

Action Plan

Grantee: Euclid, OH

Grant: B-11-MN-39-0008

LOCCS Authorized Amount:	\$ 1,031,230.00
Grant Award Amount:	\$ 1,031,230.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 522,737.07
Total Budget:	\$ 1,553,967.07

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Areas of Greatest Need \$258,000 will be used to address housing rehab set aside for sale to 50% AMI, \$140,000 will be used for down payment assistance (80%-120%), \$500,107 will be used to purchase/demolish 25 houses, \$30,000 will be used for land bank maintenance and \$103,123 will be used for program administrative costs (10%). The city will focus our plan activities on all areas in the city that have a HUD risk score of 17 or greater according to the HUD mapping tool supplied data. In addition, we have researched 2010 sheriff sales, active foreclosures listed by the Cuyahoga County Clerk of Courts, and the HUD and Fannie Mae website listings. These would be the properties most readily available to be quickly and more easily acquired. Please see the attached HUD Mapping Tool documentation. Low Income Targeting The city of Euclid plans to spend \$258,000, of its original NSP3 fund allocation to be used to rehabilitate homes in our existing inventory for housing individuals or families whose incomes do not exceed 50% of area median income. Based on an average cost of \$86,000 to rehabilitate, and including carrying costs / development costs, it is estimated that 3 single family houses will be made available to households with an income of 50% or less of the area median income over the 3 year period. This equals 25% of our overall NSP3 grant. Aquisitions/Rehabilitation 51% to 120% The City of Euclid plans to spend approximately \$130,000 of its original NSP3 fund allocation to rehabilitate 1 house in our existing inventory for housing individuals or families whose incomes do not exceed 120% of area median income. Program income generated by the resale of this house will be used to fund all activities in this program including purchase/rehab and resale of houses to householdswith an AMI of 51% to 120%.

Acquisition and Relocation The city of Euclid does not plan to acquire and rehabilitate or demolish housing of any kind that is occupied; therefore, we will not need a plan to relocate any residents. Public Comment February 4, 2011 - Ran Notice in Cleveland Plain Dealer newspaper. (See attached Ad) February 7, 2011 - Put on City of Euclid website (www.cityofeuclid.com) for 15 day public review and comment. Introduce plan and legislation at public hearing/Council meeting. February 9, 2011 - Held a public committee meeting to receive input from public and city Council. Submitted to the citizen based City of Euclid Foreclosure Prevention Committee for review and comment. February 22, 2011 - Held public hearing / Council meeting to review and pass legislation.

*No public comments were received during the public comment period. September 13, 2013 -Ran notice of proposed amendment in Cleveland Plain Dealer newspaper. Posted proposed amendment on City website. October 3, 2013 - Held a public meeting / citizens advisory committee meeting in City of Euclid Council Chambers *No public comments were received during the public comment period. NSP3 Grant 5

How Fund Use Addresses Market Conditions:

The City of Euclid plans to focus primarily on demolition in order to stabilize and strengthen our neighborhoods. The current housing market in Euclid has an oversupply of properties for sale, in relation to demand, or in a state of active or inactive foreclosure. Properties that have been reduced to below market value are selling, while properties that are listed at market



value or above have remained on the market for longer periods of time. The best use of NSP funds therefore is to reduce supply in our areas of greatest need by acquiring and demolishing blighted structures, and selectively rehabbing properties that meet the criteria to make them affordable for low and moderate income households. This will strengthen the market, make existing properties more saleable, and stabilize property values throughout the entire city. Due to the economic climate and the lack of credit worthy buyers, the City is also experiencing an increase in rental housing. Investors are content in buying deeply discounted properties and rehabilitating them for the rental market. The large number of single family residential rental properties, including HUD voucher homes, and the high number of condo/apartment complexes has caused a glut of available rental properties in the City. We do not intend to acquire property for rehabilitation and subsequent rental since the market is already saturated. Therefore, we are requesting a waiver to allow us to expend up to 50% of our grant allocation to perform demolition in our areas of greatest need.

