

The city will comply with the requirement of benefiting individuals and households at or below 120% of the area median income. Also 25% of the allocation will be used to benefit individuals or households below or at 50% of the area median income.

The city will use a targeted approach to address foreclosed parcels of land and properties in the areas heavily affected by the highest percentage of foreclosures, highest percentage of homes financed by sub prime mortgages and in areas that are likely to face a significant rise in foreclosure. The goal will be to return vacant property to viable parcels of land, revitalize the community through redevelopment and rehabilitation and provide home ownership mechanisms to impel neighborhood growth. All recipients will receive at least eight hours of counseling as provided by HERA.



To achieve these goals the city will use funds in the following areas and include administration costs:

Demolition

Acquisition and Rehabilitation

Acquisition and Redevelopment

Down Payment assistance (incorporated in the above 2 activities)

Counseling (incorporated in the administration budget)

ADMINISTRATION

The city will utilize the maximum allowable amount for administration costs. The city will collaborate with community partners to expedite its plan. The city will work with nonprofit organizations, for profit organizations, developers, realtors, local businesses, foundations and CHDOs (Community Housing Development Organizations). The city will use these dollars to develop a comprehensive plan and implement program activities that are conducive to neighborhood and social reform, leverage activities such as social services activities, financial literacy and home maintenance.

LAND BANK-ACQUISITION

In this revision of the NSP Substantial Amendment, the city has deleted the land-banking activity in order to emphasize rehabilitation and redevelopment of existing properties and demolition, in order to stabilize existing residential neighborhoods.

DEMOLITION

The city will utilize NSP funds to aggressively demolish vacant, blighted and abandoned properties in the NSP target areas.

REHABILITATION AND REDEVELOPMENT

The city, through awards to developers, will carry out acquisition and rehabilitation of foreclosed and abandoned properties for sale, lease-purchase arrangements and/or rental to income qualified households. Also to be addressed will be qualified vacant structures and vacant lots that will be rehabilitated or redeveloped via new construction. These activities will focus on specific strategic focal areas within the larger NSP target areas, investing in groups of properties that will have a significant impact on neighborhood stability. This program component will focus on lead based paint requirements, code enforcement and will include design standards that will encourage increase property values. Home buyers will receive deferred payment second mortgages and modest amounts of cash down payment assistance. Homebuyers will attend a minimum of eight hours of counseling including not limited to home maintenance and financial literacy.

Definitions and Descriptions:

The city will utilize the definition in section 1.08 of the Ohio Revised Code: A. "Blighted areas" and "slum" mean an area in which seventy percent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability or are a menace to the public health, safety, morals, or welfare in their present condition and use. (B) "Blighted parcel" means either of the following: (1) A parcel that has one or more of the following conditions: (a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use; (b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination; (c) Tax or special assessment delinquencies exceeding the fair value of the land that remains unpaid thirty-five days after notice to pay has been mailed. (2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations: (a) Dilapidation and deterioration; (b) Age and obsolescence; (c) Inadequate provision for ventilation, light, air, sanitation, or open spaces; (d) Unsafe and unsanitary conditions; (e) Hazards that endanger lives or properties by fire or other causes; (f) Noncompliance with building, housing, or other codes; (g) Nonworking or disconnected utilities; (h) Is vacant or contains an abandoned structure; (i) Excessive dwelling unit density; (j) Is located in an area of defective or inadequate street layout; (k) Overcrowding of buildings on the land; (l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (m) Vermin infestation; (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time; (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime; (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located. (C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use. (D)(1) Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if the condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the county auditor of the county in which the land is located has determined under section 5713.31 of the Revised Code that the land is "land devoted exclusively to agricultural use" as defined in section 5713.30 of the Revised Code. (2) A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum. Effective Date: 2007 SB7 10-10-2007

Low Income Targeting:

The City of Canton will comply with Section 2301 (f) (3) (A) (ii) requiring 25% of the city's allocation to benefit low income families with income at 50% of the area median income. The city will utilize these funds to purchase and redevelop abandoned and foreclosed homes and expect to produce approximately 10 to 12 rental or for-sale housing units specifically for this class.

