

# Action Plan

**Grantee:** Lorain County, OH

**Grant:** B-11-UN-39-0012

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 1,619,474.00       |
| <b>Grant Award Amount:</b>      | \$ 1,619,474.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 174,304.15         |
| <b>Total Budget:</b>            | \$ 1,793,778.15       |

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Lorain County will also enter into sub-recipient agreements with the City of Elyria and the City of Lorain to address the housing stock. NSP3 funds will demolish blighted structures, land bank eligible properties, and rehabilitate housing. NSP3 funds will only be utilized in Identified target areas and support activities that will arrest further decline, remove destabilizing influences, and invest in housing that ensures the longest continued affordability. A total of eight (8) target areas have been identified for NSP

### How Fund Use Addresses Market Conditions:

Lorain County's housing stock remains to be in poor condition, particularly in the urban cities of Elyria and Lorain. There is an abundance of properties that have been foreclosed upon, left vacant, and/or abandoned. Numerous code violations continue to plague Lorain County's target areas, however due to the lack of funding; the properties have reached a point of disrepair. Within Lorain County's target areas, there are over 80 homes in the condemnation process, mostly in the urban communities. The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future.

Data Source Used to Determine Areas of Greatest Need: Mapping tool provided by the US Department of Housing and Urban Development. Data provided by the US Department of Housing and Urban Development found at: <http://www.huduser.org/portal/datasets/NSP.html>

Determination of Areas of Greatest Need and Applicable Tiers: Mapping tool provided by the US Department of Housing and Urban Development.

Conversations and meetings with community representatives and officials from the City of Elyria, City of Lorain, and City of Oberlin. Public meetings and solicitation of comments on the selected areas.

Lorain County's housing stock remains to be in poor condition, particularly in the urban cities of Elyria and Lorain. There is an abundance of properties that have been foreclosed upon, left vacant, and/or abandoned. Numerous code violations continue to plague Lorain County's target areas, however due to the lack of funding; the properties have reached a point of disrepair. Within Lorain County's target areas, there are over 80 homes in the condemnation process, mostly in the urban communities. Lorain County will also enter into sub-recipient agreements with the City of Elyria and the City of Lorain to address the housing stock. NSP3 funds will demolish blighted structures, land bank eligible properties, and rehabilitate housing. NSP3 funds will only be utilized in Identified target areas and support activities that will arrest further decline, remove destabilizing influences, and invest in housing that ensures the longest continued affordability. A total of eight (8) target areas have been identified for NSP3.

The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the



target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future.

Meeting Low Income Target: Lorain County and its partners will be using a minimum of 25% of the NSP 3 allocation to acquire and rehabilitate foreclosed and abandoned buildings in targeted areas. While there is a preference towards the sale of these properties for homeownership, the entities will ensure that the units are occupied by income eligible families through the first sale of home to an eligible family at or below the cost of the project in compliance with NSP 3 requirements or in the event of an inability to locate eligible home buyers, to provide the units to local non-profits to own and rent at the appropriate FMR to an income eligible family, or in the case that no local non-profits are able to acquire then the property will be made available to private investors. The development of these housing units may be completed using in house staff and contractors or a developer to deliver the project.

Demolition or Conversion of LMI Units: Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ? 80% of area median income)? Yes.

The number of low- and moderate-income dwelling units—i.e., ? 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. 57

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ? 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). 4

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. 6

Citizen Participation Plan: The County in cooperation with the Cities of Elyria and Lorain posted the application on their respective web pages on February 11, 2011 for public review and comment. Additionally, public meetings were held at Lorain City Hall and Elyria City Hall respectively on February 24, 2011 and February 10, 2011.

The meetings were advertised in the newspaper and posted on the web pages. The advertisements solicited comments and informed the public of where the application could be viewed and how to submit comments.

Summary of Public Comments Received. February 18, 2011: Pat Echko, Sheffield Township Fiscal Officer suggested we include another target area within Sheffield Township. The target area will cover the neighborhood within Broadway Ave., East 36th St., Elyria Ave., and North Ridge Rd. Ms. Echko also stated the identified target areas in Sheffield Township were good options for the NSP3. Response: Lorain County responded to Ms. Echko's request and included the additional target area for Sheffield Township.