All program income will be used to continue performing additional demolition, for maintenance of demolished properties that have been placed in our land bank, and to supplement program administration.

Ensuring Continued Affordability:

The city will ensure continued affordability by following the HOME rule for the period of affordability. We will require that all homes rehabbed using NSP funds be owner occupied for a minimum period of 5 years. The city will offer down payment assistance up to \$14,500 in the form of a soft-second mortgage for low income households at or below 80% of AMI. The DPA loan will be 50% forgivable prorated at 10% per year for the 5 year affordability period. The remaining 50% will be recaptured at re-sale or transfer of the property. To ensure continued affordability for moderate/middle income households at 80% to 120% of AMI, the City will provide down payment assistance of 20% of the purchase price of the home, up to a maximum of \$10,000 in the form of a soft second mortgage, of which 50% will be forgiven at 10% per year for the 5 year affordability period and the remaining balance recaptured at re-sale or transfer of the property. If the home owner sells the property during the affordability period, they will be required to return a prorated amount of down payment assistance at time of sale. For both the DPA loan programs, homeowners will be required to attend the minimum 8 hours of housing counseling with a HUD approved counseling agency. All requirements will be conveyed in a promissory note, which will detail and enforce these resale restrictions. All homeowners that purchase an NSP funded home must submit a signed / notarized affidavit as proof of ownership and occupancy each year on the anniversary of purchase/closing date.

Definition of Blighted Structure:

Pursuant to city of Euclid Ordinance 1755.29(d), blight means a premises, because of its age, obsolescence, dilapidation, deterioration, lack of maintenance or repair or occurrence of drug offenses, prostitution, gambling and other criminal acts which constitute public nuisances at the premises or any combination thereof, after lawfully issued citations or violation notices, constitutes an apparent fire hazard, place of retreat for immoral and criminal purposes constituting a public nuisance or repeated and serious breaches of peace, health hazard, public use and enjoyment of other premises within the neighborhood, or a factor seriously depreciating property values in the neighborhood.

Definition of Affordable Rents:

In event the City of Euclid utilizes NSP3 funds for rental property, we intend to follow HOME rules enforced by a covenant or deed restriction with regard to associated costs, calculated affordability periods, and setting a maximum 30% of income "cap" on rental as related to each affordable rental unit.

Housing Rehabilitation/New Construction Standards:

The following Housing Rehabilitation Standards will apply to all NSP funded houses:

- ,
- ,
- Any and all city of Euclid housing code violations will be corrected.
- ,
- A lead based paint risk assessment will be performed by a qualified contractor and all risk hazards will be abated within the scope of work during rehabilitation.
- ,
- ,

All properties will receive the following as needed.

- ,
- ,
- Roofing, gutters & downspouts.
- ,
- Vinyl siding, energy efficient windows, exterior and storm doors.
- ,
- Driveway, apron, sidewalk, and garage floor repair or replacement as needed.
- ,
- Attic and wall insulation as needed.
- ,
- New energy efficient furnace and hot water tank.
- ,

- Remodeled kitchen and bathroom(s) to include cabinets, countertop, sink, faucet, toilet, tub / shower and flooring.
- New water saver plumbing fixtures & upgraded plumbing where needed.
- Upgraded electric service to 100 amp with new breaker box and complete re-wire of electric as needed.
- Complete interior carpentry repair to include repairing damaged walls, replacement of any interior doors, moldings, railings, light fixtures, hardware, etc. as needed.
- Complete interior re-painting including basement.
- Repair or replacement of interior flooring to include hardwood floor repair and / or new carpeting.
- Foundation repair / waterproofing as needed.
- Complete replacement or renovation of garage to include new roof, vinyl siding, gutters & downspouts, new man door, overhead door, windows and electric.
- All new energy star rated efficient major appliances to include refrigerator, range/stove, dishwasher, disposal, and microwave oven.
- Landscaping depending on need: upgrade, trim, repair or replace grass, trees or bushes and mulch flower beds.