The city will meet this requirement by providing funding for rental or for-sale housing restricted to households with incomes at or below 50% of AMI. Affordability will be maintained through affordability guidelines as described herein. The NSP developers and the city will work in conjunction with HUD approved counseling agencies to identify homebuyer clients. The counseling agency will then prepare them for homeownership by providing financial literacy courses to support home ownership.

Definitions and Descriptions, cont.



Affordable rents will be defined as:

For units that are set aside for households with incomes at or below 50% Area Median Income, the maximum rent charged will be the Low HOME Rent as determined by HUD adjusted for any tenant-paid utilities.

For units occupied by households with incomes from 51% to 80% Area Median Income, the maximum rent charged will be the High HOME Rent as determined by HUD adjusted for any tenant-paid utilities.

For units occupied by households with incomes from 81% to 120% Area Median Income, the maximum rent charged will be the High HOME Rent as determined by HUD adjusted for any tenant-paid utilities.

The city will ensure affordability will be met by the resale or recapture provision provided in HOME. The Housing Economic Recovery act provides direction as to the requirements of protecting affordability. Deed restrictions and or security instruments will be recorded to protect the integrity of HOME rules. The properties will be subject to subsidy recapture for no less than 5 years for a subsidy under \$15,000, for 10 years for a subsidy from \$15,000 to \$40,000, and 15 years for a subsidy over \$40,000.

Acquisition and Relocation:

The city does not expect to convert any units with NSP funds. The city intends to demolish units but all structures will be non-federally-assisted, vacant, blighted and uninhabitable and thus unavailable to low- and moderate-income households. The city will collaborate with community partners in assisting in targeting structures eligible for demolition.

The city anticipates demolishing over 150 blighted properties with NSP funds. The goal is to ensure public health and safety and prevent further deterioration of neighborhoods.

Public Comment:

No public comments were received from our website posting, regular mail or email directed to the Department of Development, or at Canton City Council meeting at the Public Speaks portion.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance		<i>No activities in this project</i>	
DELETED-	DELETED-ACTIVITIES (Temporary)		<i>No activities in this project</i>	
NSP-Admin	Adminstration	NSP-Admin	Administration of the Neighborhood Stabilization P	
		NSP-Admin-2	Stark Community Foundation	
		NSP-Admin-7	Cutler Commercial Group	
		NSP-Admin-9	S. Lemmon Appraiser	
		Null	Cancelled	
NSP-B-1	Acquisition, Rehab, &	NSP-B-1	DDK Properties	
		NSP-B-2	Multi Development Service/Zepher Properties	
NSP-B-2 25%	Acquisition, Rehab, and	NSP-B-25-1	25% Set aside Stark Metropolitan Housing Authority	
NSP-D-1	Demolition	NSP-D-1	Demolition and Boardup of Abandoned Structures	
NSP-E	Redevelopment	NSP-E	Habitat for Humanity	



Activities

Project # / NSP-Admin / Administration

Grantee Activity Number: NSP-Admin

Activity Title: Administration of the Neighborhood Stabilization P

Activity Type:

Administration

Project Number:

NSP-Admin

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 339,883.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 339,883.29

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Canton

Organization Type

Unknown

Proposed Budget

\$ 339,883.29

Location Description:

Administration will take place at Canton City Hall, 5th floor, 218 Cleveland Ave. S.W., Canton, Ohio 44708

Activity Description:

Administering the Neighborhood Stabilization Program including but not limited to personnel and strategic planning mechanisms.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP-Admin-2

Activity Title: Stark Community Foundation

Activity Type:

Administration

Project Number:

NSP-Admin

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,000.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Canton

Organization Type

Unknown

Proposed Budget

\$ 40,000.00

Location Description:

