## **Action Plan**

**Grantee: Cuyahoga County Land Reutilization Corporation** 

**Grant:** B-09-CN-OH-0032

**LOCCS Authorized Amount:** \$ 40,841,390.00 **Grant Award Amount:** \$ 40,841,390.00

Status: Reviewed and Approved

**Estimated PI/RL Funds:** \$ 3,000,000.00

**Total Budget:** \$43,841,390.00

## **Funding Sources**

## **No Funding Sources Found**

### **Narratives**

#### **Executive Summary:**

The Cuyahoga County Land Reutilization Corporation (CCLRC), Cuyahoga County, the City of Cleveland and the Cuyahoga Metropolitan Housing Authority (CMHA) have combined forces to present a comprehensive plan for market recovery in Cuyahoga County and the City of Cleveland. The resulting Cuyahoga-Cleveland Consortium for NSP 2 funds implements a comprehensive revitalization program designed for market recovery in 20 target areas hard hit by the foreclosure crisis.

#### **Target Geography:**

The target areas include portions of the Cleveland neighborhoods of Ansel/Newton, Buckeye/Larchmere, Colfax/Garden Valley, Collinwood, Corlett, Detroit-Shoreway/West Tech, Fairfax, Glenville, Lee-Miles, Mt. Pleasant, Slavic Village, Old Brooklyn, St. Clair-Superior, Tremont/Clark Westown

The target areas also include portions of the suburbs of East Cleveland, Garfield Heights, Lakewood, Shaker Heights and South Euclid.

#### **Program Approach:**

The proposed use of funds will create the following targeted and coordinated programs

- Acquistion/Rehabilitation/Reconstruction
- Demolition
- Land Bank
- · Homebuyer Assistance
- Rental Project Development Assistance



### **Consortium Members:**

The Cuyahoga Cleveland Consortium consists of the following entities:
The Cuyahoga County Land Reutilization Corporation, which acts as the Lead Entity for the Consortium.
The Cuyahoga County Department of Development

The City of Cleveland

The Cuyahoga Metropolitan Housing Authority

## **How to Get Additional Information:**

Additional information on the NSP 2 Program can be found on the CCLRC's website: www.cuyahogalandbank.org

# **Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
1	Redevelopment of Vacant or	1a	Investor Loans for Housing Rehab/Reconstruction
		1b	Renab/Reconstruction
		1c	City Reimagining
		1e	CHN Scattered Site Lease Purchase
		1f	St. Lukes Project
		1h	Circle East Townhomes
2	Demolition	2a	City Demolition
		2b	CCLRC Demolition-County
		2c	CCLRC Demolition- City
3	Land Bank	3a	CCLRC Acquisition/Mothballing
		3b	Land Banking - Disposition
4	Homebuyer Assistance	No activities in t	his project
5	Rental Housing Development	5a	CMHA Belmore- Euclid Project
		5b	CMHA Lee Road Project
		5c	Sylvia Project
		5d	CHN Lease Purchase
		5e	Fairfax Intergenerational Project
6	Administration	6a	City Administration
		6b	County Administration
		6c	CCLRC Administration
		6d	CMHA Administration
9999	Restricted Balance	No activities in t	his project
NSP2 PI Waiver	NSP2 Program Income	NSP2 PI Waiver	NSP2 Program Income Waiver



## **Activities**

Not Blocked

## **Project #/** 1 / Redevelopment of Vacant or Demolished Properties

**Grantee Activity Number:** 1a

Activity Title: Investor Loans for Housing Rehab/Reconstruction

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

Redevelopment of Vacant or Demolished

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Block Drawdown By Grantee: Total Budget: \$8,299,017.22

Not Blocked Most Impacted and

National Objective:Distressed Budget:\$ 0.00LMMI: Low, Moderate and Middle Income National Objective forOther Funds:\$ 0.00

NSP Only **Total Funds:** \$8,299,017.22

Benefit Report Type: Program Income Account:

Direct (Households) City of Cleveland

Proposed BeneficiariesTotalLowModLow/Mod%# Owner Households770.00

# of Households 77 0.00

Proposed Accomplishments Total

# of Singlefamily Units 77

# of Housing Units 77

# of Properties 77



### Activity is being carried out by

### Activity is being carried out through:

No

## **Organization carrying out Activity:**

City of Cleveland1

### Proposed budgets for organizations carrying out Activity:

**Responsible Organization** 

**Organization Type** 

**Proposed Budget** 

City of Cleveland1

Local Government

\$ 8,299,017.22

### **Location Description:**

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

### **Activity Description:**

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

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 1b

Activity Title: Investor Loans for Housing Rehab/Reconstruction

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Completed

Project Number: Project Title:

1 Redevelopment of Vacant or Demolished

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$3,112,515.43

Not Blocked Most Impacted and

National Objective:Distressed Budget:\$ 0.00LMMI: Low, Moderate and Middle Income National Objective forOther Funds:\$ 0.00

NSP Only **Total Funds:** \$ 3,112,515.43

Benefit Report Type: Program Income Account:

Direct (Households)

Cuyahoga County Department of Development

Proposed BeneficiariesTotalLowModLow/Mod%# Owner Households200.00# of Households200.00

Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

20

# of Properties

20

Activity is being carried out by

Activity is being carried out through:

No

**Organization carrying out Activity:** 

Cuyahoga County Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Cuyahoga County Department of Development Local Government \$ 3,112,515.43



#### **Location Description:**

Properties will be acquired and renovated or reconstructed in neighborhoods targeted by the cities of East Cleveland, Garfield Heights, Lakewood, South Euclid, and Shaker Heights.

## **Activity Description:**

The County Department of Development will provide construction financing or gap subsidy to qualified developers who will restore a home to the required physical standards or new construction. The property will be available for occupancy by a NSP qualified family. Upon sale or lease and submission of final project cost information, the County will forgive a portion of the loan that is equal to the difference between the cost of the project and the appraised value of the property. The County will also provide homebuyer assistance in the form of a forgiveable second mortgage.

Environmen	tal /	Assessment	:: (	COMPLETED



**Grantee Activity Number:** 1c

Activity Title: City Reimagining

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Completed

Project Number: Project Title:

1 Redevelopment of Vacant or Demolished

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$1,083,628.72

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for **Other Funds:** \$ 0.00

NSP Only **Total Funds:** \$ 1,083,628.72

Benefit Report Type: Program Income Account:

Direct (Households) City of Cleveland

Proposed Beneficiaries Total Low Mod Low/Mod%

# of Households 0.0

Proposed Accomplishments Total

# of Singlefamily Units

# of Housing Units

# of Properties 53

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Cleveland1 Local Government \$1,083,628.72

**Location Description:** 



Selected properties within the 15 target neighborhoods in the City of Cleveland.

## **Activity Description:**

Properties in the target areas will be considered for reutilization strategies that involve vacant land bank lot maintenance and disposition to income eligible residents or non-profit groups.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 1e

Activity Title: CHN Scattered Site Lease Purchase

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Completed

Project Number: Project Title:

1 Redevelopment of Vacant or Demolished

Projected Start Date: Projected End Date:

08/01/2011 02/11/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$3,250,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$0.00

NSP Only **Total Funds:** \$ 3,250,000.00

Benefit Report Type: Program Income Account:

Direct (Households) City of Cleveland

Proposed Beneficiaries Total Low Mod Low/Mod%

# Renter Households 18 0.00 # of Households 18 0.00

Proposed Accomplishments Total

# of Singlefamily Units 18
# of Housing Units 18

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Cleveland1 Local Government \$ 3,250,000.00

**Location Description:** 



Scattered sites in the 15 NSP 2 target areas in the City of Cleveland.

## **Activity Description:**

Scattered site rehabiliation and reconstruction of single-family homes for a Lease Purchase Program.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 1f

St. Lukes Project **Activity Title:** 

**Activity Type: Activity Status:** 

Completed Rehabilitation/reconstruction of residential structures

**Project Number: Project Title:** 

Redevelopment of Vacant or Demolished

**Projected Start Date: Projected End Date:** 

08/01/2011 02/11/2013

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

Blocked by HQ ADMINISTRATOR

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$ 2,000,000.00

Not Blocked Most Impacted and

**Distressed Budget:** \$ 0.00 **National Objective:** 

Other Funds: \$ 0.00 LMMI: Low, Moderate and Middle Income National Objective for **Total Funds:** 

**NSP Only** 

**Benefit Report Type: Program Income Account:** 

Direct (Households) City of Cleveland

**Proposed Beneficiaries Total** Mod Low/Mod% Low

# Renter Households 65 0.00 # of Households 65 0.00

**Proposed Accomplishments Total** 

# of Multifamily Units 65 # of Housing Units 65

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

**Responsible Organization Organization Type Proposed Budget** 

City of Cleveland1 Local Government \$ 2,000,000.00

**Location Description:** 

\$ 2,000,000.00

This project will be located in the Buckeye-Larchmere neighborhood in Cleveland, OH.