Vicinity Hiring:

The city will solicit for bids from local contractors and encourage the hiring of city residents if the contractor requires additional employees to perform the scope of work necessary to complete the project.

Procedures for Preferences for Affordable Rental Dev.:

In event the City of Euclid utilizes NSP3 funds for rental property, we intend to follow HOME rules enforced by a covenant or deed restriction with regard to associated costs, calculated affordability periods, and setting a maximum 30% of income “cap” on rental as related to each affordable rental unit.

Due to the economic climate and the lack of credit worthy buyers the city is also experiencing increase in rental housing. Investors are content in buying deeply discounted properties and rehabilitating them for the rental market. Large number of single-family residential rental properties, including HUD voucher homes, and the high number of condo/apartment complexes cause a glut of available rental properties in the city. We do not intend to acquire properties for rehabilitation and subsequent rentals since the market is already saturated.

Grantee Contact Information:

NSP3 Grantee Information
 Jurisdiction: The City of Euclid, Ohio
 Contact Person: Martin Castelletti
 585 E 222nd St. Euclid, Ohio 44123
 Phone: 216-289-8141
 Fax: 216-289-8366
 mcastelletti@cityofeuclid.com
 City of Euclid Website: www.cityofeuclid.com

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP3-01	50% rehab	NSP3-01	Rehab 50%	
NSP3-02	Down Payment Assistance	NSP3-02	Downpayment Assistance	
NSP3-03	Demolition	NSP3-03	Demolition	
NSP3-04	Land bank Maintenance	NSP3-04	Land Bank Maintenance	
NSP3-05	Administration	NSP3-05	Administration	
NSP3-06	120% rehab	NSP3-06	120% rehab	
		NSP3-07	27100 Farrington Avenue - Rehab	



Activities

Project # / NSP3-01 / 50% rehab

Grantee Activity Number: NSP3-01

Activity Title: Rehab 50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-01

Projected Start Date:

04/01/2011

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:

50% rehab

Projected End Date:

12/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 375,203.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 375,203.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Dishwashers replaced	3
#Clothes washers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3



#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	3
# of Properties	3

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Euclid Development Department2	Local Government	\$ 375,203.85

Location Description:

City of Euclid, Ohio

Activity Description:

Regulation Citation : 24 CFR 570.208(a)(3)

\$258, 000 WILL BE BUDGETED TO REHABILITATE 3 HOMES TO HOUSE PERSONS WITH AN INCOME OF 50% OR LESS OF THE AREA MEDIUM INCOME, IN OUR AREAS OF GREATEST NEED.

BASED ON AN AVERAGE COST OF \$86,000 TO REHABILITATE, AND INCLUDING CARRYING/DEVELOPMENT COSTS, IT IS ESTIMATED THAT 3 SINGLE FAMILY HOMES FROM OUR EXISTING INVENTORY OF HOMES PURCHASED WITH NSP1 FUNDS WILL BE MADE AVAILABLE FOR RESALE TO PERSONS WITH AN INCOME OF 50% OR LESS OF THE AREA MEDIUM INCOME, OVER THE 3 YEAR PERIOD OF THE PROGRAM. THESE HOMES WILL BE REHABILITATED USING THE REHABILITATION STANDARDS DESCRIBED EARLIER IN THIS PLAN, CREATING A LOW MAINTENANCE AND ENERGY EFFICIENT HOME. WE WILL OFFER DOWN PAYMENT ASSISTANCE IN THE FORM OF A SOFT SECOND, 50% FORGIVABLE LOAN AT THE TIME OF SALE. PERSONS THAT MEET THE INCOME REQUIREMENTS WILL BENEFIT FROM THESE HOMES NOT ONLY BECAUSE THEY ARE AFFORDABLE TO OWN, BUT ALSO LESS EXPENSIVE TO MAINTAIN AND OPERATE.

