

Action Plan

Grantee: Cuyahoga County, OH

Grant: B-11-UN-39-0002

LOCCS Authorized Amount:	\$ 2,551,533.00
Grant Award Amount:	\$ 2,551,533.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 81,326.26
Total Budget:	\$ 2,632,859.26

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

HUD has established a “needs score” for every census tract and block group in the nation. This data was used to assign a minimum score within each state that a block group had to meet to be eligible to utilize NSP3 assistance. In Ohio that minimum score is 17. Along with the “Needs score” data, HUD also provided information at the block group level on vacancy rates, foreclosures, and housing price declines. Cuyahoga County, Department of Development staff have twice worked with staff at the Federal Reserve Bank of Cleveland to utilize their proprietary modeling data on where foreclosures are likely to occur in the next 6, 12, and 18 month periods. The same models were utilized in the County’s NSP1 application and in both instances the models predicted expanding risks of foreclosure into the suburban communities. Staff at the Department of Development believe that using the HUD developed “risk score” is the best comparable measure of local community housing distress. For that reason, the county has adopted the risk score of 17 to identify areas where its allocation of NSP3 funding can be used to address eligible activities.

NSP3 funds will be used for demolition, rental housing development (25% set-aside for very low income), and other eligible activities carried out by local communities, with funds awarded on a competitive basis. Eligibility for the competitive funding will be targeted to areas of greatest need as determined by block groups or aggregation of contiguous block groups with a “need score” of 17 or greater. All projects will benefit low-, moderate-, and middle-income persons under the area benefit, housing, and/or limited clientele requirements depending on the type of project selected for funding.

Grant applications will be scored by department staff with points being awarded for projects that will have 1) a noticeable impact on the area(s) proposed, 2) a community’s demonstrated capacity to oversee grant funds, and 3) activities that are appropriate for the housing stock. Since projects will be selected on a competitive basis, the budget for each project is not known at this time. We expect to award \$1,148,190.00 of NSP3 funds for six 18-month grants: three Tier 1 grants will be awarded with a maximum of \$250,000 each to applicants with target areas having an impact score of two or greater, and three Tier 2 grants will be awarded from the remaining funds (at least \$398,190) allocated to this activity to applicants with target areas having an impact score of 1 or greater. No Tier 2 grant award will exceed \$150,000. Competitive grant applications will be made available to the twenty Cuyahoga County municipalities having block groups that meet the need score threshold as determined by data provided by HUD.

How Fund Use Addresses Market Conditions:

Communities that receive municipal grant funding will propose plans directly addressing the area’s current housing stock in eligible block groups. The number of units to be addressed must be equal to or exceed the impact number as determined by HUD data. (This information will be provided to each of the twenty eligible communities on maps developed with the HUD “impact data” applied to each block group.) Proposed plans may include acquisition, rehab, new construction, and land banking of properties. Communities will be required to spend all grant funds within 18 months.

Funding for demolition will be tracked separately because the NSP3 regulations limit that activity a specific percentage of the NSP3 grant. As part of a community strategy, the need for demolition to support use of NSP3 funding to revitalize their NSP3



area is strongly encouraged and estimates of demolition funding needs will be encouraged to supplement a community's application. (The county is seeking a waiver from HUD to have the limit on demolition activities raised from 10% to 20% of our grant.)

Ensuring Continued Affordability:

HOME rules will be applied to determine what action is needed if a household occupying an NSP assisted rental unit experiences increased income above 50% of area median. No household will be required to move from an NSP assisted unit simply because its income has increased. All tenant protections required by the HOME program will also apply to rental of NSP assisted units. The number of NSP assisted units will be calculated as in the HOME program based on the percentage of total project costs paid by NSP funds. Fixed or floating units may be used on a project-by-project basis. If ownership of a property is transferred during the affordability period, the recapture provisions, following the HOME regulations, will be applied.

Definition of Blighted Structure:

Because Ohio is a "home rule" state, we will allow each community in which NSP funded demolition is carried out to determine when a residential structure contains specific physical defects which render it harmful to the public welfare and therefore require its demolition. No structure will be considered blighted for any reason other than specific physical defects – that is, functional obsolescence will not be considered in determining blight for NSP funded demolition.