### **Ensuring Continued Affordability:**

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the Long Term Affordability from the HOME regulations at 24 CFR 92.252(e) and available online at [http://edocket.access.gpo.gov/cfr\\_2005/aprqr/24cfr92.252.htm](http://edocket.access.gpo.gov/cfr_2005/aprqr/24cfr92.252.htm).

### **Definition of Blighted Structure:**

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the definition of "blight" found within the Ohio Revised Code General Provisions – 1.08. A link to the ORC definition is provided here. <http://codes.ohio.gov/orc/1.08>.

### **Definition of Affordable Rents:**

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the Affordable Rents as determined and updated by HUD. The 2010 rents are the latest available and can be accessed at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/oh.pdf>. HOME regulations at 24 CFR 92.252 and available online at [http://edocket.access.gpo.gov/cfr\\_2005/aprqr/24cfr92.252.htm](http://edocket.access.gpo.gov/cfr_2005/aprqr/24cfr92.252.htm).

### **Housing Rehabilitation/New Construction Standards:**

Lorain County and any and all recipients of NSP 3 funds that flow through the County will use the HOME regulations found at <http://www.hud.gov/offices/cpd/affordablehousing/library/homefires/volumes/vol3no1.cfm>.

### **Vicinity Hiring:**

Lorain County will invite Contractor's in NSP3 target areas to bid on eligible projects. A meeting will be conducted on March 14th, explaining the parameters of NSP3, and the importance of vicinity hiring. Additional consideration will be given to Section 3 contractors, and those who do vicinity hiring will supersede Section 3. A justification of the winning bid and the hired contractor will be noted in the project file. The cities of Elyria and Lorain will also be advertising for contractors to perform projects that they identify and shall include language in the bid documents striving to meet the vicinity hiring requirements of NSP 3.

### **Procedures for Preferences for Affordable Rental Dev.:**

The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future.



**Grantee Contact Information:**

Name (Last, First)  
Romancak, Donald  
Email Address  
dromancak@loraincounty.us  
Phone Number  
440-328-2323  
Mailing Address  
Lorain County Admin Bldg – 5th Floor, 226 Middle Avenue, Elyria, OH 44035

**Project Summary**

| <b>Project #</b> | <b>Project Title</b>       | <b>Grantee Activity #</b> | <b>Activity Title</b>                            |
|------------------|----------------------------|---------------------------|--|
| 100              | Administration             | 10-100                    | County Administration                            |
|                  |                            | 20-100                    | Lorain City Administration                       |
|                  |                            | 30-100                    | Elyria City Administration                       |
| 200              | Demolition                 | 10-200                    | County Demolition                                |
|                  |                            | 20-200                    | Lorain City Demolition                           |
|                  |                            | 30-200                    | City of Elyria Demolition                        |
| 300              | Acquisition/Rehabilitation | 10-300                    | County LH25                                      |
|                  |                            | 11-300                    | County Acquisition/Rehabilitation (LMMI)         |
|                  |                            | 20-300                    | City of Lorain Acquisition/Rehabilitation (LH25) |
|                  |                            | 21-300                    | Lorain City Acquisition/Rehabilitation (LMMI)    |
|                  |                            | 30-300                    | Elyria City Acquisition/Rehabilitation (LH25)    |
| 400              | Land Bank                  | 10-400                    | County Land Bank                                 |
|                  |                            | 20-400                    | City of Lorain Landbanking                       |
|                  |                            | 30-400                    | Elyria City Land Bank                            |
| 9999             | Restricted Balance         |                           | <i>No activities in this project</i>             |



# Activities

**Project # / Title:** 100 / Administration

**Grantee Activity Number:** 10-100  
**Activity Title:** County Administration

**Activity Type:**

Administration

**Project Number:**

100

**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:**

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:**

05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 92,746.14

**Other Funds:** \$ 0.00

**Total Funds:** \$ 92,746.14

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lorain County Board of Commissioners

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

**Responsible Organization**

Lorain County Board of Commissioners

**Organization Type**

Local Government

**Proposed Budget**

\$ 92,746.14

**Location Description:**



Lorain County Administration Building, Fifth Floor, 226 Middle Avenue, Elyria, OH 44035

**Activity Description:**

General Program Administration- 24 CFR 570.206  
General administration and oversight.

