

Action Plan

Grantee: East Cleveland, OH

Grant: B-11-MN-39-0015

LOCCS Authorized Amount:	\$ 1,068,142.00
Grant Award Amount:	\$ 1,068,142.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 86,728.00
Total Budget:	\$ 1,154,870.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity Number 1 Activity Name Acquisition and Rehab (25% Set Aside) Uses Select all that apply: Eligible Use B: Acquisition and Rehabilitation CDBG Activity or Activities 24 CFR 570.201(a) Acquisition and Rehab National Objective Low-Income Housing to Meet 25% Set-Aside (LH25) Activity Description The City of East Cleveland will acquire and rehab properties in the Census Tracts listed below. The City will target "problem properties" within these Tracts to strengthen housing market. Housing units will be completely renovated with green amenities and energy star appliances. They will be sold to income eligible families to meet the 25% set aside. Interest rates (between five and six percent) and terms of the loans (between fifteen and twenty years) will be adjusted to make the properties affordable to potential purchasers. Based on the funds invested in the rehabbed properties, the affordability period will be fifteen years and a lien or deed restrictions will be used to ensure compliance. Location Description The City of East Cleveland will target housing units that are having a adverse impact on the condition of our neighborhoods. With the rehab of these units, it will eliminate the blight and strengthen our neighborhoods. These homes will be targeted for Low-Income Housing to meet the 25% Set Aside required for the NSP III program. These units will be scattered throughout the entire City. Budget Source of Funding Dollar Amount
NSP3 \$267,035.50 (Other funding source) \$ (Other funding source) \$
Total Budget for Activity \$267,035.50 Performance Measures Houses Aquired and Rehabbed (1-2 Units) Projected Start Date May 2011 Projected End Date May 2013 Responsible Organization Name: Joseph Mazzola Location: City of East Cleveland
Administrator Contact Info: 216-681-2200 Activity Number 2 Activity Name Acquisition and Rehab (LMMI) Use Select all that apply: Eligible Use B: Acquisition and Rehabilitation CDBG Activity or Activities 24CFR 570.201(a) Acquisition and Rehab National Objective Low to Moderate Income Housing (Below 120%) Activity Description The City of East Cleveland will acquire and rehab properties throughout the entire City. The City will target "problem properties" within these Tracts to strengthen housing market. Housing units will be completely renovated with green amenities and energy star appliances. They will be sold to income eligible families that fall below the 120% of median ho

How Fund Use Addresses Market Conditions:

1The City of East Cleveland, as incorporated, consists of 3.2 square miles and is situated between the cities of Cleveland and Cleveland Heights in Cuyahoga County. CDBG, HOME and Special Purpose Grant funds will be used for activities that benefit low and moderate East Cleveland families and individuals. The City's population in 2000 (U.S. Census) was 27,217 and declining rapidly. The percentage of low and moderate-income households was 73.6% (20,029). Based on the 2000 Census, the City has a poverty rate of 32%. Only one Block Group in the City (1513.03) had a low/mod percentage (14.7%) below the HUD qualifying low/mod threshold of 51%. And only one Block Group (1512.01) had a low/mod percentage (55.3%) below 60% East Cleveland is divided into eleven census tracts 1501.00, 1503.00, 1504.00, 1511.00, 1512.00, 1513.00, 1514.00, 1515.00, 1516.00, 1517.00 and 1518.00. According to HUD's 2008 income eligibility map, all of East Cleveland's census tracts - with the exception of