400 Market Ave North, Suite 200, Canton, OH 44702

Activity Description:

Organization will create targeted community development workplans for the implementation of NSP programs.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP-Admin-7

Activity Title: Cutler Commercial Group

Activity Type:

Administration

Project Number:

NSP-Admin

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,000.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Canton

Organization Type

Unknown

Proposed Budget

\$ 2,000.00

Location Description:

NSP project area

Activity Description:

Organization is conducting statistical study of housing markets, locating eligible properties, and assisting with the sale of properties in connection with the NSP project.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP-Admin-9

Activity Title: S. Lemmon Appraiser

Activity Type:

Administration

Project Number:

NSP-Admin

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,525.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,525.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Canton

Organization Type

Unknown

Proposed Budget

\$ 1,525.00

Location Description:

218 Cleveland Ave SW, Canton OH 44702

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: Null

Activity Title: Cancelled

Activity Type:

Administration

Project Number:

NSP-Admin

Projected Start Date:

01/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Canton	Unknown	\$ 0.00

Location Description:

Cancelled.

Activity Description:

Cancelled.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP-B-1

Activity Title: DDK Properties

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-B-1

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition, Rehab, & Redevelopment

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 617,073.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 617,073.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
6		6	100.00
6		6	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

of Housing Units

#Units with other green

#Units deconstructed

#Sites re-used

#Low flow toilets

#Units with solar panels

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants



#Additional Attic/Roof Insulation 6
#Energy Star Replacement Windows 6
of Properties 6

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Canton	Unknown	\$ 617,073.23

Location Description:

1513 Gibbs NE 1634 Spring NE 2107 Endrow NE 2207 Harmont NE 2410 Morris NE 2820 Harmont NE

Activity Description:

Acquisition and rehab or reconstruction of houses in the NSP area for resale.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP-B-2

Activity Title: Multi Development Service/Zepher Properties

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-B-1

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition, Rehab, & Redevelopment

Projected End Date:

03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 361,473.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 361,473.38

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3		3	100.00
3		3	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#High efficiency heating plants

#Additional Attic/Roof Insulation

of Properties

Total

3

3

3

2

3

3

3

3

3

3



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Canton	Unknown	\$ 361,473.38

Location Description:

445 Doeskin NE 519 Quail Hollow NE 2120 Superior NE

Activity Description:

Acquisition and rehab of foreclosed houses for resale.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP-B-2 25% / Acquisition, Rehab, and Redevelopment



Grantee Activity Number: NSP-B-25-1

Activity Title: 25% Set aside Stark Metropolitan Housing Authority

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-B-2 25%

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition, Rehab, and Redevelopment

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 933,419.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 933,419.11

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	11	11		100.00
# of Households	11	11		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

Total

11

11

11

11

11

11

11

11

11

11

11

11

11

11



#Energy Star Replacement Windows 11
of Properties 11

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Canton	Unknown	\$ 933,419.11

Location Description:

1609 Arnold NW, 2209 Willowrow NE, 1315 Piper Ct NW, 1340 Spring Ave NE, 1650 Rowland NE, 1912 Midway NE, 515 Brown NW, 2122 23rd St NE, 2423 3rd St NE, 2607 Avalon Ave NE

Activity Description:

Rental housing: For renter or special needs households with incomes up to 50% AMI, the project will result in an estimated 10 to 12 rental units. Of the total, no more than \$920,000 will be spent on rental housing, all of which must satisfy the NSP set-aside requirement for using 25% of the grant funds to benefit households with incomes up to 50% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP-D-1 / Demolition