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**Grantee Activity Number:** 20-100  
**Activity Title:** Lorain City Administration

**Activity Type:**

Administration

**Project Number:**

100

**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:**

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:**

05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 29,769.81

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,769.81

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lorain

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

**Responsible Organization**

City of Lorain

**Organization Type**

Local Government

**Proposed Budget**

\$ 21,532.47

**Location Description:**

N/A

**Activity Description:**

General Program Administration- 24 CFR 570.206

The City of Lorain will provide general administration and Lorain County will be responsible for oversight.



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**Grantee Activity Number:** 30-100  
**Activity Title:** Elyria City Administration

**Activity Type:**

Administration

**Project Number:**

100

**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:**

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:**

05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 56,589.31

**Other Funds:** \$ 0.00

**Total Funds:** \$ 56,589.31

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Elyria

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

**Responsible Organization**

City of Elyria

**Organization Type**

Local Government

**Proposed Budget**

\$ 55,290.00

**Location Description:**

N/A

**Activity Description:**

General Program Administration- 24 CFR 570.206

The City of Elyria will provide General administration. Lorain County is responsible for oversight.





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**Project # / Title: 200 / Demolition**

**Grantee Activity Number: 10-200**  
**Activity Title: County Demolition**

**Activity Type:**

Clearance and Demolition

**Project Number:**

200

**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:**

UNDERWAY

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 151,780.83

**Other Funds:** \$ 0.00

**Total Funds:** \$ 151,780.83

**Proposed Accomplishments**

# of Singlefamily Units

10

# of Housing Units

10

Activity funds eligible for DREF (Ike Only)

# of Non-business Organizations benefitting

# of Businesses

# of public facilities

# of buildings (non-residential)

# of Properties

10

LMI%:



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lorain County Board of Commissioners

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

**Responsible Organization**

Lorain County Board of Commissioners

**Organization Type**

Local Government

**Proposed Budget**

\$ 151,780.83

**Location Description:**

Neighborhood ID #3282409, #5565917, #5448364, #2087646, #7499237

**Activity Description:**

Clearance- 24 CFR 570.201 (d)

Demolition and demolition related activities of properties determined to be blighted that are located within NSP3 target neighborhoods. Target neighborhoods are at or below 120% of the area median income. After demolition these properties will be placed in the County's landbank or demolitions will be completed through the nuisance demolition process where properties will not be acquired.



**Grantee Activity Number:** 20-200  
**Activity Title:** Lorain City Demolition

**Activity Type:**  
 Clearance and Demolition

**Project Number:**  
 200

**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:**  
 UNDERWAY

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Demolition

**Projected End Date:**  
 05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 334,944.84

**Other Funds:** \$ 0.00

**Total Funds:** \$ 334,944.84

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     | 25    |
| # of Housing Units                          | 25    |
| Activity funds eligible for DREF (Ike Only) |       |
| # of Non-business Organizations benefitting |       |
| # of Businesses                             |       |
| # of public facilities                      |       |
| # of buildings (non-residential)            |       |
| # of Properties                             | 25    |

|              |  |
|--------------|--|
| <b>LMI%:</b> |  |
|--------------|--|

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Lorain

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



**Location Description:**

Neighborhood ID #1371612

**Activity Description:**

Clearance- 24 CFR 570.201 (d)

The City of Lorain will carry out the activity. Lorain County will be responsible for oversight.

Demolition and demolition related activities of properties determined to be blighted that are located within the NSP3 Target Neighborhood. Target Neighborhoods are at or below 120% of the area median income. After demolition these properties will be placed in the City's land bank or demolitions will be completed through the nuisance demolition process where properties will not be acquired.

