Grantee: Cleveland, OH

Grant: B-08-MN-39-0004

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:	Obligation Date:
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B-08-MN-39-0004

Grantee Name: Award Date:

Cleveland, OH

Grant Amount: Contract End Date:

\$16,143,120.00

Grant Status: Review by HUD:

Active Reviewed and Approved

Submitted By:No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

AREAS OF GREATEST NEED The City of Cleveland is at the epicenter of a region hard hit by the sub-prime loan and foreclosure crisis. While there are parts of the City that have suffered more disinvestment than others, the HUD foreclosure and abandonment risk scores show that when compared to Cuyahoga County (the most populous county in the 5 county Cleveland-Elyria-Mentor MSA) as a whole, the entire City of Cleveland has significant foreclosure and abandonment risk. Clevelands NSP application identifies three approaches to the different conditions created by the foreclosure and sub-prime problem in the City. The City has aggregated census tract data into 36 Statistical Planning Areas (SPAs) for the purpose of analyzing neighborhood conditions. The section below lists the SPA neighborhoods appropriate for each approach. Eliminating Blight in Areas of Greatest Distress and Turning Vacant Property Into Community Assets Through Interim Uses: North Broadway, Woodland Hills, Union-Miles Park, Kinsman, South Collinwood, Fairfax Reviving Markets in Concentrated Investment Areas Through Substantial Rehabilitation, Select Blight Removal and Reuse of Vacant Land: Euclid-Green, Forest Hills, Goodrich-Kirtland Pk, Hough, Mt. Pleasant, Central, University, Corlett, Clark-Fulton, Buckeye-Shaker, Lee-Miles, Brooklyn-Centre, Glenville, St. Clair-Superior, Detroit-Shoreway, Cudell, South Broadway, Stockyards. Stabilizing Sustainable Markets: Riverside, Tremont, West Boulevard, Kamm's Corners, North Collinwood, Ohio City, Jefferson, Edgewater, Old Brooklyn, Puritas-Longmead.

Recovery Needs:

DISTRIBUTION AND USES OF FUNDS

Even with the new allocation of Neighborhood Stabilization Program Funds from HUD and the State of Ohio. There are some neighborhood sub-markets in very distressed areas cannot sustain an investment strategy. The best approach in these areas is to invest in land bank and interim uses of publicly-banked land until the market rebounds in a manner that supports redevelopment. Cleveland anticipates that the redevelopment may be commercial, light industrial or residential. New developments may require a substantial re-imagining of some neighborhoods leading to a new urban neighborhood form that takes advantage of reclaimed natural areas, increased open space and new residential and commercial development patterns.

By overlaying the HUD foreclosure and abandonment risk information with housing market analysis data, Cleveland has identified areas (i)where significant needs must be addressed, (ii)where need and market potential overlap, (iii)where scattered site rehabilitation will be sustainable and (iv)where Cleveland can create new housing opportunities for very low income households. After review of this overlay, Cleveland proposes targeting resources available through NSP using three major approaches:

Eliminating Blight in Areas of Greatest Distress and Turning Vacant Property Into Community Assets Through Interim Uses:

In areas where the HUD foreclosure and abandonment risk in high, but where the neighborhood market typology

suggests that the market is too weak, at this time, to create a sustainable homeownership rehabilitation market, Cleveland will concentrate demolition, land banking and interim uses of land bank land.

Reviving Markets in Concentrated Investment Areas Through Substantial Rehabilitation, Select Blight Removal and Reuse of Vacant Land:

Cleveland has established 19 model block areas in neighborhoods that the Cleveland Market Typology ranks as Transitional, Fragile and Distressed. These model blocks were selected by Clevelands non-profit development corporation community based on the model blocks, proximity to an anchor investment or neighborhood asset and an assessment of the potential for market recovery. Cleveland proposes using NSP funds, in combination with HOME, CDBG and LIHTC resources to rebuild these areas. The areas were selected based on a community review of nearby assets, proximity to an anchor investment and potential to reach untapped housing demand.