Grantee Activity Number: NSP-D-1**Activity Title: Demolition and Boardup of Abandoned Structures****Activity Type:**
Clearance and Demolition**Project Number:**
NSP-D-1**Projected Start Date:**
01/01/2009**Project Draw Block by HUD:**
Not Blocked**Activity Draw Block by HUD:**
Not Blocked**Block Drawdown By Grantee:**
Not Blocked**National Objective:**
LMMI: Low, Moderate and Middle Income National Objective for NSP Only**Benefit Report Type:**
Area Benefit (Census)**Activity Status:**
Completed**Project Title:**
Demolition**Projected End Date:**
12/31/2013**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,051,425.74**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,051,425.74**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# of Persons	31990	31990		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	237
# of Housing Units	237

LMI%:	63.99
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Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Canton	Unknown	\$ 1,051,425.74

Location Description:

NSP target area census tracts are as follows: 7001, 7002, 7003, 7004, 7005, 7006, 7008, 7010, 7011, 7015, 7017, 7018, 7021, and 7023.

In addition, census tract 7025 was in the target area. This tract was omitted in error from earlier Aciton Plans.

In the previously approved Substantial Amendment, the target area census tracts were 7005, 7017, 7018 and 7023.



Activity Description:

Demolition and removal of debris; board up of vacant, abandoned structures, delivery cost of demolition activities.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP-E / Redevelopment



Grantee Activity Number: NSP-E

Activity Title: Habitat for Humanity

Activity Type:

Construction of new housing

Project Number:

NSP-E

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 483,318.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 483,318.05

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

6

6

6

6

6

6

6

6

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Canton

Organization Type

Unknown

Proposed Budget

\$ 483,318.05



Location Description:

2346 8th St NE 2350 8th St NE 2926 Sahara Ave NE 3045 Fletcher Avenue NE 3046 Daleford Avenue NE 3054 Daleford Avenue NE

Activity Description:

Construction of new single family housing.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

- Reviewer - Rejected so that grantee may state the correct National Objective on several projects/activities. - BLG

- Reviewer - Canton may need to complete additional revisions to their Action Plan; these changes may involve a citizen participation requirement. The activities as listed above are found to be acceptable. - BLG 1/25/10

- Reviewer - Rejected so that Canton may make change to National Objective for Activity # NSP Admin 1 and so that Activity Titles may read "Cancelled" and budgets zeroed out for cancelled activities. - BLG 4/15/10

- Bilodeau, Corrections have been made. Action Plan is found to be acceptable. - BLG 4/15/10
Approved - TB - 4/22/10

- Reviewer - Changes accepted: RTH 4/30/10

- Reviewer - While there are a couple of minor issues to address, the overall Action Plan is found to be acceptable. - BLG 7/28/10

- Reviewer - Several minor issues remain with activity descriptions and fully cancelling out activities. Will follow up with grantee after QPR submission. - KD 10.28.10
Concurrence and recommending aproval of the plan. RTH 10/29/10

- Reviewer - PJ combined the numerous Admin Activities into four and canceled Admin Activities 2-7 to streamline tracking and reporting. No other changes were made. Update is acceptable. -OA 1/28/2011