1513.00 - qualify as areas of low, moderate, and middle-income benefit. These are areas in which 51 percent of residents have income at or below 120 percent of AMI (LMMI) thus eligible for NSP funds. As evidenced by the data on foreclosure filings, East Cleveland's foreclosure rate of over 27 percent was the highest in Cuyahoga County between 2006-2010 (Case Western). The county average of foreclosure filings during the same time frame was nine percent. HUD's Mapping Tool ranks Block Groups by their foreclosure risk. Groups are ranked on a scale of zero to twenty (20) with zero being extremely low risk and twenty being extremely high risk. Once running the Mapping Tool, all of the City of East Cleveland's Census Blocks had scores larger than 18. Any Census Blocks that have a score of 18 or higher are an eligible location for the use of NSP III funds. However, the City of East Cleveland will utilize its allocation of NSP III funds in Census Blocks which score above 19. The City of East Cleveland NSP staff have completed a detail analysis of every neighborhood in the City. The staff ranked the neighborhoods based on the number of foreclosures, abandoned properties, public transportation, market for rehabbed properties, public facilities, and potential impact of NSP III investment. Based on the NSP staff analysis, the City of East Cleveland will focus their NSP III funds in the following areas throughout the entire City to eliminate blight and strengthen our neighborhoods. The City of East Cleveland understands that Neighborhood Stabilization Program III has a rental housing preferences. The current Public Housing Inventory in East Cleveland consists of eight housing complexes that consist of over 1,329 units. Approximately 1,080 of these units are for the seniors and most units are small one or two bedroom units. This number does not include the over 680 Section 8 vouchers that are issued for scattered single family units throughout the City. Based on the 2000 Census, the home-ownership rate in the City of East Cleveland is 35.5%, the State of Ohio 70%, and the United States 67.4%. Based on the economic recession, we believe that the home-ownership rate of the City is at or below 30%. Once the 2010 Census numbers are available, it should validate the City's assumption. In addition, there are hundreds of apartment buildings, with between four and eight units, that are boarded up and vacant. Many of these buildings will be targets of the City's future demolition activities. For example, Huron Place Apartment complex consisting of 254 units has a vacancy rate of 40% and Lakepark Towers (320 units) has rate of 25%. Both of these complexes have affordable rents, nice amenities, and good security. Based on staff field surveys, we estimate that the rental vacancy rate in the City of East Cleveland approaches 40%. Therefore, the City would like to focus its NSP III funds on home-ownership and the demolition of dangerous abandon and foreclosed properties

Ensuring Continued Affordability:

For the City's homebuyer projects, the length of the affordability period depends on the amount of the NSP III funds invested in the property and the nature of the activity funded. The City of East Cleveland will be investing more than \$40,000 per unit for the acquisition-rehabs. Therefore, the affordability period will be fifteen (15) years. Throughout the affordability period, the NSP assisted housing must be occupied by income-eligible households

Definition of Blighted Structure:

Blighted structures are those residential units that are condemned by the City of East Cleveland's Building and Fire Departments and the Cuyahoga County Health Department. These structures pose a threat to the health, safety, and welfare of the residents of the City of East Cleveland.

Definition of Affordable Rents:

A rent that does not exceed 30 percent of the adjusted income of a family whose income equals 50 percent of the median income for the area, as determined by HUD regulations. This definition will be used for the NSP III 25% set aside.; or a rent that does not exceed 30 percent of the adjusted income of a family whose income is less than 120% percent of the median income for the area, as determined by HUD regulations.

Housing Rehabilitation/New Construction Standards:

Using the City of East Cleveland's property maintenance code and the State of Ohio's 2008 Residential Rehabilitation Standards (RRS) as a basis, officials plan to acquire and rehabilitate up to 5 vacant and foreclosed homes in throughout the City. All codes violations, whether state or local, shall be abated.

For example, each home will be equipped, if necessary, with a high efficiency HVAC system, new mechanical equipment, plumbing, and electrical. Floor coverings and cabinetry will also be replaced when necessary. Each unit will receive an exterior coat of paint or vinyl siding. All homes will be well-insulated and include, when possible, other "green amenities" and Energy Star appliances.

Vicinity Hiring:

Six years ago, the City of East Cleveland enacted an Ordinance requiring that contractors hired to complete projects utilizing federal, state, or local funding, employ residents of the City. Of the labor force working on a project, at least 20% of the employees shall be from the City of East Cleveland when possible. From the City's experience with NSP I, most contractors had owners or employees that lived in the City or the general vicinity

Procedures for Preferences for Affordable Rental Dev.:

Not Applicable

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First)
Joseph Mazzola
Email Address
jmazzola@eastcleveland.org
Phone Number



216-681-2200 Phone 216-681-2196 Fax
Mailing Address
14441 Euclid Avenue, East Cleveland, OH 44112

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Number 1	Acquistion and Rehab (25% Set	Number 1 - 25%	Acquistion and Rehab (25%)
Number 2	Acquistion and Rehab	Number 2	Acquistion Rehab
Number 3	Demolition	Number 3	Demolition
Number 4	Administration	Number 4	Administration



Activities

Project # / Title: Number 1 / Acquisition and Rehab (25% Set Aside)

Grantee Activity Number: Number 1 - 25%
Activity Title: Acquisition and Rehab (25%)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Number 1

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Acquisition and Rehab (25% Set Aside)

Projected End Date:

05/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,196.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 240,196.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

5

Low

Mod

Low/Mod%

0.00

of Households

5

0.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

ELI Households (0-30% AMI)

1



Activity is being carried out by Grantee:

No

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

East Cleveland

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

East Cleveland

Organization Type

Local Government

Proposed Budget

\$ 240,196.22

Location Description:

All Census Tracts within the City will be potential locations for the acquisition and rehabilitation of single family homes. These homes will be used to ensure compliance.