Stabilizing Sustainable Markets:

Cleveland proposes intervention in Stable and Regional Choice markets by encouraging rehabilitation of properties in this environment by providing both development and homebuyer incentives for the purchase, rehabilitation and sale of vacant properties that were the subject of foreclosure action. The ultimate purchaser of these properties will need to meet the NSP qualification of an income less than 120% of the median income for the MSA. Demolition funds will be use sparingly to address only those blighted structures which cannot be returned to productive use.

Expanding Housing Opportunity for Very Low Income Households:

In addition to funds targeted geographically to achieve specific neighborhood stabilization objectives, NSP funds will also be used to increase affordable housing option for very low income households. Cleveland has a development history that resulted in the concentration of impoverished households in a few core areas. Aggressive use of Section 8 vouchers and a policy of encouraging scattered site lease purchase use of Low Income Housing Tax Credits have mitigated this pattern over the last two decades. Cleveland proposes continuing expanded housing choices for very low income families by targeting its use of its NSP Very Low Income (VLI) funds and will seek supplemental VLI funds from The State of Ohio NSP to communities in the Cleveland typology which have the strongest existing markets regional choice and stable areas. In areas with transitional and fragile markets VLI funds will be used as part of the re-investment strategy that creates mixed income neighborhoods in concentrated investment areas.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,966,811.14
Total CDBG Program Funds Budgeted	N/A	\$8,966,811.14
Program Funds Drawdown	\$833,818.93	\$1,243,886.93
Obligated CDBG DR Funds	\$833,818.93	\$1,249,885.93
Expended CDBG DR Funds	\$0.00	\$510,498.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,421,468.00	\$0.00
Limit on Admin/Planning	\$1,614,312.00	\$101,283.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Nuisance Abatement-Demolition-252 demolition activities completed

Housing Renovation Program &mdash Acquire, Rehab, Sell - Redevelopment of Vacant Structures &ndash Between 50% of AMI and 120% of AMI The City of Cleveland has received 15 applications for developer support for redevelopment of vacant homes in the HUD NSP eligible areas. Four of the applications were withdrawn. One of the applications has been placed under contract. Each applicant is eligible for up to \$20,000 to close the gap between the cost of the project and the after-rehab appraisal of the home. Applications are being reviewed for completeness and compliance with HUD NSP regulations. Contracts will be prepared for the maximum development support, but final payout will be determined by the final project costs and after-rehab appraisal. This activity is being carried out under &ldquoE&rdquo redevelopment of vacant properties for residential purposes. The primary hold up is the documentation of URA compliance on properties that were held in inventory before the availability of NSP funds or difficulty in meeting the URA voluntary acquisition documentation requirements for properties held by institutions.

Low Income Rental Housing Production for households with incomes of under 50% of AMI. Cleveland has made one project award of \$636,000 to support the redevelopment of 24 lease/purchase units for qualifying families. The contract has been executed and certified. Cleveland has two more projects under serious consideration. The first, Livingston Park, has 195 units, will use approximately \$2,000,000 in NSP funds and 4% LIHTC financing. HUD is in the process of foreclosing on this property. The second, Doan School, is the rehabilitation of a former school building which was converted into 45 housing units. HUD is in the process of foreclosure. Doan School will be supported by approximately \$1.5 Million in NSP funds, help from the Ohio Housing Finance Agency, and place based operating subsidy.

Administration and Housing Code Support The City of Cleveland has added 7 staff members to it community development department in the areas of compliance, contract administration, real estate and senior management. It has also added five staff members to support the administration of the extensive demolition program anticipated by NSP.