- Bilodeau, Approved - TB - 1/28/11



- Reviewer - Plan is rejected as activity NSP-B-25-1 is a 25% Set-aside (LH25). As such, the unit data will need to be reported under Low, not under Mod, for Benefit Report Types. -OA 2/4/2011
- Reviewer - Grantee's update to Plan to address issue identified on 2/4/2011 is acceptable. -OA 2/7/2011
- Bilodeau, Approved - TB - 2/7/11
- Reviewer - Action Plan is rejected so city can make additional revisions. -OA 7/29/2011
- Reviewer - City moved \$20,000 from the overall Admin activity to the NSP-B-2 Multi-development Service/Zephyr (MDS) activity due to an amendment in the MDS contract. This update is acceptable. -OA 7/29/2011
- Bilodeau, Approved - TB - 7/29/11
- Reviewer - Action Plan is submitted in preparation for QPR. Grantee said it did not revise its Action Plan since last approval. OA 10/31/2011
- Reviewer - Action Plan is rejected per city's request so it can update a few items. -OA 4/30/2013
- Reviewer - City adjusted budgets to reflect PI receipt and updated several activities status to complete. Increased budget for activities Admin by about \$40K, NSP-B-1 by about \$40K, NSP-B-25-1 by about \$23K, and NSP-D-1 by about \$3K. Decreased budget for activities NSP-B-2 by about \$2K and NSP-E by about \$20. On a separate note, the current Action Plan doesn't say how PI will be used. City already drew and spent more than 102% of its grant. During the FY-2012 monitoring city was reminded to do a substantial amendment for this. City will be reminded of this again during the FY-2013 monitoring in a few days. For now the Action Plan updates are approved, but the issue noted above will need to be resolved during 2Q 2013. -OA 4/30/2013
- Reviewer - Recommend Approval: RTH 4/30/13
- Reviewer - City addressed the Admin cap and some voucher revision issues noted in the FY-2013 monitoring report. City added Activity NSP-Failed and revised vouchers to this activity for failed acquisitions and demolitions. City reviewed and, to the extent possible given the DRGR glitches, revised some Admin costs to tie them to activity delivery. Thus, city made minor adjustments to budgets for activities NSP-Admin (-\$5,593), NSP-E (+\$457), NSP-B-25-1 (+\$4,005), and NSP-B-1 (+\$930). City is asked to input appropriate information in the "Activity Location" and "Activity Description" fields for Activity NSP-Failed the next time the Action Plan is updated. Updates are acceptable. -OA 7/30/2013
- Reviewer - Recommend Approval: RTH 7/30/13
- White, Brian Admin and 25% are good. Budgets changed with the help of HUD TA. Recommend Approval. BW 3/5/15
- White, Brian No issues found. Admin under 10%. Recommend Approval. BW 3/2/17
- White, Brian City added PI to the budget and changed the affordable rents on the program. No issues were found. Recommend Approval. BW 4/19/18
- White, Brian Canton submitted the NSP-1 Action Plan on accident. No changes made. BW 9/28/18
- White, Brian City of Canton changed budgets to correctly show what has been spent in the NSP-1 program to date. No apparent issues have been found. Reports will be reviewed on 10/29/18 to see if any additional changes are necessary. Recommend Approval. BW 10/26/18
- White, Brian City cleaned up items associated with DRGR Cleanup report in anticipation of closeout. No issues discovered. Recommend Approval. BW 5/3/19



- White, Brian No changes made. Grantee and myself were looking to solve a flag issue on the action plan. Recommend Approval. BW 9/6/19
- White, Brian City of Canton made one budget revision and some narrative changes to the action plan. No issues discovered. Recommend Approval. BW 11/25/19
- White, Brian Canton changed the status of the activities within the grant. No other changes made. Recommend Approval. BW 4/20/20
- White, Brian No issues found. Recommend Approval. BW 2/10/22
- White, Brian Canton marked another activity complete. This was the only change made. No other issues. Recommend Approval. BW 3/4/22

Action Plan History

Version	Date
B-08-MN-39-0002 AP#16	03/04/2022
B-08-MN-39-0002 AP#15	02/10/2022
B-08-MN-39-0002 AP#14	04/20/2020
B-08-MN-39-0002 AP#13	11/25/2019
B-08-MN-39-0002 AP#12	09/06/2019
B-08-MN-39-0002 AP#11	05/03/2019
B-08-MN-39-0002 AP#10	10/26/2018
B-08-MN-39-0002 AP#9	10/15/2018
B-08-MN-39-0002 AP#8	09/28/2018
B-08-MN-39-0002 AP#7	04/19/2018
B-08-MN-39-0002 AP#6	03/02/2017
B-08-MN-39-0002 AP#5	03/05/2015
B-08-MN-39-0002 AP#4	07/30/2013
B-08-MN-39-0002 AP#3	04/30/2013
B-08-MN-39-0002 AP#2	10/31/2011
B-08-MN-39-0002 AP#1	07/28/2010

