

# Action Plan

**Grantee:** Cuyahoga County, OH

**Grant:** B-08-UN-39-0002

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<b>Grant Amount:</b>	\$ 11,212,447.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL</b>	\$ 630,740.84
<b>Total Budget:</b>	\$ 11,843,187.84

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## Funding Sources

**No Funding Sources Found**

## 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 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:



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
NSP 1	Financing Mechanisms to	1-1-1	Rental Project #1 - Maple Hts - 50% AMI
		1-1-2	Rental Project #2 - Livingston - 50% AMI
		1-1-3	Rental Project #3 - Doan - 50% AMI
NSP 2	Redevelopment - Muni Grants	2-1	Municipal Grants Rehab-Resale Portion
		2-2	Muni Grants - Food Pantry Portion
		2-3	Muni Grants - Redevelop Vacant Lots
NSP 3	Demolish blighted structures	3-1	Municipal Nuisance Abatement Demolition
		3-2	Land Reutilization Corporation Demolition
NSP 4	Financing Mechanisms to Purchase	4-1	Homebuyer loans to buy foreclosed
NSP 5	Financing Mechanisms to	5-1	Acquisition-Rehab-Resale Loans:
NSP 6	Establish and operate land bank	6-1	Land Banking including Activity Delivery
NSP 7	Administration	7-1	Administrative Cost
NSP 8	Financing Mechanisms to	1-1-1-B	Rental Project #1 - Maple Heights - 120%
NSP 9	Financing Mechanisms to	5-2	Loans to Acquire, Renovate and Sell

## Activities



**Grantee Activity Number: 2-2**  
**Activity Title: Muni Grants - Food Pantry Portion**

**Activity Type:**

Rehabilitation/reconstruction of public facilities

**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

**National Objective:**

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

**Total Budget:**

\$ 310,827.45

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 310,827.45

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
25931	5375	5425	41.65

**Proposed Accomplishments**

# of Non-business Organizations benefitting

**Total**

1

# of Public Facilities

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

**Responsible Organization**

Cuyahoga County Department of Development

**Organization Type**

Unknown

**Proposed**

\$ 224,692.02

**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 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. (This activity 2-2 reports only the vacant commercial building redeveloped as a food pantry in an eligible census tract in the City of Maple Heights).



**Grantee Activity Number: 6-1**  
**Activity Title: Land Banking including Activity Delivery Costs**

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP 6

**Projected Start Date:**

03/23/2009

**National Objective:**

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

**Environmental Assessment:**

UNDERWAY

**Activity Status:**

Under Way

**Project Title:**

Establish and operate land bank

**Projected End Date:**

07/31/2013

**Total Budget:**

\$ 885,273.30

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 885,273.30

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	20
# of Housing Units	20
# of Properties	20

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Land Reutilization Corporation

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Cuyahoga County Land Reutilization Corporation	Local Government	\$ 643,348.00

**Location Description:**

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

**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.



**Grantee Activity Number: 2-1**  
**Activity Title: Municipal Grants Rehab-Resale Portion**

**Activity Type:**

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

**National Objective:**

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

**Total Budget:** \$ 2,112,033.58

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:** \$ 2,112,033.58

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	15		15	100.00
# of Households	15		15	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	15
# of Housing Units	15
#Units & other green	5
# of Properties	15

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County Department of Development	Unknown	\$ 2,445,607.98

**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 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. (This activity 2-1 reports only the properties redeveloped as acquisition - rehab - resale units.)



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**Grantee Activity Number:** 1-1-1-B  
**Activity Title:** Rental Project #1 - Maple Heights - 120% AMI

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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP 8

**Project Title:**  
 Financing Mechanisms to Acquire/Renovate for <=120%

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 07/31/2013

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

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 0.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	
#Units & other green	
# of Properties	

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County	Local Government	\$ 0.00

**Location Description:**  
 Twelve unit apartment building in the City of Maple Heights.

**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.

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

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP 4

**Projected Start Date:**

06/01/2009

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms to Purchase Foreclosed Homes

**Projected End Date:**

07/31/2013

**Total Budget:**

\$ 316,834.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 316,834.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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8		8	100.00
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# of Households

8		8	100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

8

# of Housing Units

8

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Neighborhood Housing Services of Greater Cleveland