## **Activity Description:**

This is the second phase of the St. Lukes Hospital project. This is the conversion the hospital into an additional 65 units of multi-family housing.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 1h

Activity Title: Circle East Townhomes

Activity Type: Activity Status:

Construction of new housing Completed

Project Number: Project Title:

1 Redevelopment of Vacant or Demolished

Projected Start Date: Projected End Date:

10/01/2011 02/11/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$2,900,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$0.00

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$ 0.00

NSP Only **Total Funds:** \$ 2,900,000.00

Benefit Report Type: Program Income Account:

Direct (Households)

Cuyahoga County Land Reutilization Corporation

Proposed Beneficiaries Total Low Mod Low/Mod%

# Renter Households 20 0.00 # of Households 20 0.00

Proposed Accomplishments

# of Multifamily Units

20

# of Housing Units 20

Activity is being carried out by Activity is being carried out through:

No

Organization carrying out Activity:

Cuyahoga County Land Reutilization Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Cuyahoga County Department of DevelopmentLocal Government\$ 1,900,000.00Cuyahoga County Land Reutilization CorporationLocal Government\$ 1,000,000.00



### **Location Description:**

This is a new construction project which will be located in East Cleveland, OH on Euclid Ave. .

### **Activity Description:**

This Circle East Townhomes project will consist of 20 newly constructed townhomes built to meet Enterprise Green Effeciency Standards.

**Environmental Assessment: COMPLETED** 

**Environmental** None

#### 2 / Demolition Project #/

**Grantee Activity Number:** 2a

**Activity Title: City Demolition** 

**Activity Status: Activity Type:** 

Clearance and Demolition Completed

**Project Number: Project Title:** 

Demolition

**Projected Start Date: Projected End Date:** 

04/01/2010 04/01/2013

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

Blocked by HQ ADMINISTRATOR

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$4,343,301.61

Not Blocked Most Impacted and

**Distressed Budget:** \$ 0.00 **National Objective:** \$ 0.00 Other Funds:

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

**Total Funds:** \$4,343,301.61

**Benefit Report Type: Program Income Account:** 

Area Benefit (Census) City of Cleveland

**Proposed Beneficiaries Total** Mod Low Low/Mod%

# of Persons 0.0



Proposed Accomplishments

# of Singlefamily Units

# of Multifamily Units

\*\*Total\*\*
388

# of Housing Units 388 # of Properties 388

LMI%:

Activity is being carried out by

Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

City of Cleveland1 Local Government \$4,343,301.61

**Location Description:** 

Properties will be demolished within the 15 target neighborhoods in the City of Cleveland.

**Activity Description:** 

Demolitions will be conducted when there is a imminent danger to the public health and safety.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number: 2b** 

Activity Title: CCLRC Demolition-County

Activity Type: Activity Status:

Clearance and Demolition Completed

Project Number: Project Title:

2 Demolition

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$2,237,812.50

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$ 0.00

NSP Only **Total Funds:** \$ 2,237,812.50

Benefit Report Type: Program Income Account:

Area Benefit (Census)

Cuyahoga County Department of Development

Proposed Beneficiaries Total Low Mod Low/Mod%

# of Persons 0.0

Proposed Accomplishments
# of Singlefamily Units

Total

# of Multifamily Units

# of Housing Units 151
# of Properties 151

LMI%:

Activity is being carried out by Activity is being carried out through:

NO

Organization carrying out Activity:

Cuyahoga County Land Reutilization Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Cuyahoga County Land Reutilization Corporation Local Government \$ 2,237,812.50



		4.
Location	LIDECTI	ntian:
Location	Descii	puon.

Properties will be demolished within the target neighborhoods as defined by the cities of East Cleveland, Garfield Heights, Lakewood, Shaker Heights and South Euclid.

## **Activity Description:**

Demolitions will be conducted when there is a imminent danger to the public health and safety.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number: 2c** 

Activity Title: CCLRC Demolition- City

Activity Type: Activity Status:

Clearance and Demolition Completed

Project Number: Project Title:

2 Demolition

Projected Start Date: Projected End Date:

01/01/2011 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$763,875.98

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LMMI: Low, Moderate and Middle Income National Objective for Other Funds: \$ 0.00

NSP Only Total Funds: \$763,875.98

Benefit Report Type: Program Income Account:

Area Benefit (Census)

Cuyahoga County Department of Development

Proposed Beneficiaries Total Low Mod Low/Mod%

# of Persons 0.0

Proposed Accomplishments

# of Singlefamily Units

Total

# of Multifamily Units

# of Housing Units 66 # of Properties 66

LMI%:

Activity is being carried out by Activity is being carried out through:

INO

Organization carrying out Activity:

Cuyahoga County Land Reutilization Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Cuyahoga County Land Reutilization Corporation Local Government \$763,875.98



**Location Description:** 

NSP 2 target areas within the City of Cleveland, OH.

**Activity Description:** 

Demolition of blighted structures which are a danger to public health and safety.