THE CITY WILL SOLICIT FOR BIDS FROM LOCAL CONTRACTORS AND ENCOURAGE THE HIRING OF CITY RESIDENTS IF THE CONTRACTOR REQUIRES ADDITIONAL EMPLOYEES TO PERFORM THE SCOPE OF THE WORK NECESSARY TO COMPLETE THE PROJECT.

THE PROJECTED START DATE IS MARCH 2011 AND WILL RUN UNTIL THE NUMBER OF UNITS SPECIFIED IN THIS PROGRAM HAVE BEEN COMPLETED, OR FOR THE MAXIMUM ALLOWED TIME PERIOD OF 3 YEARS.

PROJECT END DATE IS APRIL 2014 AT WHICH TIME ALL PROGRAM INCOME MUST BE RETURNED TO THE TREASURY.

THIS PROGRAM WILL USE EXISTING INVENTORY LOCATED IN THE TARGET AREAS AS DESCRIBED IN THE "AREAS OF GREATEST NEED" SECTION OF THIS AMENDMENT.

ALL HOMES WILL BE SOLD AT OR BELOW MARKET VALUE AND AT AN AMOUNT EQUAL TO OR LESS THAN THE COST TO ACQUIRE AND REHABILITATE THE PROPERTY.

QUALIFIED BUYERS WILL BE REQUIRED TO OCCUPY THE HOME FOR A PERIOD OF AT LEAST 5 YEARS.

QUALIFIED BUYERS WILL BE REQUIRED TO ATTEND AT LEAST 8 HOURS OF COUNSELING BEFORE PURCHASING A HOME.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP3-02 / Down Payment Assistance



Grantee Activity Number: NSP3-02

Activity Title: Downpayment Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3-02

Projected Start Date:

04/01/2011

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:

Down Payment Assistance

Projected End Date:

12/30/2019

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

Total Budget: \$ 173,446.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 173,446.35

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

14

14

100.00

of Households

14

14

100.00

Proposed Accomplishments

of Singlefamily Units

Total

14

of Housing Units

14

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

City of Euclid Development Department2

Organization Type

Local Government

Proposed Budget

\$ 173,446.35

Location Description:

City of Euclid, Ohio

Activity Description:

REGULATION CITATION: 24 CFR 570.206

\$140,000 WILL BE BUDGETED TO PROVIDE DOWN PAYMENT ASSISTANCE TO ELIGIBLE BUYERS WHOSE INCOME IS BETWEEN 80% AND 120% OF THE AREA MEDIAN INCOME AND DESIRE TO PURCHASE A FORMERLY FORECLOSED UPON HOME. THIS WILL ENCOURAGE THE PRIVATE MARKET TO REHABILITATE FORCLOSED UPON



RESIDENTIAL PROPERTIES FOR THE OWNER-OCCUPIED MARKET. WE WILL OFFER A DIRECT SUBSIDY IN THE AMOUNT OF 20% OF THE PURCHASE PRICE OF THE HOME UP TO A MAXIMUM OF \$10,000. This down payment loan will be in the form of a soft second mortgage 50% forgiven, 10% per year for the the 5 year affordability period, for owner occupied homes. . THE REMAINING 50% WILL BE RECAPTURED AT THE RE-SALE OR TRANSFER OF THE PROPERTY.THE CITY WILL PARTNER WITH THE EUCLID DEVELOPMENT CORPORATION A NO-PROFIT ORGANIZATION THAT CURRENTLY OPERATES MANY OF THE CITY HOME FUNDED PROGRAMS, INCLUDING AN EXISTING DOWN PAYMENT PROGRAM TARGETED FOR PERSONS WITH AN INCOME FROM VERY LOW TO UP TO 80% OF AREA MEDIAN INCOME. SEE EXHIBIT "A" FOR NSP3 FUNDED DOWN PAYMENT ASSISTANCE PROGRAM REQUIRMENTS. BASED ON THE MAXIMUM DOWN PAYMENT LOAN OF \$10,000, WE WILL PROVIDE AT LEAST 14 LOANS FOR QUALIFIED BUYERS THAT DESIRE TO OWN A HOME. THESE LOANS WILL PROVIDE AN INCENTIVE TO INCREASE HOME OWNERSHIP AND REDUCE THE NUMBER OF VACANT HOMES IN OUR NEIGHBORHOODS. THE PROJECTED START DATE IS MARCH 2011 AND WILL RUN FOR THE MAXIMUM ALLOWED TIME PERIOD OF 3 YEARS. PROJECT END DATE IS APRIL 2014 AT WHICH TIME ALL PROGRAM INCOME MUST BE RETURNED TO THE TREASURY. THIS PROGRAM WILL TARGET HOMES LOCATED IN THE "AREAS OF GREATEST NEED" SECTION OF THIS AMENDMENT. BY OFFERING THIS DOWN PAYMENT ASSISTANCE PROGRAM WE WILL BE ABLE TO PROVIDE LOANS TO ALL ELIGIBLE PERSONS WITH VERY LOW INCOME UP TO THE MAXIMUM ALLOWABLE 120% OF THE AREA MEDIAN INCOME.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-03 / Demolition