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**Grantee Activity Number:** 30-200  
**Activity Title:** City of Elyria Demolition

**Activity Type:**  
 Clearance and Demolition

**Project Number:**  
 200

**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:**  
 UNDERWAY

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Demolition

**Projected End Date:**  
 05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 341,752.98

**Other Funds:** \$ 0.00

**Total Funds:** \$ 341,752.98

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     | 13    |
| # of Housing Units                          | 13    |
| Activity funds eligible for DREF (Ike Only) |       |
| # of Non-business Organizations benefitting |       |
| # of Businesses                             |       |
| # of public facilities                      |       |
| # of buildings (non-residential)            |       |
| # of Properties                             | 13    |

|              |  |
|--------------|--|
| <b>LMI%:</b> |  |
|--------------|--|

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Elyria

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|

**Location Description:**

Neighborhood ID #7963134, #7555541

**Activity Description:**

Clearance- 24 CFR 570.201 (d)

The City of Elyria will be carrying out the activity. Lorain County is responsible for oversight. Demolition and demolition related activities of properties determined to be blighted that are located within the NSP3 Target Neighborhood. Target Neighborhoods are at or below 120% of the area median income. After demolition these properties will be placed in the City's land bank or demolitions will be completed through the nuisance demolition process where properties will not be acquired.

**Project # / Title: 300 / Acquisition/Rehabilitation**

**Grantee Activity Number: 10-300**  
**Activity Title: County LH25**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

300

**Projected Start Date:**

09/02/2013

**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:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation

**Projected End Date:**

03/04/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 192,009.80

**Other Funds:** \$ 0.00

**Total Funds:** \$ 192,009.80

**Proposed Beneficiaries**

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households |       |     |     | 0.0      |



|                    |   |      |
|--------------------|---|------|
| # Owner Households | 1 | 0.00 |
| # of Households    | 1 | 0.00 |

**Proposed Accomplishments**

**Total**

|   |   |
|---|---|
| # of Singlefamily Units                     | 1 |
| # of Multifamily Units                      |   |
| # of Housing Units                          | 1 |
| # of Substantially Rehabilitated Units      |   |
| # ELI Households (0-30% AMI)                |   |
| Activity funds eligible for DREF (Ike Only) |   |
| #Units $\zeta$ other green                  |   |
| #Units deconstructed                        |   |
| #Sites re-used                              | 1 |
| #Units exceeding Energy Star                |   |
| #Units with bus/rail access                 |   |
| #Low flow showerheads                       |   |
| #Low flow toilets                           |   |
| #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 |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lorain County Board of Commissioners

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

**Responsible Organization**

Lorain County Board of Commissioners

**Organization Type**

Local Government

**Proposed Budget**

\$ 192,009.80

**Location Description:**



Neighborhood ID #2087646, #5448364, #3282409, #5565917, #7499237

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation  
Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 50% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The County will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the County has invested into the property. HOME periods of affordability shall apply. The County will utilize recapture versus resale.

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**Grantee Activity Number:** 11-300  
**Activity Title:** County Acquisition/Rehabilitation (LMMI)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 300

**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:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition/Rehabilitation

**Projected End Date:**  
 05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 218,000.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 218,000.00

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     | 1     |     | 1   | 100.00   |
| # of Households        | 1     |     | 1   | 100.00   |

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     | 1     |
| # of Housing Units                          | 1     |
| Activity funds eligible for DREF (Ike Only) |       |
| #Units & other green                        |       |
| #Units deconstructed                        |       |
| #Sites re-used                              | 1     |
| #Units exceeding Energy Star                |       |
| #Units with bus/rail access                 |       |
| #Low flow showerheads                       | 1     |
| #Low flow toilets                           | 1     |
| #Units with solar panels                    |       |
| #Dishwashers replaced                       | 1     |
| #Clothes washers replaced                   | 1     |
| #Refrigerators replaced                     | 1     |
| #Light fixtures (outdoors) replaced         | 1     |
| #Light Fixtures (indoors) replaced          | 1     |



|                                   |   |
|-----------------------------------|---|
| #Replaced hot water heaters       | 1 |
| #Replaced thermostats             | 1 |
| #Efficient AC added/replaced      | 1 |
| #High efficiency heating plants   |   |
| #Additional Attic/Roof Insulation | 1 |
| #Energy Star Replacement Windows  | 1 |
| # of Properties                   | 1 |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lorain County Board of Commissioners

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

| Responsible Organization             | Organization Type | Proposed Budget |
|--------------------------------------|-------------------|-----------------|
| Lorain County Board of Commissioners | Local Government  | \$ 218,000.00   |

**Location Description:**

Neighborhood ID #2087646, #5448364, #3282409, #5565917, #7499237

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 120% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The County will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the County has invested into the property. HOME periods of affordability shall apply. The County will utilize recapture versus resale.



