

Action Plan

Grantee: Akron, OH

Grant: B-11-MN-39-0001

LOCCS Authorized Amount:	\$ 2,674,298.00
Grant Award Amount:	\$ 2,674,298.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,022,308.69
Total Budget:	\$ 3,696,606.69

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

Current Budget: Includes Budget adjustments and Program Income Allocated to Projects

Project 1. Acquisition:	\$360,116.74
Project 2. New Construction:	\$470,000.00
Project 3. Demolition:	\$496,330.81 10% requirement - need waiver
Project 4. Rehabilitation:	\$522,500.00
Project 5. Housing For Low Income Households:	\$1,046,930.98
Project 6. Administration:	\$85,000.00

Original Budget

Project 1. Acquisition:	\$500,000.00
Project 2. New Construction:	\$400,000.00
Project 3. Demolition:	\$543,258.00 10% requirement - need waiver
Project 4. Rehabilitation:	\$400,000.00
Project 5. Housing For Low Income Households:	\$700,000.00
Project 6. Administration:	\$131,040.00

How Fund Use Addresses Market Conditions:

The primary data source for the determination of greatest need was the HUD Foreclosure Need website and the scores for foreclosure need contained at that site. Summit County foreclosure data was also used to map foreclosures. The City of Akron is using NSP3 funds to target areas of greatest need as determined by HUD guidelines and data obtained thru the HUD Foreclosure Need Website. The City also reviewed the number of foreclosed properties in 2008, 2009, and 2010 (thru July) based on Summit County, Ohio Clerk of Courts data. Section 2301(c)(2) of the HERA Act requires that funds be distributed to areas of greatest need. In the years 2008, 2009 and 2010, the City of Akron averaged approximately 2,000 foreclosures per year. These abandoned properties are spread throughout the City, with concentrated areas of foreclosures in the central portion of the City along most of the primary east west and north south corridors and adjacent neighborhoods (generally there are fewer abandoned properties approaching the periphery of the City, especially in the northwest quadrant). NSP1 data indicated that 61 census tracts in the City met the LMMI area designation and 53 of these census tracts had a Foreclosure Abandonment Risk score of 9 or 10. In selecting smaller areas, the City established four areas where there is an urgent need to address abandoned and foreclosed homes. The selection of these areas is supported by the HUD Foreclosure Needs Website but, more important, investment in these areas should have a visible impact. Three of these areas are "tipping point" neighborhoods where targeted investment should have an immediate impact (Kenmore, North Hill and Firestone Park). These neighborhoods are generally stable but are beginning to be impacted by foreclosures and abandoned homes whose appearance and proximity to one another are adversely impacting the neighborhoods as a



whole. Incomes, housing values and home-ownership rates approximate City averages in these neighborhoods, so affordable housing in these neighborhoods should attract buyers and maintain their value. Another factor in selecting these areas was their proximity to the Akron Public School's newly constructed Community Learning Centers (each of these neighborhoods has at least one new CLC or proposed CLC in its boundaries). It is anticipated that the new schools will create an incentive for reinvestment in these areas and the targeting of NSP3 funds will strengthen the neighborhoods thru homeownership opportunities. Currently, local non-profit organizations are working with the City of Akron in the development or rehabilitation of several rental housing projects throughout the City. Rental projects will be considered as they are submitted through the 25-50 RFP process. The fourth area, the Summit Lake area, is a neighborhood in distress, with a significant number of boarded up and abandoned homes. Blight removal and land banking will alleviate some of the extremely deteriorated conditions in the Summit Lake area in readiness for future development. Our Total NSP3 Need Score is 19.09. Project Summary for NSP3 Project Name Totalousing Units NSP3Need Score North Hill 2554 19.51 Summit Lake 1263 20 Kenmore 2574 19 Firestone Park 3355 18.49 Total Housing Units for All Shapes: 9746 Total NSP3 Need Score: 19.09 As consistent with the City of Akron Citizen Participation Plan, any substantial amendment to an Action Plan that is more than ten percent (10%) of the C

Ensuring Continued Affordability:

The City of Akron will ensure continued affordability by following the HOME program affordability requirements as defined in 24 CFR Part 92. The period of affordability on all purchases that will be assisted with NSP3 funding is secured by an affordability promissory note in the amount of funds used to subsidize each project completed by the entity under contract with the City. The term of affordability will vary depending on the amount of per unit subsidy provided (up to \$40,000), but is not expected to exceed ten years. HOME resale and recapture provisions will be adopted if the unit is sold during the affordability period. The City of Akron will use deed restrictions to impose resale and recapture requirements.