Definition of Affordable Rents:

HOME program rules will be applied to NSP funded rental projects. The high HOME rent limit will apply to all NSP assisted units and the low HOME rent limit will apply to 20% of the NSP assisted units under the same conditions and exceptions as in the HOME program. The number of NSP assisted units will be calculated based on the percentage of the total project costs that are paid by NSP funds exactly as in the HOME program. Fixed or floating units may be used on a project-by-project basis.

Housing Rehabilitation/New Construction Standards:

Each foreclosed house purchased with NSP funding will be inspected by the local community under its regular point of sale inspection program. (Communities without a point of sale inspection program can participate in the NSP3 program if they agree to perform point of sale inspections on NSP3 assisted properties.) Funds must be escrowed as required by local ordinances with a minimum escrow of 100% of the estimated cost to repair code violations. A lead risk assessment will be carried out as required by HUD regulations and any area of deteriorated paint exceeding the de minimis amount of lead must be repaired by a person properly trained in lead safe work practices, with a subsequent clearance examination required. All NSP assisted rental housing must be constructed or renovated, as applicable, in full compliance with the applicable local housing code and must pass any inspection required under local law to receive a certificate of occupancy. Purchasers and developers will be encouraged to use energy efficient and environmentally friendly green construction techniques. All gut rehabilitation of new construction up to three stories shall be designed to meet the standards for Energy Star Qualified Homes. All gut rehabilitation or new construction of mid- or high-rise multifamily housing shall be designed to meet ASHRAE Standard 90.1-2004, Appendix G plus 20 percent.

Vicinity Hiring:

Recipients awarded funding will be required to comply with Section 3 regulations at 24 CFR 135 and, to the greatest extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects, as defined by the Secretary of the U.S. Department of Housing and Urban Development for projects funded under an NSP3 grant.

Procedures for Preferences for Affordable Rental Dev.:

Twenty-five per cent of the Cuyahoga County's NSP allocation will be used to purchase and redevelop qualifying property, which will be rented to households with incomes at or below 50% of area median. Qualifying property includes vacant property as well as abandoned or foreclosed residential property. Vacant property may include the site formerly occupied by a demolished building and it may include non-residential buildings.

Grantee Contact Information:

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Paul Herdeg, Housing Manager, Cuyahoga County Department of Development, 1701 E. 12th Street, 1st Floor, Cleveland, Ohio 44114, Telephone (216) 443-7257, Email pherdeg@cuyahogacounty.us
Harry Conard, Grants Administration Manager, Cuyahoga County Department of Development, 1701 E. 12th Street, 1st Floor, Cleveland, Ohio 44114, Telephone (216) 443-7531, Email hconard@cuyahogacounty.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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9999	Restricted Balance		<i>No activities in this project</i>
NSP3 1	Redevelopment - Rental for <=50%	NSP3-1	Redevelopment for Rental <=50%
NSP3 2	Redevelopment - Municipal Grants	NSP3-2	Redevelopment - Muni Grants
NSP3 3	Demolish Blighted Structures	NSP3-3	Demolish Blighted Residential Structures
NSP3 4	Administration	NSP3-4	Administration



Activities

Project # / Title: NSP3 1 / Redevelopment - Rental for <=50% AMI (Set-aside)

Grantee Activity Number: NSP3-1
Activity Title: Redevelopment for Rental <=50%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 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:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment - Rental for <=50% AMI

Projected End Date:
 03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 637,884.00
Other Funds: \$ 0.00
Total Funds: \$ 637,884.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Multifamily Units	8
# of Housing Units	8
# ELI Households (0-30% AMI)	
#Units \geq other green	8
#Sites re-used	1
#Units with bus/rail access	1
# 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 Budget
Cuyahoga County	Local Government	\$ 637,884.00

Location Description:

Competitive funding will be available Countywide, with a preference for projects located outside the cities of Cleveland, East Cleveland, and Euclid, since these cities have their own NSP3 funds.

Activity Description:

Through a competitive process, one or more rental projects to redevelop vacant or foreclosed residential buildings or eligible vacant land will be selected. The number of NSP3 assisted units will depend on the ratio of NSP3 funding to the total project cost. All NSP3 assisted units will be affordable to, and actually rented to, households with incomes at or below 50% of area median.