**Grantee Activity Number:** 20-300  
**Activity Title:** City of Lorain Acquisition/Rehbailitation (LH25)

**Activitiy Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 300

**Project Title:**  
 Acquisition/Rehabilitation

**Projected Start Date:**  
 06/01/2011

**Projected End Date:**  
 05/31/2014

**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

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

**Total Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     |       |     |     | 0.0      |
| # of Households        |       |     |     | 0.0      |

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     |       |
| # of Housing Units                          |       |
| # of Substantially Rehabilitated Units      |       |
| # ELI Households (0-30% AMI)                |       |
| Activity funds eligible for DREF (Ike Only) |       |
| #Units & other green                        |       |
| #Units deconstructed                        |       |
| #Sites re-used                              |       |
| #Units exceeding Energy Star                |       |
| #Units with bus/rail access                 |       |
| #Low flow showerheads                       |       |
| #Low flow toilets                           |       |
| #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

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lorain

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Lorain           | Local Government  | \$ 0.00         |

**Location Description:**

Neighborhood ID #1371612

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation  
 The City of Lorain will be carrying out the activity. Lorain County is responsible for oversight.  
 Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 50% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The City will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.

The City of Lorain cancelled thier LH25 rehab projects. See attached letter

**Grantee Activity Number:** 21-300  
**Activity Title:** Lorain City Acquisition/Rehabilitation (LMMI)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 300

**Project Title:**  
 Acquisition/Rehabilitation

**Projected Start Date:**  
 06/01/2011

**Projected End Date:**  
 05/31/2014

**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

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

**Total Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     |       |     |     | 0.0      |
| # of Households        |       |     |     | 0.0      |

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     |       |
| # of Housing Units                          |       |
| # ELI Households (0-30% AMI)                |       |
| Activity funds eligible for DREF (Ike Only) |       |
| #Units 2 other green                        |       |
| #Units deconstructed                        |       |
| #Sites re-used                              |       |
| #Units exceeding Energy Star                |       |
| #Units with bus/rail access                 |       |
| #Low flow showerheads                       |       |
| #Low flow toilets                           |       |
| #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

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lorain

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

| <b>Responsible Organization</b> | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------|--------------------------|------------------------|
| City of Lorain                  | Local Government         | \$ 0.00                |

**Location Description:**

Neighborhood ID # 1371612

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation  
 The City of Lorain will be carrying out the activity. Lorain County is responsible for oversight.  
 Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 120% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The City will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.



**Grantee Activity Number:** 30-300  
**Activity Title:** Elyria City Acquisition/Rehabilitation (LH25)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 300

**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:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition/Rehabilitation

**Projected End Date:**  
 05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 245,702.50

**Other Funds:** \$ 0.00

**Total Funds:** \$ 245,702.50

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     | 2     | 2   |     | 100.00   |
| # of Households        | 2     | 2   |     | 100.00   |

| Proposed Accomplishments                    | Total |
|---|-------|
| # of Singlefamily Units                     | 2     |
| # of Housing Units                          | 2     |
| # ELI Households (0-30% AMI)                |       |
| Activity funds eligible for DREF (Ike Only) |       |
| #Units $\neq$ other green                   |       |
| #Units deconstructed                        |       |
| #Sites re-used                              | 2     |
| #Units exceeding Energy Star                | 2     |
| #Units with bus/rail access                 | 2     |
| #Low flow showerheads                       | 2     |
| #Low flow toilets                           | 2     |
| #Units with solar panels                    |       |
| #Dishwashers replaced                       | 2     |
| #Clothes washers replaced                   | 2     |
| #Refrigerators replaced                     | 2     |
| #Light fixtures (outdoors) replaced         | 2     |



|                                    |   |
|------------------------------------|---|
| #Light Fixtures (indoors) replaced | 2 |
| #Replaced hot water heaters        | 2 |
| #Replaced thermostats              | 2 |
| #Efficient AC added/replaced       | 2 |
| #High efficiency heating plants    |   |
| #Additional Attic/Roof Insulation  | 2 |
| #Energy Star Replacement Windows   | 2 |
| # of Properties                    | 2 |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Elyria

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

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Elyria           | Local Government  | \$ 242,135.00   |

**Location Description:**

Neighborhood ID # 7963134, #7555541

**Activity Description:**

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation  
 The City of Elyria will be carrying out the activity. Lorain County is responsible for oversight.  
 Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 50% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The City will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.