Definition of Blighted Structure:

The City of Akron will utilize the provisions of the Ohio Revised Code (ORC) and the Summit County Environmental Health Housing Code to determine if a property is blighted. The ORC Section 1.08 defines the characteristics that qualify a property as blighted. The Summit County Health Department administers the Housing Code through the identification of building and site violations and the enforcement of Orders to Comply. The final arbiter of enforcement action is the City's Housing Appeals Board. For the NSP3 Program, the City will consider as blighted any structure identified by the Housing Appeals Board for demolition. Either definition will be used to determine blight.

Definition of Affordable Rents:

For any NSP3 funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted income, less utility allowances as adopted by the Akron Metropolitan Housing Authority for the Section 8 Program, as appropriate. HUD's Fair Market Rent schedule for the Akron MSA will be used.

Housing Rehabilitation/New Construction Standards:

The City of Akron will use the NSP3 funds in conjunction with the housing rehabilitation standards associated with the City's ongoing Housing Rehabilitation Program as described in the City's Consolidated plan.

The first priority of the Housing Rehabilitation Program is to eliminate or otherwise address any and all pre-existing code violations and Health and Safety hazards, City of Akron Environmental Health Housing Code (Chapter 150) and Lead Poisoning Ordinance (Chapter 94) violations along with Zoning Code issues. All rehabilitation projects must correct any pre-existing Health Housing Code violations and/or health and safety related repairs that are necessary. All new work will be in compliance with the International Residential Code as adopted by the State of Ohio Board of Building Standards. Energy Star and green building standards will be utilized in the replacement of windows, doors, insulation, heating, cooling, etc. An additional priority of the Housing Rehabilitation Program is to eliminate all lead based paint hazards present in homes. A Risk Assessment is required on all rehabilitation projects to identify the existence and scope of any lead based paint hazards in the home. The standards of "Lead Based Paint Poisoning Prevention in Federally owned and Federally Assisted Housing" found in Title X at 24 CFR Part 35 apply.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Helen Tomic
161 S. High St. Room 201
Akron OH 44308
HTomic@akronohio.gov
330-375-2090



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Landbank-Acquisition	NSP3_ACQUISITION	Landbank-Acquisition
		NSP3_DISPOSITION	Acquisition-Disposition Costs
		NSP3_PROJECT DELIVERY	Project Delivery
2	Redevelopment - New	NSP3_NEW CONSTRUCTION	Redevelopment - New Construction
3	Demolition	NSP3_DEMOLITION	Demolition
4	Rehabilitation	NSP3_REHABILITATION	Rehabilitation
5	Housing for Low Income	NSP3_25-50 DISPOSITION	25-50 Disposition Costs
		NSP3_25-50 SET ASIDE	25-50 Set-Aside
6	Administration	NSP3_ADMIN	NSP3 General Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 1 / Landbank-Acquisition

Grantee Activity Number: NSP3_ACQUISITION
Activity Title: Landbank-Acquisition

Activity Type:
Acquisition - general

Project Number:
1

Projected Start Date:
06/01/2011

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:
Under Way

Project Title:
Landbank-Acquisition

Projected End Date:
12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 344,032.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 344,032.62

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

Total

19

of Housing Units

19

of Parcels acquired voluntarily

19

of Properties

19

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Akron, Ohio	Unknown	\$ 344,032.62

Location Description:

Kenmore/Summit Lake: 242 W. Crosier St, 110 Lake St, 770 Saxon Av, 2164 15th St, SW, 158 W. Miller Av, 158 Lake St, 987 Indian Tr, 311 Vincent St & VL-Theodore St, 289 Lloyd St, 935 Indian Trail, 147 W. Long St, 69 W. Long St, 1750 East Av, 327 Ira Av.

North Hill: 736 Carpenter St, 207 Edward Av, 650 Garfield St, 115 Cuyahoga St, 830 N. Howard St.