Grantee Activity Number: NSP3-03**Activity Title: Demolition****Activity Type:**
Clearance and Demolition**Project Number:**
NSP3-03**Projected Start Date:**
04/01/2011**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:**
Demolition**Projected End Date:**
12/30/2019**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 396,039.97**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 396,039.97**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# of Persons	52094	13404	11241	47.31

Proposed Accomplishments

	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

LMI%:	47.31
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Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Euclid Development Department2	Local Government	\$ 340,107.00

Location Description:

City of Euclid, Ohio

Activity Description:

REGULATION CITATION: 24 CFR 570.208(a)(1).
 \$500,107 WILL BE BUDGETED TO ACQUIRE/DEMOLISH APPROXIMATELY 25 HOUSES. UTILIZING PROGRAM INCOME, AN ADDITIONAL 8 FORCLOSED, VACANT AND ABANDONED HOUSES WILL BE ACQUIRED/DEMOLISHED BRINGING THE TOTAL HOUSES ACQUIRED/DEMOLISHED TO 33.



BASED ON AN AVERAGE ACQUISITION/DEMOLITION COST OF \$20,000 PER UNIT, WE ESTIMATE WE WILL BE ABLE TO DEMOLISH APPROXIMATELY 25 HOUSES. WE WILL REDUCE OUR CURRENT INVENTORY OF HOUSES THROUGH SOURCES SUCH AS THE CUYAHOGA COUNTY LAND BANK, HUD FANNIE MAE, AND PRIVATE BANKS AND PLACE THE VACANT LAND IN THE CITY LAND BANK TO BE USED FOR FUTURE DEVELOPMENT AND/OR DISPOSITION CONSISTENT WITH THE CITY LAND BANK DISPOSITION POLICIES. WITH THE NUMBER OF FORCLOSED, VACANT PROPERTIES STILL RISING, THE LOSS OF POPULATION IN EUCLID AND NORTHEAST OHIO, AND CONTINUED LOSS OF PROPERTY VALUE, MANY PROPERTIES ARE SITTING VACANT FOR LONGER PERIODS BECOMING BLIGHTED AND BECOMING A NEIGHBORHOOD NUISANCE DUE TO LACK OF SUPERVISION BY THE LENDING INSTITUTIONS. THIS STRATEGY WILL HELP TO ELIMINATE BLIGHT AND STABILIZE PROPERTY VALUES. WE WILL HOLD THESE PROPERTIES IN OUR LAND BANK FOR UP TO THE MAXIMUM ALLOWED TIME PERIOD OF 10 YEARS or till the local economy and real estate market improves.

THE PROJECTED START DATE IS MARCH 2011 AND WILL RUN FOR THE MAXIMUM ALLOWED TIME PERIOD OF 3 YEARS.

PROJECT END DATE IS APRIL, 2014 AT WHICH TIME ALL PROGRAM INCOME MUST BE RETURNED TO THE TREASURY.