**Environmental Assessment: COMPLETED** 

**Environmental** None

Project #/ 3 / Land Bank

**Grantee Activity Number:** 3a

**CCLRC Acquisition/Mothballing Activity Title:** 

**Activity Type: Activity Status:** 

Land Banking - Acquisition (NSP Only) Completed

**Project Number: Project Title:** 

Land Bank

**Projected Start Date: Projected End Date:** 

04/01/2010 04/01/2013

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

Blocked by HQ ADMINISTRATOR

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$418,362.19

Not Blocked Most Impacted and

**Distressed Budget:** \$ 0.00 **National Objective:** Other Funds: \$ 0.00

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

\$ 418,362.19

**Benefit Report Type: Program Income Account:** 

Area Benefit (Census) Cuyahoga County Land Reutilization Corporation

**Proposed Beneficiaries Total** Mod Low Low/Mod%

# of Persons 0.0



Proposed AccomplishmentsTotal# of Singlefamily Units57# of Multifamily Units57# of Housing Units57# of Properties57

LMI%:

## Activity is being carried out by

## Activity is being carried out through:

No

## **Organization carrying out Activity:**

Cuyahoga County Land Reutilization Corporation

## Proposed budgets for organizations carrying out Activity:

Cuyahoga County Land Reutilization Corporation Local Government \$418,362.19

### **Location Description:**

Acquisition and maintenance of properties within the 20 target neighborhoods in the NSP II Consortium.

## **Activity Description:**

Acquisition of vacant and foreclosed properties. Properties will be secured and maintained while being held in the land bank for future redevelopment.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number: 3b** 

Activity Title: Land Banking - Disposition

Activity Type: Activity Status:

Land Banking - Disposition (NSP Only)

Completed

Project Number: Project Title:

3 Land Bank

Projected Start Date: Projected End Date:

02/11/2010 02/11/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$0.00

LMMI: Low, Moderate and Middle Income National Objective for NSP Only Other Funds: \$ 0.00 Total Funds: \$ 0.00

Benefit Report Type: Program Income Account:

Area Benefit (Census)

Cuyahoga County Land Reutilization Corporation

Proposed Beneficiaries Total Low Mod Low/Mod%

# of Persons 0.0

Proposed Accomplishments
# of Singlefamily Units

57

# of Multifamily Units

# of Housing Units 57
# of Properties 57

LMI%:

Activity is being carried out by Activity is being carried out through:

Organization carrying out Activity:
Cuyahoga County Land Reutilization Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Cuyahoga County Land Reutilization Corporation Local Government \$ 0.00



#### **Location Description:**

Disposition of Land Bank properties located at various addresses will occur throughout the 20 target areas within Cuyahoga County.

## **Activity Description:**

Acquired properties will be maintained, rehabilitated and sold to an income qualifying individual or other National Objective.

**Environmental Assessment:** COMPLETED

**Environmental** None

## Project # / 5 / Rental Housing Development

**Grantee Activity Number:** 5a

Activity Title: CMHA Belmore- Euclid Project

Activity Type: Activity Status:

Construction of new housing Completed

Project Number: Project Title:

5 Rental Housing Development

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$2,550,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LH25: Funds targeted for housing for households whose incomes

Other Funds: \$ 0.00

are at or under 50% Area Median Income. **Total Funds:** \$2,550,000.00

Benefit Report Type: Program Income Account:

Direct (Households)

Cuyahoga Metropolitan Housing Authority

Proposed Beneficiaries Total Low Mod Low/Mod%



#Renter Households 39 39 100.00 # of Households 39 39 100.00

Proposed AccomplishmentsTotal# of Multifamily Units39# of Housing Units39

# ELI Households (0-30% AMI)

Activity is being carried out by

Activity is being carried out through:

No

## **Organization carrying out Activity:**

Cuyahoga Metropolitan Housing Authority1

## Proposed budgets for organizations carrying out Activity:

Responsible OrganizationOrganization TypeProposed BudgetCuyahoga County Land Reutilization CorporationLocal Government\$ 22,000.00Cuyahoga Metropolitan Housing Authority1Non-Profit\$ 2,528,000.00

#### **Location Description:**

Belmore-Euclid - senior housing development on Belmore Road in East Cleveland

### **Activity Description:**

- 3-floor apartment building of approximately 52,000 sq. ft. with 39 units (32-1BR & 7-2BR)
- Design includes entrance lobby with reception, community room with kitchen, conservatory with courtyard, management office, 2nd and 3rd floor sitting rooms, and laundry rooms
  - 6 units will meet Uniform Federal Accessibility Standards (UFAS)

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 5b

Activity Title: CMHA Lee Road Project

Activity Type: Activity Status:

Construction of new housing Completed

Project Number: Project Title:

5 Rental Housing Development

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$3,810,348.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 3,810,348.00

**Benefit Report Type:** 

Direct (Households)