Project # / Title: NSP3 2 / Redevelopment - Municipal Grants

Grantee Activity Number: NSP3-2
Activity Title: Redevelopment - Muni Grants

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 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

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Redevelopment - Municipal Grants

Projected End Date:

12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,451,074.84

Other Funds: \$ 0.00

Total Funds: \$ 1,451,074.84



COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	6		6	100.00
# Owner Households	8		8	100.00
# of Households	14		14	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Multifamily Units	6
# of Housing Units	14
#Units & other green	10
#Sites re-used	10
# of Properties	10

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 Budget
Cuyahoga County	Local Government	\$ 1,451,074.84

Location Description:

Communities with eligible block groups having a foreclosure risk score 17 or above will submit competitive funding proposals. All funded activities will be carried out in eligible block groups.

Activity Description:

Through a competitive process, the following communities have received subgrants: Berea (1 for-sale house), Cleveland Heights (2 for-sale houses), Lakewood (3 for-sale houses), South Euclid (1 for-sale house), and Shaker Heights (6 rental units in 2 houses, 1 for-sale house).

Project # / Title: NSP3 3 / Demolish Blighted Structures

Grantee Activity Number: NSP3-3



Activity Title: Demolish Blighted Residential Structures

Activity Type:

Clearance and Demolition

Project Number:

NSP3 3

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Demolish Blighted Structures

Projected End Date:

12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 509,870.00

Other Funds: \$ 0.00

Total Funds: \$ 509,870.00

Proposed Beneficiaries

of Persons

Total

15843

Low

2915

Mod

3281

Low/Mod%

39.11

Proposed Accomplishments

of Singlefamily Units

Total

50

of Multifamily Units

of Housing Units

50

of Properties

50

LMI%:

39.11

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

Cuyahoga County

Organization Type

Local Government

Proposed Budget

\$ 509,870.00



Location Description:

Demolition of blighted residential structures will be carried out only in eligible block groups which have both a foreclosure risk score of 17 or above, and at least 51% Low-Moderate-Middle income population according to the NSP3 data supplied by HUD. Specific census tracts and block groups have been entered into the Action Plan based on specific demolition sites identified.

Activity Description:

Residential structures which have been declared blighted by the local municipality, using its own definition of blight, will be demolished.

Project # / Title: NSP3 4 / Administration

Grantee Activity Number: NSP3-4
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP3 4

Projected Start Date:

10/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 34,030.42

Other Funds: \$ 0.00

Total Funds: \$ 34,030.42



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 Budget
Cuyahoga County	Local Government	\$ 255,153.00

Location Description:

Administration of the countywide Neighborhood Stabilization 3 Program.

Activity Description:

County staff and subrecipients and/or vendors will carry out eligible administrative activities including planning, monitoring, and evaluation.

Action Plan Comments:

- Reviewer - Grantee's action plan submission was reviewed using the NSP application checklist to verify information. DRGR Action Plan is consistent with paper submission. Submission found to be acceptable. - KD 6.7.11
- Reviewer - Concurrence and we recommend Action Plan Approval: RTH 6/7/11
- Reviewer - Grantee made minor budget revisions, moving some Admin funds to city subgrants. Census tract info for demolitions were updated now that addresses are known. Changes acceptable. - KD 5.13.13
- Reviewer - Recommend Approval: RTH 5/13/13
- Reviewer - Recommend Approval: RTH 2/6/14
- Reviewer - Grantee added some PI to the budgets to properly indicate budgets of NSP 3 activities. Recommend Approval. BW 11/3/14
- Reviewer - Rejecting the action plan due to demolition activity over the approved amount of \$510,306 and so the county can add in the remaining budget. BW 12/9/16
- Reviewer - Approving the plan because Cuyahoga County reduced the amount of the demolition budget. No other issues found. Recommend approval. BW 12/14/16

Action Plan History

Version	Date
B-11-UN-39-0002 AP#1	12/14/2016



B-11-UN-39-0002 AP#2	11/03/2014
B-11-UN-39-0002 AP#3	02/06/2014
B-11-UN-39-0002 AP#4	05/13/2013
B-11-UN-39-0002 AP#5	06/07/2011