Activity Description:

Purchased a total of 19 properties; 14 in the Kenmore/Summit Lake area and 5 in the North Hill area.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP3_DISPOSITION
Activity Title: Acquisition-Disposition Costs

Activity Type:

Disposition

Project Number:

1

Projected Start Date:

01/01/2013

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:

NA

Activity Status:

Under Way

Project Title:

Landbank-Acquisition

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,776.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,776.73

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Akron, Ohio

Organization Type

Unknown

Proposed Budget

\$ 3,776.73

Location Description:



All NSP-3 Project Areas in Akron, Ohio

Activity Description:

Acquisition Disposition Costs: Utilities, Security, Lawn Care, Landscaping & Miscellaneous Maintenance.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP3_PROJECT DELIVERY
Activity Title: Project Delivery

Activity Type:
Acquisition - general

Project Number:
1

Projected Start Date:
06/01/2011

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:
NA

Activity Status:
Under Way

Project Title:
Landbank-Acquisition

Projected End Date:
03/08/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 12,307.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 12,307.39

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

Total

1

1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization
City of Akron, Ohio

Organization Type
Unknown

Proposed Budget
\$ 0.00



Location Description:

Activity Description:

Project Delivery costs for Acquisitions.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 2 / Redevelopment - New Construction

Grantee Activity Number: NSP3_NEW CONSTRUCTION
Activity Title: Redevelopment - New Construction

Activity Type:
Construction of new housing

Project Number:
2

Projected Start Date:
06/01/2011

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:
Direct (Households)

Activity Status:
Under Way
Project Title:
Redevelopment - New Construction
Projected End Date:
12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 470,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 470,000.00
Total Funds: \$ 940,000.00

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



# Renter Households		0.0
# Owner Households	3	0.00
# of Households	3	0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Multifamily Units	
# of Housing Units	4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Akron, Ohio	Unknown	\$ 470,000.00
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3	No	\$ 470,000.00

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park target areas

Activity Description:

24 CFR 570.201 (m)

New construction will take place in targeted areas where the impact of new homes being constructed on vacant residential lots will have the greatest impact. New homes will be affordable single-family market rate homes that will stabilize and encourage growth in the selected neighborhoods. NSP3 funds will be used to subsidize the cost of construction up to \$50,000 per new home. This activity will provide homeownership opportunities for income-qualified persons. All new homes will be constructed to meet the standard for Energy Star Qualified New Homes.

Environmental Assessment: COMPLETED

Environmental None

Project # / 3 / Demolition



Grantee Activity Number: NSP3_DEMOLITION
Activity Title: Demolition

Activity Type:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 3

Project Title:
 Demolition

Projected Start Date:
 06/01/2011

Projected End Date:
 12/31/2017

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 496,330.81

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 496,330.81

Benefit Report Type:
 Area Benefit (Census)

Proposed Accomplishments

Total

of Properties

60

LMI%:	
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Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Akron, Ohio

Organization Type

Unknown

Proposed Budget

\$ 496,330.81

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park
 (Area or possible areas of greatest need where activity is being undertaken) Summit Lake or other areas as necessary



Activity Description:

(Area or possible areas of greatest need where activity is being undertaken) Summit Lake or other areas as necessary
24 CFR 570.201 (d)

The City of Akron will expend NSP3 funds to demolish blighted structures that have either been foreclosed or abandoned, including property not acquired by the City. The City will utilize its established Housing Advisory Board procedures for the removal of abandoned structures that are too deteriorated to repair. In some instances, the City will be purchasing the home prior to demolition. These demolition activities will have an immediate impact by removing blighting influences.

REQUEST FOR WAIVER OF TEN PERCENT RULE FOR DEMOLITION

The proposed demolition budget exceeds the ten percent maximum under HERA sections 2301(c)(4)(C) and (D). The City of Akron is requesting a waiver from HUD and the Secretary due to the existing local market conditions in the Summit Lake neighborhood (one of the four targeted areas of greatest need), which has been especially hard hit by foreclosures and abandonment. In 2010, a City housing survey in this targeted area assigned structural condition ratings to each structure in the area. Structures were assigned ratings of "sound", exhibiting minor deficiencies, major deficiencies or substandard. Of 849 structures, 495 were rated as having major deficiencies or being substandard. Less than 10% of the structures were rated "sound". Nearly 1 out of every 5 homes in this neighborhood is vacant (150 out of 849 structures, or 18% of the homes at the time of the survey). Due to these existing conditions, the City is requesting a waiver of the ten percent maximum.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 4 / Rehabilitation