 Proposed Beneficiaries
 Total
 Low
 Mod
 Low/Mod%

 # Renter Households
 40
 40
 100.00

 # of Households
 40
 40
 100.00

40

Activity is being carried out through:

Proposed Accomplishments
# of Multifamily Units

Total

# ELI Households (0-30% AMI)

# of Housing Units

No

Activity is being carried out by

Organization carrying out Activity: Cuyahoga Metropolitan Housing Authority2

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Cleveland2 Local Government \$ 0.00

Cuyahoga Metropolitan Housing Authority2 Unknown \$ 3,810,348.00



### **Location Description:**

Lee Road – senior housing development on Lee Rd. near Miles Ave. in Cleveland

## **Activity Description:**

New construction project in the City of Cleveland:

- 3-floor apartment building of approximately 45,000 sq. ft. with 40 units (30-1BR & 10-2BR)
  Design includes entrance lobby with reception, community room with kitchen, management office, community garden area, and laundry rooms
  - 12 units will meet Uniform Federal Accessibility Standards (UFAS)

**Environmental Assessment: COMPLETED** 



**Grantee Activity Number:** 5c

Activity Title: Sylvia Project

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Completed

Project Number: Project Title:

Rental Housing Development

Projected Start Date: Projected End Date:

08/01/2011 02/11/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$2,350,000.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

LH25: Funds targeted for households whose incomes Other Funds: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 2,350,000.00

Benefit Report Type: Program Income Account:

Direct (Households)

City of Cleveland

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

" Of Households	10	100.00
Proposed Accomplishments	Total	
# of Multifamily Units	15	
# of Housing Units	15	
# ELI Households (0-30% AMI)		
#Units with bus/rail access	15	
#Low flow showerheads	15	
#Low flow toilets	15	
#Dishwashers replaced	15	
#Efficient AC added/replaced	15	



#### Activity is being carried out by

Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

City of Cleveland1 Local Government \$ 2,350,000.00

#### **Location Description:**

The Sylvia is located at 6010 Franklin Blvd in the Detroit Shoreway Neighborhood in the City of Cleveland.

### **Activity Description:**

The Sylvia Project is the rehabilitation a historic brick multifamily building. The building will be converted from 22 units to 18 units of mixed income housing. Partial funding by NSP2 supports renovation of 15 units that are dedicated to residents with income level of less than 50% AMI.

Renovations will include:

- -Consolidation of 6 effeciencies with 6 one-bedroom units to create 6 two-bedroom units
- -Eliminate the current boiler system
- -Install new roof and rear wooden stairwells
- -Address parking needs
- -Minor exterior masonry repairs

Individual units:

- -Convert units to individual furnance and air conditioning systems
- -Upgrade plumbing and electrical systems
- -Install new windows, kitchens and baths

The renovations are in compliance with Enterprise Green Communities Standards.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 5d

**CHN Lease Purchase Activity Title:** 

**Activity Type: Activity Status:** 

Completed Rehabilitation/reconstruction of residential structures

**Project Number: Project Title:** 

Rental Housing Development

**Projected Start Date: Projected End Date:** 

08/01/2011 02/11/2013

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

Blocked by HQ ADMINISTRATOR

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$1,500,000.00

Not Blocked Most Impacted and

**Distressed Budget:** \$ 0.00 **National Objective:** 

Other Funds: \$ 0.00 LH25: Funds targeted for housing for households whose incomes **Total Funds:** \$1,500,000.00

are at or under 50% Area Median Income.

**Benefit Report Type: Program Income Account:** 

Direct (Households) City of Cleveland

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

**Proposed Accomplishments Total** # of Singlefamily Units 12 # of Housing Units 12

# ELI Households (0-30% AMI)

# of Properties 12

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

**Responsible Organization Organization Type Proposed Budget** 

City of Cleveland1 Local Government \$ 1.500.000.00



## **Location Description:**

Scattered sites within the 15 NSP 2 eligible target areas in the City of Cleveland.

## **Activity Description:**

Scattered site Lease Purchase program will be combined with 4% tax credit bond financing to rehabilitate 12 single-family houses in the NSP 2 target areas in the City of Cleveland.

**Environmental Assessment:** COMPLETED



**Grantee Activity Number:** 5e

**Fairfax Intergenerational Project Activity Title:** 

**Activity Type: Activity Status:** 

Completed Construction of new housing

**Project Number: Project Title:** 

Rental Housing Development

**Projected Start Date: Projected End Date:** 

08/01/2011 02/11/2013

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

Blocked by HQ ADMINISTRATOR

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

Not Blocked

**Block Drawdown By Grantee: Total Budget:** \$ 998,000.00

Not Blocked Most Impacted and

**Distressed Budget:** \$ 0.00 **National Objective:** 

Other Funds: \$ 0.00 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income. **Total Funds:** 

**Benefit Report Type: Program Income Account:** 

Direct (Households) City of Cleveland

**Proposed Beneficiaries Total** Mod Low/Mod% Low # Renter Households 15 15 100.00

# of Households 100.00 15 15

**Proposed Accomplishments Total** # of Multifamily Units 15

# of Housing Units 15

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

**Responsible Organization Organization Type Proposed Budget** 

City of Cleveland1 Local Government \$ 998,000.00

**Location Description:** 



\$ 998,000.00

The project will be located in the Fairfax Neighborhood in Cleveland, OH.