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

**Responsible Organization**

Neighborhood Housing Services of Greater Cleveland

**Organization Type**

Unknown

**Proposed**

\$ 314,216.00

**Location Description:**

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

**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.



**Grantee Activity Number: 7-1**  
**Activity Title: Administrative Cost**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP 7

**Project Title:**

Administration

**Projected Start Date:**

03/23/2009

**Projected End Date:**

07/31/2013

**National Objective:**

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

**Total Budget:** \$ 846,244.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**

**Total Funds Amount:** \$ 846,244.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County Department of Development	Unknown	\$ 846,244.00

**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 Description:**

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



**Grantee Activity Number: 1-1-2**  
**Activity Title: Rental Project #2 - Livingston - 50% AMI**

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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP 1

**Project Title:**  
 Financing Mechanisms to Acquire/Renovate for <=50% AMI

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 07/31/2013

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

**Total Budget:** \$ 1,000,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 1,000,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	195	195		100.00
# of Households	195	195		100.00

Proposed Accomplishments	Total
# of Multifamily Units	195
# of Housing Units	195
# ELI Households (0-30% AMI)	
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County	Local Government	\$ 1,000,000.00

**Location Description:**  
 Livingston Apartments located in the City of Cleveland adjacent to the City of Shaker Heights.

**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.



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

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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP 1

**Project Title:**  
 Financing Mechanisms to Acquire/Renovate for <=50% AMI

**Projected Start Date:**  
 07/01/2009

**Projected End Date:**  
 07/31/2013

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

**Total Budget:** \$ 803,112.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 803,112.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments	Total
# of Multifamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
#Units & other green	12
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County Department of Development

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County Department of Development	Unknown	\$ 803,112.00

**Location Description:**  
 Twelve unit apartment building located in the city of Maple Heights, Ohio.

**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.



**Grantee Activity Number: 3-2**  
**Activity Title: Land Reutilization Corporation Demolition**

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP 3

**Project Title:**  
 Demolish blighted structures

**Projected Start Date:**  
 06/01/2009

**Projected End Date:**  
 07/31/2013

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

**Total Budget:** \$ 114,726.70  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 114,726.70

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	20
# of Housing Units	20
# of buildings (non-residential)	3
# of Properties	20

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County Land Reutilization Corporation

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Cuyahoga County Land Reutilization Corporation	Local Government	\$ 356,652.00

**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 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.



**Grantee Activity Number: 2-3**  
**Activity Title: Muni Grants - Redevelop Vacant Lots**

**Activity Type:**

Acquisition, construction, reconstruction of public facilities

**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

**National Objective:**

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

**Total Budget:**

\$ 647,438.97

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 647,438.97

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
4891	1146	820	40.20

**Proposed Accomplishments**

# of Properties

Total
38

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

**Responsible Organization**

Cuyahoga County Department of Development

**Organization Type**

Unknown

**Proposed**

\$ 400,000.00

**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 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. (This activity 2-3 reports only the properties redeveloped for public facility uses other than housing in the City of Shaker Heights.)



**Grantee Activity Number: 1-1-3**  
**Activity Title: Rental Project #3 - Doan - 50% AMI**

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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP 1

**Project Title:**  
 Financing Mechanisms to Acquire/Renovate for <=50% AMI

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 07/31/2013

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

**Total Budget:** \$ 1,500,000.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 1,500,000.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	45	45		100.00
# of Households	45	45		100.00

Proposed Accomplishments	Total
# of Multifamily Units	45
# of Housing Units	45
# ELI Households (0-30% AMI)	
# of Properties	1

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County	Local Government	\$ 1,500,000.00

**Location Description:**  
 Doan Apartments located in the City of Cleveland

**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.



**Grantee Activity Number: 3-1**  
**Activity Title: Municipal Nuisance Abatement Demolition**

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NSP 3

**Project Title:**

Demolish blighted structures

**Projected Start Date:**

03/23/2009

**Projected End Date:**

07/31/2013

**National Objective:**

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

**Total Budget:**

\$ 57,719.25

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 57,719.25

**Benefit Report Type:**

NA

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Cuyahoga County Department of Development	Unknown	\$ 24,715.24