Grantee Activity Number: NSP3_REHABILITATION
Activity Title: Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
4

Projected Start Date:
06/01/2011

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:

Activity Status:
Under Way

Project Title:
Rehabilitation

Projected End Date:
12/31/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 522,500.00

Most Impacted and Distressed Budget: \$ 0.00



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

Other Funds: \$ 0.00
Total Funds: \$ 522,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# Owner Households	2	1	1	100.00
# of Households	5	4	1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Multifamily Units	
# of Housing Units	5
# of Elevated Structures	
# of Substantially Rehabilitated Units	5
# ELI Households (0-30% AMI)	1
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	
#Units with bus/rail access	5
#Low flow showerheads	
#Low flow toilets	4
#Units with solar panels	
#Dishwashers replaced	2
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	13
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	4
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	56
# of Properties	5



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Akron, Ohio	Unknown	\$ 522,500.00

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park neighborhoods

Activity Description:

24 CFR 570.202

The City will be undertaking acquisition and rehabilitation of foreclosed and abandoned properties in targeted areas. The areas selected are "tipping point" areas where targeted acquisition and rehabilitation will have the greatest impact. These are typically strong neighborhoods that are beginning to be impacted by foreclosures that are creating a blighting influence. Specific foreclosed or abandoned homes will be selected whose rehabilitation and resale should have the greatest impact on surrounding properties. The City of Akron Rehabilitation Division will inspect the homes and be responsible for preparing rehabilitation specifications including specifying Energy Star replacement of typical items including doors, windows, insulation, furnaces. etc. Properties will be rehabilitated to meet HUD Housing Quality Standards and eliminate all City Environmental Health and Housing Code violations; properties will then be offered for sale for homeownership. The expected benefit to income qualified persons is homeownership in stable neighborhoods.

Environmental Assessment: COMPLETED

Environmental None

Project # / 5 / Housing for Low Income Households

Grantee Activity Number: NSP3_25-50 DISPOSITION

Activity Title: 25-50 Disposition Costs

Activity Type:

Disposition

Activity Status:

Completed

Project Number:

5

Project Title:

Housing for Low Income Households

Projected Start Date:

01/01/2013

Projected End Date:

12/31/2016



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

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 13,592.92
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 13,592.92
Total Funds:	\$ 27,185.84

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	10	10		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Akron, Ohio	Unknown	\$ 13,592.92
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3	No	\$ 13,592.92

Location Description:

The 25-50 Properties in Summit Lake NSP Area in Akron, Ohio.

Activity Description:

Acquisition Disposition Costs: Utilities, Security, Lawn Care, Landscaping & Miscellaneous Maintenance for 25-50 Properties.

Environmental Assessment: EXEMPT



Environmental

None



Grantee Activity Number: NSP3_25-50 SET ASIDE
Activity Title: 25-50 Set-Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 5

Projected Start Date:
 06/01/2011

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.

Activity Status:
 Completed

Project Title:
 Housing for Low Income Households

Projected End Date:
 12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,032,930.98
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 1,032,930.98
Total Funds: \$ 2,065,861.96

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Multifamily Units	
# of Housing Units	10
# ELI Households (0-30% AMI)	10
#Units & other green	10
#Sites re-used	5
#Units exceeding Energy Star	10
# of Properties	5



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Akron, Ohio

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

City of Akron, Ohio

Organization Type

Unknown

Proposed Budget

\$ 1,032,930.98

Funding Source Name

Neighborhood Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 1,032,930.98

Location Description:

Location Description: Kenmore and Summit Lake.

176 W Crosier St & 178 W Crosier St; 219 W Crosier St & 221 W Crosier St; 250 W Crosier St & 252 W Crosier St; 989 Penn Av & 991 Penn Av; and 320 W South St & 322 W South St.

Activity Description:

24 CFR 570.201 (m) and 24 CFR 570.202

Construct five (5) two-unit homes (duplexes) for the Akron Metropolitan Housing Authority (AMHA), for rentals for Very Low income families.