### **Activity Description:**

This is a 40 unit new construction of a intergeneration housing for grandparents and grandchildren. Partial funding by the NSP 2 program will support 15 units to be dedicated to residents with income levels 50% or less of area median income. The reaining units also support low income housing through various funding sources.

**Environmental Assessment:** COMPLETED

**Environmental** None

## **Project #/** 6 / Administration

**Grantee Activity Number:** 6a

Activity Title: City Administration

Activity Type: Activity Status:

Administration Completed

Project Number: Project Title:

Administration Administration

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$1,665,809.67

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$0.00

Funds only) **Total Funds:** \$ 1,665,809.67

Benefit Report Type: Program Income Account:

NA City of Cleveland



Activity is being carried out by

Activity is being carried out through:

No

**Organization carrying out Activity:** 

City of Cleveland1

Proposed budgets for organizations carrying out Activity:

City of Cleveland1 Local Government \$1,665,809.67

**Location Description:** 

City of Cleveland, Department of Community Development 601 Lakeside Ave, Cleveland, OH

**Activity Description:** 

Admnistration of NSP II Program.

**Environmental Assessment:** EXEMPT



**Grantee Activity Number:** 6b

Activity Title: County Administration

Activity Type: Activity Status:

Administration Completed

Project Number: Project Title:

Administration

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 372,261.77

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$ 0.00

Funds only) Total Funds: \$372,261.77

Benefit Report Type: Program Income Account:

NA Cuyahoga County Department of Development

Activity is being carried out by Activity is being carried out through:

No

Organization carrying out Activity:

Cuyahoga County Department of Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Cuyahoga County Department of Development Local Government \$ 372,261.77

**Location Description:** 

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

**Activity Description:** 

Administration of NSP 2 Program.



<b>Environmental Assessment:</b>	EXEMPT	



**Grantee Activity Number:** 6c

Activity Title: CCLRC Administration

Activity Type: Activity Status:

Administration Completed

Project Number: Project Title:

Administration

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$895,939.77

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$ 0.00

Funds only) Total Funds: \$895,939.77

Benefit Report Type: Program Income Account:

NA Cuyahoga County Land Reutilization Corporation

Activity is being carried out by Activity is being carried out through:

No

**Organization carrying out Activity:** 

Cuyahoga County Land Reutilization Corporation

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

Responsible Organization Organization Proposed Budget

Cuyahoga County Land Reutilization Corporation Local Government \$895,939.77

**Location Description:** 

Cuyahoga County Land Reutilization Corporation, 323 Lakeside Ave., W., Cleveland, OH 44113

**Activity Description:** 

Administration of NSP 2 Program.



Environmental Assessmen	nt:	EXEMPT
Environmental	None	



**Grantee Activity Number:** 6d

Activity Title: CMHA Administration

Activity Type: Activity Status:

Administration Completed

Project Number: Project Title:

Administration

Projected Start Date: Projected End Date:

04/01/2010 04/01/2013

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$449,999.00

Not Blocked Most Impacted and

National Objective: Distressed Budget: \$ 0.00

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$0.00

Funds only) Total Funds: \$449,999.00

Benefit Report Type: Program Income Account:

NA Cuyahoga Metropolitan Housing Authority

Activity is being carried out by Activity is being carried out through:

Nο

**Organization carrying out Activity:** 

Cuyahoga Metropolitan Housing Authority1

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget

Cuyahoga Metropolitan Housing Authority1 Non-Profit \$449,999.00

**Location Description:** 

Cuyahoga Metropolitan Housing Authority 1441 W. 25th St., Cleveland, OH

**Activity Description:** 

Administration of NSP 2 Program



**Environmental Assessment:** EXEMPT

Environmental None

Project # / NSP2 PI Waiver / NSP2 Program Income

Grantee Activity Number: NSP2 PI Waiver

Activity Title: NSP2 Program Income Waiver

Activity Type: Activity Status:

Administration Completed

Project Number: Project Title:

NSP2 PI Waiver NSP2 Program

NSP2 PI Waiver

Projected Start Date:

NSP2 Program Income

Projected End Date:

02/01/2015 09/30/2015

Project Draw Block by HUD: Project Draw Block Date by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 0.00

Not Blocked Most Impacted and

National Objective: Distressed Budget:

Not Applicable - (for Planning/Administration or Unprogrammed Other Funds: \$ 0.00

Funds only) Total Funds: \$ 0.00

Benefit Report Type: Program Income Account:

NA NSP2 PI Waiver Account



\$ 0.00

#### Activity is being carried out by

### Activity is being carried out through:

No

## **Organization carrying out Activity:**

Cuyahoga County Land Reutilization Corporation

## Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Cuyahoga County Land Reutilization Corporation Local Government \$ 0.00

**Location Description:** 

**Activity Description:** 

**Environmental Assessment:** EXEMPT

**Environmental** None

## **Action Plan Comments:**

Reviewer - The Action Plan is rejected so that Grantee may make changes to Activity Type for Activities #1c and #1d and to the Activity Description for Activities #2a and #2b. - BLG 4/27/10

Reviewer - Changes acknowledged but will be reviewed again after the submission of the Quarterly Progress Report.

Richard Hendershot 4/30/10

Reviewer - Action Plan is found to be acceptable. - BLG 5/28/10

Concurrence with Reviewer's comments: RTH 6/3/10

Reviewer - The grantee added 2c as an activity in DRGR. The Land Bank is doing demo within the City of Cleveland using

\$250,000 in funds. The overall unit goal did not change and the action plan remains consistent with their NSP2

agreement. -KJD 1.03.11

Reviewer - Concurrence with Reviewer's Comments and Recommend Plan Approval; RTH 1/7/11

Reviewer - grantee updated action plan to include 'action item' information as requested. - KD 2.3.11

Reviewer - Concurrence and approval of the updated Action Plan. RTH 2/3/11

Reviewer - Grantee has updated activities to reflect progress and broke out the multifamily projects by activity. Changes

found to be acceptable. KD 8.15.11



Reviewer - Concurrence with Reviewer's Comments and approval of the updated Action Plan; RTH 8/22/11.

Reviewer - grantee several budget and activity adjustments that were found to be consistant with the NSP2 agreement. -KD

9.8.1

Reviewer - Concurrence with Reviewer's comments and approval of the adjustments to the Action Plan;

RTH 9/14/11

Reviewer - Grantee made minor changes to project descriptions 1g, 5a and 5b to provide more clarity. Adjusted demolition

budget and unit counts to reflect agreements. Changes found to be consistant with NSP2 amendment and

acceptable. -KD 10.27.11

Reviewer - Concurrence with Reviewer's comments and recommendation for approval of the plan. RTH 10/28/11

Reviewer - accidental submission. approved for grantee to make additional adjustments. KD 12.08.11

Reviewer - grantee updated program income projections. No changes to actual action plan. KD 12.9.11

Reviewer - grantee updated program income projections. No changes to action plan. KD 12.19.11

Reviewer - Grantee revised budgets for activities 1a and 1g. Revisions have stayed within constraints of NSP2 grant

agreement and substantial amendment. Changes acceptable. - KD 3.8.12

Reviewer - Recommend approval. RTH 3/9/12

Reviewer - accidental modification. no changes made. -KD 4.30.12

Reviewer - Grantee amended the Action Plan budget by decreasing CCLRC admin (6c) by \$40,000 and increasing CCLRC

demolition in suburbs (2b) by \$40,000. Grantee remains under waiver cap for demolition activities. Changes

acceptable. - KD 5.25.12

Reviewer - Recommend Approval. RTH 5/25/12

Reviewer - Grantee reduced admin \$11,000 and reduced land banking \$40,000 and increased demolition in the suburbs

(2b) by the total of \$50,000. Additional \$50,000 still leaves grant \$50,000 below demo cap. Changes acceptable.

-KD 6.6.12

Reviewer - Recommend Approval. RTH 6/6/12

Reviewer - Grantee adjusted admin budget and added funds to 2b, CCLRC suburban demos. This added \$30,000 more to

the suburban demos budget, and still leaves the grant \$20,000 under their demo waiver limit. Changes

acceptable. - KD 6.20.12

Reviewer - Recommend Approval. RTH 6/20/12

Reviewer - Grantee revised Fairfax and Investor Loan budgets and edited the descriptions for activities 1c,5a and 5b. Land

Banking disposition activity added. Changes consistent with NSP2 amendment. - KD 9.25.12

Reviewer - Recommend Approval: rth 9/28/12

Reviewer - Given the approval of the Demo Waiver increase, grantee has moved \$225,000 from CCLRC Admin (6c) to 2a

CCLRC City Demolition. Change acceptable. -KD 10.15.12

Reviewer - Recommend Approval: RTH 10/16/12

Reviewer - City transferred \$15,000 from admin 6a to CCLRC admin 6c. County transferred \$150,000 from their admin 6b

to their Investor Loan 1b. Performance measurements in 1b, 3a, & 3b revised.