Activity Description:

The City of East Cleveland will acquire and rehab properties in the Census Tracts listed below. The City will target "problem properties" within these Tracts to strengthen the housing market. Housing units will be completely renovated with green amenities and energy star appliances. They will be sold to income eligible families to meet the 25% set aside. Interest rates (between five and six percent) and terms of the loans (between fifteen and twenty years) will be adjusted to make the properties affordable to potential purchasers. Based on the funds invested in the rehabbed properties, the affordability period will be fifteen years and a lien or deed restrictions will be used to ensure compliance.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: Number 2 / Acquisition and Rehab**Grantee Activity Number:****Number 2****Activity Title:****Acquisition Rehab****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

Number 2

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

03/30/2013

Project Draw Block Date by HUD:

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 Draw Block Date by HUD:

Total Budget: \$ 246,620.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 246,620.46

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total**Low****Mod****Low/Mod%**

2

0.00

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

ELI Households (0-30% AMI)

1

Activity is being carried out by Grantee:

No

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

East Cleveland

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

East Cleveland

Organization Type

Local Government

Proposed Budget

\$ 246,620.46

Location Description:

All Census Tracts within the City will be potential locations for the acquisition and rehabilitation of single family homes. These homes will be targeted for Low to Moderate Income Housing.

Activity Description:

The City of East Cleveland will acquire and rehab properties in the Census Tracts listed above. The City will target "problem properties" within these Tracts to strengthen the housing market. Housing units will be completely renovated with green amenities and energy star appliances. They will be sold to income eligible families that fall below the 120% of median household income level. Interest rates (between five and six percent) and terms of the loans (between fifteen and twenty years) will be adjusted to make the properties affordable to potential purchasers. Based on the funds invested in the rehabbed properties, the affordability period will be fifteen years and a lien or deed restrictions will be used to ensure compliance.

Environmental Assessment:

COMPLETED



Environmental Reviews: None

Project # / Title: Number 3 / Demolition

Grantee Activity Number: Number 3
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

Number 3

Projected Start Date:

05/01/2011

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

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

05/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

Total

35

35



LMI%:

Activity is being carried out by Grantee:

No

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

East Cleveland

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

East Cleveland

Organization Type

Local Government

Proposed Budget

\$ 500,000.00

Location Description:

All Census Tracts within the City will be potential locations for the demolition of abandon and foreclosed properties that have been condemned by the appropriate agencies.

Activity Description:

The City of East Cleveland will utilize its Building and Fire Departments, as well as the Cuyahoga County Health Dept., to condemn abandoned and foreclosed properties. Once condemned, the City will order to abate the violation. If they fail to raze the structure, the City will remove said structure.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Project # / Title:** Number 4 / Administration

Grantee Activity Number: Number 4
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Completed

Project Number:

Number 4

Project Title:

Administration

Projected Start Date:

05/01/2011

Projected End Date:

05/01/2013

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)

Activity Draw Block Date by HUD:

Total Budget: \$ 109,247.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 109,247.31

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

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

East Cleveland

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

East Cleveland

Organization Type

Local Government

Proposed Budget

\$ 109,247.31

Location Description:

The entire City will be the location for all NSP III activities.

Activity Description:

N/A

Environmental Assessment: EXEMPT

Environmental Reviews: None

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 approval of the NSP 3 Action Plan: RTH 6/7/11
- Reviewer - Grantee added eligible census tracts to activities to expand scope of program. Supplemental documentation of public comment period was submitted. Changes acceptable. -KD 8.24.12
- Reviewer - Recommend approval: RTH 8/24/12
- Reviewer - The City has moved \$100,000 from Activity #3 Demolition to Activity #2 Acquisition/Rehab (above 50% LMI) based on program design recommendations and NSP-TA input. In addition, the City modified the number of houses that would be demolished and constructed. Changes acceptable. - KD 3.12.13
- Reviewer - Recommend Approval: RTH 3/15/13
- Reviewer - This is to acknowledge the budget changes below as described in Melran's e-mail today.
 Use I. \$267,035.50
 Use II. \$294,292.30
 Use III. \$400,000.00
 Admin. \$106,814.20

 Total \$1,068,142.00

 Recommend Approval: RTH
- Reviewer - East Cleveland accidentally submitted their action plan while revising changes coming from TA. Recommend Approval. BW 9/4/18

Action Plan History

Version

Date

B-11-MN-39-0015 AP#1	06/07/2011
B-11-MN-39-0015 AP#2	08/24/2012
B-11-MN-39-0015 AP#3	03/15/2013
B-11-MN-39-0015 AP#4	08/11/2014
B-11-MN-39-0015 AP#5	09/04/2018
B-11-MN-39-0015 AP#6	11/05/2018