Environmental Assessment: COMPLETED**Environmental:** None**Project # / 6 / Administration****Grantee Activity Number:** NSP3_ADMIN**Activity Title:** NSP3 General Administration**Activity Type:**

Administration

Activity Status:

Under Way

Project Number:

6

Project Title:

Administration

Projected Start Date:

01/01/2011

Projected End Date:

12/31/2016

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

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 Draw Block Date by HUD:

Total Budget:	\$ 85,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 85,000.00

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Akron, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Akron, Ohio

Organization Type

Unknown

Proposed Budget

\$ 85,000.00

Location Description:

City of Akron
161 S. High St. Room 201

Activity Description:

24 CFR 570.206
General management, oversight and coordination of the NSP3 Program.

Environmental Assessment: EXEMPT

Environmental None



Action Plan Comments:

- Reviewer - DRGR Action Plan is rejected as the activities have no descriptions, performance measures, responsible organizations, budgets, start- and end-dates, location descriptions, National Objectives, related CDBG citations, and other information that is required for each NSP activity. -OA 4/29/2011
- Reviewer - DRGR Action Plan is rejected as there are several issues. The jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/8/2011 to the DRGR Action Plan: 1) Meeting Low Income Targeting, 2) Acquisition and Relocation, 3) Citizen participation plan and summary of citizen comments, 4) Vicinity Hiring, 5) Procedures for Affordable Rental Housing, 6) Activities are missing the rest of the Activity Descriptions and Location Descriptions. The following information needs to be moved: 1) Data Source Used to Determine the Areas of Greatest Needs needs to move from Summary of Distribution and Uses to the heading How Fund Uses Address Market Condition; 2) The City of Akron will ensure continued affordability paragraph needs to move to the heading Ensuring Continued Affordability; 3) and under Activity 25-50 Set-aside the sentence on location description needs to move to the heading Location Description. There should be a Summary of Distribution and Uses of NSP Funds. All activities must end by 3/8/2014. For all activities, there should be an organization listed under Activity is Being Carried Out by/Through. Activities Landbank-Acquisition and Demolition should be listed as Area Benefit. Activity 25-50 Set-aside should have Proposed Beneficiaries as Low. -OA 5/2/2011
- Reviewer - DRGR Action Plan is rejected as there is still required information not transferred from the approved hard copy plan and some information is placed under the wrong heading. FO will talk jurisdiction through these corrections. -OA 5/2/2011
- Reviewer - Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/8/2011 to DRGR Action Plan. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ has yet to approve the demolition waiver. -OA 5/5/2011
- Reviewer - Concurrence with reviewer's comments and we recommend plan approval: RTH 6/7/11
- Darton, Kyle Grantee updated planned activities and budgets. Changes found to be acceptable. - KD 11/4/11
- Reviewer - Concurrence and approval of the Action Plan. RTH 11/4/11
- Darton, Kyle grantee updated projects to reflect progress. Changes acceptable. -KD 1.24.12
- Reviewer - Recommending approval. RTH 1/27/12
- Darton, Kyle Grantee updated action plan in preparation for submission of QPR. Changes acceptable. - KD 7.24.12
- Darton, Kyle Approval authorized by Rich Hendershot. 10.29.12
- Darton, Kyle Grantee updated action plan in preparation for submission of QPR. Changes acceptable. - KD 1.31.13
- Reviewer - Recommend Approval: RTH 2/1/13
- Darton, Kyle Minor edits made prior to QPR submission. -KD 4.29.13
- Reviewer - Recommend Approval: RTH 4/30/13

Darton, Kyle Edits made in preparation for QPR submission. Submission acceptable. -KD 7.23.13

Reviewer - Edits in preparation of QPR Submission; Recommend Approval: 10/31/13

Reviewer - Edits made in preparation for QPR submission. Recommend Approval: RTH

Reviewer - Recommend Approval: RTH

Reviewer - Recommend Approval: RTH

White, Brian No issues within plan. All capped activities are within their caps. Edits made in preparation for QPR submission. BW 11/20/14

White, Brian No issues within plan. All activities look good. Recommend Approval. BW 2/5/15

White, Brian Plan is within the caps for demo and admin. No issues found. Recommend Approval. BW 5/1/15

White, Brian Within Demo waiver and Admin cap. No issues found. Recommend Approval. BW 7/31/15

White, Brian No Issues. Demo within the waiver and admin well within the 10% cap. Recommend Approval. BW 8/7/15

White, Brian City of Akron added a new activity to account for non set-aside disposition. Demolition is within the approved waiver and admin costs well under the 10% cap. Recommend Approval. BW 10/20/15

White, Brian Admin is within 10% cap and demo is still within their approved waiver. PI added to budgets. Recommend Approval. BW 1/28/16

White, Brian Admin is within 10% cap and demo waiver is still within approved threshold. Recommend Approval. BW 5/5/16

White, Brian Admin is within the 10% cap and the demolition activity is under the approved waiver figure.