**Project # / Title: 400 / Land Bank**

**Grantee Activity Number: 10-400**  
**Activity Title: County Land Bank**

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Activity Status:**  
 Under Way

**Project Number:**

**Project Title:**





400

Land Bank

**Projected Start Date:**

06/01/2011

**Projected End Date:**

05/31/2014

**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

**National Objective:**

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

**Total Budget:** \$ 30,023.65

**Other Funds:** \$ 0.00

**Total Funds:** \$ 30,023.65

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Properties

1

LMI%:

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Lorain County Board of Commissioners

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

**Responsible Organization**

Lorain County Board of Commissioners

**Organization Type**

Local Government

**Proposed Budget**

\$ 30,023.65

**Location Description:**

Neighborhood ID # 3282409, #5565917, #5448364, #2087646, #7499237



**Activity Description:**

24 CFR 570.201 (a) Acquisition and (b) Disposition

Acquisition and disposition of eligible properties and/or land for future reutilization. Activities will also be undertaken which are required to hold and maintain the property while in the Land Bank. Properties will be purchased which are located in the NSP target areas which are at or below 120% of the area median income. Properties will be disposed of in accordance with NSP regulations. Assisted properties will not be held in a land bank for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

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**Grantee Activity Number:** 20-400  
**Activity Title:** City of Lorain Landbanking

**Activity Type:**  
 Land Banking - Acquisition (NSP Only)

**Project Number:**  
 400

**Projected Start Date:**  
 09/25/2013

**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

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Under Way

**Project Title:**  
 Land Bank

**Projected End Date:**  
 03/04/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 16,458.29

**Other Funds:** \$ 0.00

**Total Funds:** \$ 16,458.29

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units  | 1     |
| # of Multifamily Units   |       |
| # of Housing Units       | 1     |
| # of Properties          | 1     |

|              |  |
|--------------|--|
| <b>LMI%:</b> |  |
|--------------|--|

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Lorain

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

| Responsible Organization             | Organization Type | Proposed Budget |
|--------------------------------------|-------------------|-----------------|
| City of Lorain                       | Local Government  | \$ 16,458.29    |
| Lorain County Board of Commissioners | Local Government  | \$ 0.00         |

**Location Description:**

Neighborhood ID #1371612

**Activity Description:**

24 CFR 570.201 (a) Acquisition and (b) Disposition

The City of Lorain will be carrying out the activity. Lorain County is responsible for oversight. Acquisition and disposition of eligible properties and/or future land reutilization. Activities will also be undertaken which are required to hold and maintain the property while in the landbank. Properties will be purchased which are located in the target area which is at or below 120% of the area median income. Properties will be disposed of in accordance with NSP regulations. Assisted properties will not be held in a land bank for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

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**Grantee Activity Number:** 30-400  
**Activity Title:** Elyria City Land Bank

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

400

**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:**

UNDERWAY

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Under Way

**Project Title:**

Land Bank

**Projected End Date:**

05/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 84,000.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 84,000.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# of Properties

2

LMI%:

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Elyria

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

**Responsible Organization**

City of Elyria

**Organization Type**

Local Government

**Proposed Budget**

\$ 84,000.00

**Location Description:**

Neighborhood ID #7555541, #7963134



## Activity Description:

24 CFR 570.201 (a) Acquisition and (b) Disposition

The City of Elyria will be carrying out the activity. Lorain County is responsible for oversight.

Acquisition and disposition of eligible properties and/or land for future reutilization. Activities will also be undertaken which are required to hold and maintain the property while in a Land Bank. Properties will be purchased which are located in NSP target areas which are at or below 120% of the area median income. Properties will be disposed of in accordance with NSP regulations. Assisted properties will not be held in a land bank for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