**Location Description:**

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

**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.



**Grantee Activity Number: 5-2**  
**Activity Title: Loans to Acquire, Renovate and Sell Vacant Houses**

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

**Project Number:**  
 NSP 9

**Projected Start Date:**  
 04/01/2009

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

**Environmental Assessment:**  
 COMPLETED

**Activity Status:**  
 Under Way

**Project Title:**  
 Financing Mechanisms to Purchase/Redevelop Vacant

**Projected End Date:**  
 07/31/2013

**Total Budget:** \$ 200,000.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 200,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Multifamily Units	2
# of Housing Units	2
# of Properties	2

**Activity is being carried out by Grantee:** No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Cuyahoga County

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County	Local Government	\$ 200,000.00

**Location Description:**  
 Single family (1-4 units) vacant houses in targeted areas.

**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.



**Grantee Activity Number: 5-1**  
**Activity Title: Acquisition-Rehab-Resale Loans: Foreclosed Houses**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP 5

**Projected Start Date:**

03/23/2009

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms to Purchase/Redevelop Foreclosed

**Projected End Date:**

07/31/2013

**Total Budget:**

\$ 3,048,978.59

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 3,048,978.59

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	23		3	13.04
# of Households	23		3	13.04

**Proposed Accomplishments**

	Total
# of Singlefamily Units	23
# of Housing Units	23
#Units $\geq$ other green	23
# of Properties	23

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cuyahoga County Department of Development

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

Responsible Organization	Organization Type	Proposed
Cuyahoga County Department of Development	Unknown	\$ 2,451,241.76

**Location Description:**

Targeted communities within the Cuyahoga Urban County.

**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.



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## Action Plan Comments:

- Reviewer - Additional addresses were added under the corresponding activity. Budgets, obligations and draws have been adjusted accordingly. The Action Plan is found to be acceptable. - BLG 3/31/10  
OK to approve. TB 3/31/10
- Reviewer - Overall Action Plan is found to be acceptable, including the updates. Grantee has one error. Given time constraints, I recommend approval, with grantee to make small correction following submission of the QPR. Will follow-up with grantee to ensure correction is made. - BLG 7/2/10  
Concurrence with Reviewer's recommendation RTH 7/2/10
- Reviewer - One correction needs to be made, but overall Action Plan is acceptable. I recommend approval, with grantee to make small correction following submission the QPR. - BLG 7/26/10  
Concurrence RTH 7/26/10
- Reviewer - grantee performed minor updates to activities in preparation for QPR submission. -KD 10.27.10
- Reviewer - grantee separated LH25 project into separate activities based on locations. Made several budget adjustments to reflect actual costs and obligations. Adjusted demolition and landbanking activities to mirror agreements. Changes found to be acceptable. - KJD 1.31.11
- Reviewer - Concurrence with Reviewer's comments and we recommend approval. RTH 1/31/11
- Reviewer - Grantee updated action plan to reflect program progress. Changes found to be acceptable. -KD 8.1.11
- Reviewer - Grantee revised budgets for admin and acq/rehab activities. Changes found to be acceptable. -KD 10.24.11
- Reviewer - Concurrence with Reviewer's comments and approval: RTH 10/25/11
- Reviewer - Grantee consolidated the LH25 rental activity in Maple Heights, as all tenants are under 50%. Separated Municipal Grants into three activities 2-1, 2-2, 2-3 to show the food pantry and vacant lot redevelopment separately from acquisition-renovation-rehab. Further guidance will be provided regarding food pantry activity. Changes acceptable. - KD 4.30.12
- Reviewer - Recommend Approval. RTH 4/30/12
- Reviewer - Grantee adjusted budgets for activities 3-1 and 6-1 to accurately reflect the allocation of costs based on their agreement with the CCLRC. Changes acceptable. -KD 6.18.12
- Reviewer - Recommend Approval. RTH 6/18/12
- Reviewer - Grantee updated the Program Income estimate to match actual receipts, and adjusted activity budgets within projects to match eligible uses. Changes acceptable. -KD 4.30.13

Reviewer - Recommend Approval: RTH 4/30/13

## Action Plan History

Version	Date
B-08-UN-39-0002 AP#1	10/25/2011
B-08-UN-39-0002 AP#2	04/30/2013
B-08-UN-39-0002 AP#3	04/30/2012
B-08-UN-39-0002 AP#4	10/27/2010
B-08-UN-39-0002 AP#5	06/18/2012