Changes consistent with NSP2 amendment. KD 11.8.12

Reviewer - Recommend Approval: RTH 11/9/12

Reviewer - grantee updated budgets in preparation for expenditure deadline. Acceptable. -KD 1.25.13

Reviewer - Recommend Approval: RTH 1/25/13

Reviewer - Grantee increased the Admnistration project budget in order to make a draw using recently received PI income for CCLRC eligible admin expenses. Admin remains below 10 percent cap. Changes acceptable. -KD 4.26.13

Reviewer - Recommend Approval: RTH 4/30/13

Reviewer - Revisions are acceptable/Plan Approval: RTH 11/27/13

Reviewer - Recommend Approval: RTH 1/27/14

Reviewer - Approving the increase of \$19,290.20 in the 6b project (Cuyahoga County Administration) budget.

RTH

Reviewer - All caps are within their approved amounts. No issues found. Recommend approval. BW 12/22/14

Reviewer - Grantee simply created NSP PI Waiver to take advantage of the PI waiver for NSP 2. Recommend Approval.

BW 4/21/15

Reviewer - Grantee has increased budgets in three activities. Admin and demo are within allotted caps. Recommend

Approval. BW 6/12/15

Reviewer - CCLRC sent an e-mail on 8/26 addressing the changes in budgets to the action plan. Money was moved from

admin and redevelopment into demolition. No issues found. Recommend Approval. BW 8/26/15

Reviewer - CCLRC added money to the demolition budget. Money still under the approved demo waiver from 2014.

Administration was also under the 10% cap. No issues found. Recommend Approval. BW 9/17/15

Reviewer - CCLRC added money to their administration budgets. This still puts them under the 10% cap. All other caps

were being met. No issues found. Recommend Approval. BW 9/21/15  $\,$ 

Reviewer - No issues found with changes made in action plan. Grantee is working towards closeout with the consortium

partners and the Columbus Field Office. Recommend Approval. BW 6/17/19

Reviewer - CCLRC continues to clean up DRGR and make changes necessary to close grant out. Changes today were to

activity status and proposed budgets. Recommend Approval. BW 6/18/19

Reviewer - CCLRC revised budgets to continue their push to closeout the grant. No issues were discovered. Recommend

Approval. BW 6/20/19

Reviewer - Made beneficiary changes to the action plan. No issues found. Recommend Approval. BW 7/1/19

Reviewer - Added beneficiary data to activity 1a. No issues found. Recommend Approval. BW 7/1/19

Reviewer - CCLRC changed status of activities from underway to complete. Some beneficiary info was changed as well.

Recommend Approval. BW 8/29/19

# **Action Plan History**

Version Date



B-09-CN-OH-0032 AP#1	06/03/2010
B-09-CN-OH-0032 AP#2	10/28/2011
B-09-CN-OH-0032 AP#3	12/08/2011
B-09-CN-OH-0032 AP#4	12/09/2011
B-09-CN-OH-0032 AP#5	12/19/2011
B-09-CN-OH-0032 AP#6	03/09/2012
B-09-CN-OH-0032 AP#7	04/30/2012
B-09-CN-OH-0032 AP#8	05/25/2012
B-09-CN-OH-0032 AP#9	06/06/2012
B-09-CN-OH-0032 AP#10	06/20/2012
B-09-CN-OH-0032 AP#11	09/28/2012
B-09-CN-OH-0032 AP#12	10/16/2012
B-09-CN-OH-0032 AP#13	11/09/2012
B-09-CN-OH-0032 AP#14	01/25/2013
B-09-CN-OH-0032 AP#15	04/30/2013
B-09-CN-OH-0032 AP#16	11/27/2013
B-09-CN-OH-0032 AP#17	01/27/2014
B-09-CN-OH-0032 AP#18	05/20/2014
B-09-CN-OH-0032 AP#19	12/22/2014
B-09-CN-OH-0032 AP#20	04/21/2015
B-09-CN-OH-0032 AP#21	06/12/2015
B-09-CN-OH-0032 AP#22	08/26/2015
B-09-CN-OH-0032 AP#23	09/17/2015
B-09-CN-OH-0032 AP#24	09/21/2015
B-09-CN-OH-0032 AP#25	06/17/2019
B-09-CN-OH-0032 AP#26	06/18/2019
B-09-CN-OH-0032 AP#27	06/20/2019
B-09-CN-OH-0032 AP#28	07/01/2019
B-09-CN-OH-0032 AP#29	07/01/2019
B-09-CN-OH-0032 AP#30	08/29/2019