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## 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 3/4/2011 to the DRGR Action Plan: 1) Data source used to determine the areas of greatest needs and Determination of areas of greatest needs (approved hard copy plan and DRGR plan should have same info), 2) Low Income Targeting and Meeting low income target, 3) Demolition or conversion of LMI units, 4) Public participation plan and summary of citizen comments, 5) Citation of related CDBG activity for each activity, 6) All activities need responsible organization under Activity is being carried out by, 7) Activity #10-100 Admin should have address of responsible organization under location description, and 8) Activity #10-300 Acq/Rehab Benefit Report Type should be Low. -OA 3/24/2011
- Reviewer - Activity 10-300 has only 1 unit and is already listed as ownership housing. Jurisdiction should take out the 1 unit for rental housing. OA 4/5/2011
- Reviewer - Jurisdiction transferred information from submitted hard copy plan with grant agreement signed on 3/4/2011 to DRGR Action Plan. The county took \$640 off from the Admin budget listed on the hard copy plan so that the total budget equals the grant amount. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ has yet to approve the demolition waiver. -OA 4/5/2011
- Reviewer - Concurrence with Reviewer's Comments and we recommend approval of this Action Plan: RTH 6/7/11
- Reviewer - Action Plan is recommended for approval: RTH 10/28/13
- Reviewer - Acknowledging the revisions noted in the grantee's 1/3/13 e-mail; Recommend Approval: RTH
- Reviewer - Acknowledging the adjustment of funds from the city of Lorain to Elyria and the county. Will follow-up on question concerning obtaining a waiver to increase grant amount for demolition. Recommend Approval: RTH
- Reviewer - County's Waiver Request to increase demolition to 55.6% was approved 2/26/14; Recommend Action Plan Amendment Approval: RTH 3/2/14.
- Reviewer - Recommend Plan Approval: RTH 3/4/14
- Reviewer - Recommend Approval: RTH
- Reviewer - Acknowledging the revisions noted in your 6/26/14 email; Recommend Approval: RTH
- Reviewer - No issues. Admin and Demo are within caps. Recommend Approval. BW 1/22/15



- Reviewer - No issues. Admin and Demo are within caps. Recommend Approval. BW 1/29/15
- Reviewer - Changes made for newly acquired PI. Admin at 10% cap. Demo is within the demo waiver. Recommend Approval. BW 3/31/15
- Reviewer - No issues found. Grantee adjusted budgets. Admin is at 10% and Demo is within the amount of the demo waiver approved by the Field Office and HUD HQ. Recommend Approval. BW 7/29/15
- Reviewer - No issues found within the plan. Lorain County adjusted the budgets to account for additional PI that was added during the quarter. Recommend Approval. 10/13/15
- Reviewer - County added money received from program income. Admin and Demolition were within the acceptable amounts. Recommend Approval. BW 1/7/15
- Reviewer - PI added to budgets. Admin and Demolition are within the applicable caps. Recommend Approval. BW 2/1/16
- Reviewer - County switched a property from the LH25 to the LMMI activity. Admin within 10% cap. Demolition within the approved demo waiver. Recommend Approval. BW 12/8/16
- Reviewer - County switched funding from LH25 to LMMI. Admin within 10% cap. Demolition within approved waiver amount. Recommend Approval. BW 3/16/17

## Action Plan History

| Version               | Date       |
|-----------------------|------------|
| B-11-UN-39-0012 AP#1  | 03/16/2017 |
| B-11-UN-39-0012 AP#2  | 12/08/2016 |
| B-11-UN-39-0012 AP#3  | 02/01/2016 |
| B-11-UN-39-0012 AP#4  | 01/07/2016 |
| B-11-UN-39-0012 AP#5  | 10/13/2015 |
| B-11-UN-39-0012 AP#6  | 07/29/2015 |
| B-11-UN-39-0012 AP#7  | 03/31/2015 |
| B-11-UN-39-0012 AP#8  | 01/29/2015 |
| B-11-UN-39-0012 AP#9  | 01/22/2015 |
| B-11-UN-39-0012 AP#10 | 06/27/2014 |
| B-11-UN-39-0012 AP#11 | 06/17/2014 |
| B-11-UN-39-0012 AP#12 | 03/04/2014 |
| B-11-UN-39-0012 AP#13 | 03/03/2014 |
| B-11-UN-39-0012 AP#14 | 01/24/2014 |
| B-11-UN-39-0012 AP#15 | 01/03/2014 |
| B-11-UN-39-0012 AP#16 | 10/28/2013 |
| B-11-UN-39-0012 AP#17 | 06/07/2011 |