White, Brian No changes reported by the grantee. Demo is within the approved waiver and Admin is below the 10% cap. Recommend Approval. BW 1/10/17

White, Brian City added PI to the grant. The Admin is below 10% cap and the Demo is below the approved waiver amount. Recommend Approval. BW 5/11/17

White, Brian Admin is under 10% and Demolition activity is within the approved demolition waiver. City of Akron added money to the demolition activity. Recommend Approval. BW 8/14/17

White, Brian City of Akron adjusted the estimated PI and changed the end date on an activity. No issues found. Recommend Approval. 10/19/17

White, Brian Akron changed the National Objective on one activity. Admin and demo are within the correct limits. Recommend Approval. BW 1/23/18

White, Brian PI was entered and not budgeted for NSP-3. No other changes. Recommend Approval. BW 4/19/18

White, Brian Budgets changed for the City of Akron's NSP-3 grant. No issues discovered. Recommend Approval. BW 7/31/18

White, Brian Changed Narrative section. No changes to budget. Recommend Approval. BW 10/26/18

White, Brian No changes made since last submission. Recommend Approval. BW 2/12/19



- White, Brian City added budget to the admin activity and project. Both are still well under the 10% cap. No other issues found. Recommend Approval. BW 5/15/19
- White, Brian Added estimated PI to the action plan. Recommend Approval. BW 8/29/19
- White, Brian No changes made. Recommend Approval. BW 11/5/19
- White, Brian Added Estimated PI to the action plan. No other changes made. Recommend Approval. BW 7/22/2020
- White, Brian Appears to be no changes between previous plan and the current plan according to the change prompt box. Recommend Approval. BW 10/20/2020

Action Plan History

Version	Date
B-11-MN-39-0001 AP#1	11/04/2011
B-11-MN-39-0001 AP#2	01/27/2012
B-11-MN-39-0001 AP#3	07/26/2012
B-11-MN-39-0001 AP#4	10/29/2012
B-11-MN-39-0001 AP#5	02/01/2013
B-11-MN-39-0001 AP#6	04/30/2013
B-11-MN-39-0001 AP#7	07/25/2013
B-11-MN-39-0001 AP#8	10/31/2013
B-11-MN-39-0001 AP#9	01/17/2014
B-11-MN-39-0001 AP#10	05/01/2014
B-11-MN-39-0001 AP#11	08/06/2014
B-11-MN-39-0001 AP#12	11/20/2014
B-11-MN-39-0001 AP#13	02/05/2015
B-11-MN-39-0001 AP#14	05/01/2015
B-11-MN-39-0001 AP#15	07/31/2015
B-11-MN-39-0001 AP#16	08/07/2015
B-11-MN-39-0001 AP#17	10/20/2015
B-11-MN-39-0001 AP#18	01/28/2016
B-11-MN-39-0001 AP#19	05/05/2016
B-11-MN-39-0001 AP#20	11/09/2016
B-11-MN-39-0001 AP#21	01/10/2017
B-11-MN-39-0001 AP#22	05/11/2017
B-11-MN-39-0001 AP#23	08/14/2017
B-11-MN-39-0001 AP#24	10/19/2017
B-11-MN-39-0001 AP#25	01/23/2018
B-11-MN-39-0001 AP#26	04/19/2018
B-11-MN-39-0001 AP#27	07/31/2018
B-11-MN-39-0001 AP#28	10/26/2018
B-11-MN-39-0001 AP#29	02/12/2019



B-11-MN-39-0001 AP#30	05/15/2019
B-11-MN-39-0001 AP#31	08/29/2019
B-11-MN-39-0001 AP#32	11/05/2019
B-11-MN-39-0001 AP#33	07/22/2020
B-11-MN-39-0001 AP#34	10/20/2020