THIS PROGRAM WILL TARGET AREAS AS DESCRIBED IN THE "AREAS OF GREATEST NEED" SECTION OF THIS AMENDMENT.

PROPERTIES IDENTIFIED AND CONSIDERED BLIGHTED AS DESCRIBED IN CITY OF EUCLID ORDINANCE 1755.29(d) WILL BE DEMOLISHED, OR ACQUIRED AND DEMOLISHED AND PLACED IN OUR LAND BANK TO BE USED FOR FUTURE DEVELOPMENT.

ALL HOMES ACQUIRED FOR THIS PROGRAM WILL BE PURCHASED AT A DISCOUNT OF AT LEAST 1% BELOW THE CURRENT MARKET VALUE AS IDENTIFIED THROUGH AN APPRAISAL, IF OVER \$25,000.00, PERFORMED WITHIN THE LAST 60 DAYS FROM THE PURCHASE DATE.

IF REQUIRED, THE CITY WILL CONTRACT WITH QUALIFIED APPRAISERS TO PERFORM APPRAISALS ON ALL PROPERTIES IT PLANS TO PURCHASE OVER \$25,000.00 IF THE PROPERTY HAS NOT HAD AN APPRAISAL PERFORMED WITHIN THE LAST 60 DAYS.

ALL PROPERTIES PLACED IN THE LAND BANK WILL BE REDEVELOPED WITHIN 10 YEARS OF THEIR ACQUISITION EITHER THROUGH NEW CONSTRUCTION, LOT SPLITTING, CONSOLIDATION OF MULTIPLE LOTS AND REDEVELOPED AS RESIDENTIAL, COMMERCIAL/MIXED COMMERCIAL AND RESIDENTIAL OR TURNED INTO COMMUNITY GARDEN/PUBLIC PARKS.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-04 / Land bank Maintenance



Grantee Activity Number: NSP3-04

Activity Title: Land Bank Maintenance

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP3-04

Projected Start Date:

04/01/2011

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:

Land bank Maintenance

Projected End Date:

03/31/2014

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

Total Budget: \$ 46,927.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,927.77

Proposed Accomplishments

of Singlefamily Units

Total

25

of Housing Units

25

of Properties

25

LMI%:

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

City of Euclid Development Department2

Organization Type

Local Government

Proposed Budget

\$ 83,294.76

Location Description:

City of Euclid, Ohio

Activity Description:

REGULATION CITATION: 24 CFR 570.201(A)(B).

\$30,000 OF NSP3 FUNDS WILL BE USED TO SUPPORT MAINTENACE OF ALL NSP PROPERTIES PLACED IN THE CITY OF EUCLID LAND BANK.

THESE FUNDS WILL BE USED TO MAINTAIN THE 3 PROPERTIES THAT WILL UNDERGO REHABILITATION AND THE 23 PROPERTIES THAT WILL BE DEMOLISHED. BY PROVIDING FUNDS TO MAINTAIN OUR LAND BANK PROPERTIES WE WILL BE ABLE TO REDUCE THE POTENTIALFOR BLIGHT. THIS WILL ALLOW US TO STABILIZE OUR



NEIGHBORHOODS AND IN THE CASE WHERE A PEOERTY HAS BEEN DEMOLISHED MAINTAIN PROPERTY VALUES UNTIL FUTURE REDEVELOPMENT OCCURS.
THE PROJECTED START DATE IS MARCH 2011 AND WILL RUN FOR THE MAXIMUM ALLOWED TIME PERIOD OF 3 YEARS.
PROJECT END DATE IS APRIL 2014 AT WHICH TIME ALL PROGRAM INCOMEMUST BE RETURNED TO THE TREASURY.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-05 / Administration



Grantee Activity Number: NSP3-05

Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP3-05

Projected Start Date:

04/01/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 133,623.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 133,623.46

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Euclid Development Department2	Local Government	\$ 133,623.46

Location Description:

City of Euclid, Ohio

Activity Description:

REGULATION CITATION: 24 CFR 570.206
\$103,123 OF NSP3 FUNDS WILL BE USED FOR ADMINISTERING THE PROGRAM OVER THE 3 YEAR PERIOD. COSTS INCLUDE A STAF PERSON AND ALL NECESSARY ANCILLARY SUPPORT.
THE PROJECTED START DATE IS MARCH 2011 AND WILL RUN FOR THE MAXIMUM ALLOWED TIME PERIOD OF 3 YEARS.
PROJECT END DATE IS APRIL 2014 AT WHICH TIME ALL PROGRAM INCOME MUST BE RETURNED TO THE TRASURY.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP3-06 / 120% rehab



Grantee Activity Number: NSP3-06

Activity Title: 120% rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-06

Projected Start Date:

11/01/2013

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:

Direct (Households)

Activity Status:

Under Way

Project Title:

120% rehab

Projected End Date:

12/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 325,923.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 325,923.24

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3		3	100.00
3		3	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

3

3

3

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Euclid Development Department2

Organization Type

Local Government

Proposed Budget

\$ 325,923.24

Location Description:

City of Euclid, Ohio

Activity Description:

We are budgeting \$130,000 initially to rehab a house for buyers with income in the range of 51% to 120% of area median income. We will use program income to do additional rehabs and may continue to do more than 3 if



there is enough program income after the sale of the 3rd house.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP3-07

Activity Title: 27100 Farrington Avenue - Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-06

Projected Start Date:

03/12/2018

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:

120% rehab

Projected End Date:

11/08/2019

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

Total Budget: \$ 102,802.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 102,802.43

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
1			0.00
1			0.00

Proposed Accomplishments

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1



#Units with solar panels
 #Dishwashers replaced
 #Clothes washers replaced
 #Refrigerators replaced
 #Light fixtures (outdoors) replaced
 #Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties 1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Euclid Development Department2	Local Government	\$ 102,802.43

Location Description:

Property located in an NSP3 target area property eligible for such important rehabilitation projects.

Activity Description:

The City of Euclid acquired and contracted for the rehabilitation of 27100 Farringdon Avenue - sold to an LMMI household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements: Yes

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - DRGR Action Plan is rejected as the jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/10/2011 to the DRGR Action Plan: 1) Areas of greatest need, 2) Low Income Targeting, 3) Acquisition and Relocation, 4) Public participation plan and summary of citizen comments, 5) Vicinity Hiring, 6) Procedures for Affordable Housing, 7) Citation of related CDBG activity for each activity, and 8) Activity description for each activity. Admin Activity has no LMMI benefits; it should be reported as N/A for National Objective. -OA 3/21/2011

Reviewer - DRGR Action Plan is rejected as 1) the CDBG citations are mislabeled as national objective, 2) national objectives are added to the narratives and the additions are inconsistent with what have



been chosen for the activities, 3) Procedures for Rental Development should have language on why rental is not addressed as stated in hard copy plan, 4) Related CDBG Citation should be at the top of the narrative, 5) Admin Activity has no LMMI benefits so it should be N/A for National Objective, and 6) Activity Down Payment Assistance 1st paragraph of narrative is different than the 1st paragraph of the submitted/approved hard copy plan. -OA 3/23/2011

- Reviewer - Jurisdiction transferred information from submitted hard copy plan with grant agreement signed on 3/10/2011 to DRGR Action Plan. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ has yet to approve the demolition waiver. -OA 3/23/2011
- Reviewer - Concurrence with Reviewer's comments and we recommend Action Plan Approval: RTH 6/7/11
- Reviewer - City said it did not make revisions to Action Plan, but it made drawdowns for DPA activity in 4Q 2011. The budget at the activity level is correct. However, there appears to be a technical glitch that doubles the overall program budget. City had to increase the budget 3X the grant amount to successfully submit the Action Plan. This error will be corrected at a later day. Other than this issue, drawdowns are acceptable. -OA 1/30/2012
- Reviewer - Concurrence with Reviewer's comments and recommendation for plan approval. RTH 1/30/12
- Reviewer - City reduced each activity's budget down to the original submitted budget, eliminating the double-budget issue on previous QPRs. City reduced the estimated PI back to zero for the grant. These adjustments are acceptable. -OA 6/29/2012
- Reviewer - Recommend Approval. RTH 6/29/12
- Reviewer - City updated the Area Benefit data for activity NSP3-03 Demolition per FO request. Update is acceptable. -OA 10/22/2012
- Reviewer - Recommend Approval: RTH 10/23/12
- Reviewer - Recommend Approval: RTH 10/30/13
- Reviewer - 11/12/13 Recommend Approval: RTH
- Reviewer - Acknowledging the revisions noted in the city's 12/16 e-mail; Recommending Approval: RTH
- Reviewer - Recommend Approval: RTH
- Reviewer - This to acknowledge the revisions noted in the 2/18/14 e-mail from the city. Recommend Approval: RTH 2/19/14
- Reviewer - Acknowledging revisions noted in the 2/26/14 e-mail from the city. Recommend Approval: RTH 2/26/14
- Reviewer - Acknowledging Budget Changes/Receipt of Program Income; Recommend Approval: RTH
- Reviewer - This is to acknowledge and approve the budget line item changes described in Marty's e-mail dated 8/14/14; Recommend Approval: RTH
- White, Brian Recommend Approval. Grantee added money to their 120 activity to finish projects. They have over 25% budgeted for the set aside activity and admin is at 10% cap. BW 8/27/14
- White, Brian Budgets add up to correct amount. All capped activities are within their respective caps. Recommend Approval. BW. 12/16/14
- White, Brian City of Euclid changed budgets. All capped budgets are within their accepted caps. Recommend approval. BW 4/27/15



- White, Brian City added money to budget from receipted PI. Admin is below 10% cap and the demo is below the accepted demo waiver. Recommend approval. 6/3/16
- White, Brian City moved budget from LH50 to 120 activity. Admin below 10% cap and demo below the approved demo waiver amount. Recommend approval. BW 12/28/16
- White, Brian City added additional funds to down payment activity. Recommend Approval. BW 12/28/16
- White, Brian Euclid added program income into the action plan and adjusted budgets accordingly. Admin is below 10% Recommend Approval. BW 12/21/17
- White, Brian City changed dates for activity end date. No issues. Recommend Approval. BW 12/11/19
- White, Brian City of Euclid changed budgets due to change between a LH25 and regular NSP property. No issues discovered. Recommend Approval. BW 1/3/20
- White, Brian Working with grantee in TEams and approving plan so they can submit QPRs.

Action Plan History

Version	Date
B-11-MN-39-0008 AP#21	02/09/2022
B-11-MN-39-0008 AP#20	01/03/2020
B-11-MN-39-0008 AP#19	12/11/2019
B-11-MN-39-0008 AP#18	12/21/2017
B-11-MN-39-0008 AP#17	12/28/2016
B-11-MN-39-0008 AP#16	12/28/2016
B-11-MN-39-0008 AP#15	06/03/2016
B-11-MN-39-0008 AP#14	04/27/2015
B-11-MN-39-0008 AP#13	12/16/2014
B-11-MN-39-0008 AP#12	08/27/2014
B-11-MN-39-0008 AP#11	08/15/2014
B-11-MN-39-0008 AP#10	07/22/2014
B-11-MN-39-0008 AP#9	02/26/2014
B-11-MN-39-0008 AP#8	02/19/2014
B-11-MN-39-0008 AP#7	12/19/2013
B-11-MN-39-0008 AP#6	11/12/2013
B-11-MN-39-0008 AP#5	10/30/2013
B-11-MN-39-0008 AP#4	10/23/2012
B-11-MN-39-0008 AP#3	06/29/2012
B-11-MN-39-0008 AP#2	01/30/2012
B-11-MN-39-0008 AP#1	06/07/2011