Project Summary

Project #, Project Title	This Report Period		To Date		
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
19626001, 25% Set-aside: Redevelopment of Low Income Rental	\$0.00	\$0.00	\$4,035,780.00	\$0.00	
19626002. Nuisance Abatement-Demolition	\$0.00	\$726.255.09	\$8.493.220.00	\$1.136.323.09	

19626003, Purchase/Rehab Housing Renovation Program	\$0.00	\$0.00	\$2,000,000.00	\$0.00
19626004, Administrative-B&H Staff	\$0.00	\$0.00	\$1,614,120.00	\$0.00
19626005, Admistrative-Indirect Cost	\$0.00	\$0.00	\$0.00	\$0.00
19626006, Administrative-CD Staff	\$0.00	\$107,563.84	\$0.00	\$107,563.84
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 19626006
Activity Title: NSP Salaries

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

19626006 Administrative-CD Staff
Projected Start Date: Projected End Date:

04/01/2009 10/31/2010

National Objective: Responsible Organization:

N/A City of Cleveland, Ohio

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,160,791.00
Total CDBG Program Funds Budgeted	N/A	\$1,160,791.00
Program Funds Drawdown	\$107,563.84	\$107,563.84
Obligated CDBG DR Funds	\$107,563.84	\$107,563.84
Expended CDBG DR Funds	\$0.00	\$101,283.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative Cost

Location Description:

City of Cleveland

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: 19626011

Activity Title: Cleveland Green Housing

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

19626001 25% Set-aside: Redevelopment of Low Income Rental

Projected Start Date: Projected End Date:

10/07/2009 11/01/2010

National Objective: Responsible Organization:

NSP Only - LMMI City of Cleveland, Ohio

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$636,000.00
Total CDBG Program Funds Budgeted	N/A	\$636,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

13 (11 rehabilitated single family houses & 2 new single family houses).

Location Description:

City of Cleveland

Activity Progress Narrative:

Performance Measures

	This Re	This Report Period		This Report Period Cumulative Actual Total / Exp		ual Total / Expe	cted
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	0	0/0	0/0	0/13	

Activity Locations

Address	City	State	Zip
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3610 E. 75	Cleveland	NA	44105
3566 E. 75	Cleveland	NA	44105
3584 E. 75	Cleveland	NA	44105
3552 E. 74	Cleveland	NA	44105
1317 W. 85	Cleveland	NA	44102
1338 W. 78	Cleveland	NA	44102
3583 E. 74	Cleveland	NA	44105
3607 E. 74	Cleveland	NA	44105
1231 Buhrer	Cleveland	NA	44109
1219 Buhrer	Cleveland	NA	44109
6710 Forman	Cleveland	NA	44105
3264 E. 59	Cleveland	NA	44105
6203 Heisley	Cleveland	NA	44105

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources Grantee Activity Number: B&H-19626002
Activity Title: Demolition

Activitiy Category:

Clearance and Demolition

Project Number:

19626002

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Nuisance Abatement-Demolition

Projected End Date:

04/30/2009

Responsible Organization:

City of Cleveland, Ohio

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$6,068,739.00
Total CDBG Program Funds Budgeted	N/A	\$6,068,739.00
Program Funds Drawdown	\$726,255.09	\$810,873.09
Obligated CDBG DR Funds	\$726,255.09	\$810,873.09
Expended CDBG DR Funds	\$0.00	\$84,618.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of 37 single family structures

Location Description:

City of Cleveland

Activity Progress Narrative:

Single Family Demolition

Performance Measures

	This Report Period			Cumulative Act	ual Total / Ex	pected
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	33/37
Activity Locations						
Address		City		State	9	Zip
3001 Tampa Ave.		Cleveland				44109
919 E. 147 St.		Cleveland				44110
5000 Barkwill Ave.		Cleveland				44127
6618 Chambers Ave.		Cleveland				44105
11622 Tuscora Ave.		Cleveland				44108
3125 W. 88 St.		Cleveland				44102
5915 Hosmer Ave.		Clevela	and	NA		44105
9507 Adams Ave.		Clevela	and	NA		44108

11906-08 Durant Ave.	Cleveland	NA	44108
638-40 Eddy Rd.	Cleveland	NA	44108
13716 Eaglesmere Ave.	Cleveland	NA	44110
10821 Columbia Ave.	Cleveland	NA	44108
14119 Jenne Ave.	Cleveland	NA	44110
3241 W. 65 St.	Cleveland	NA	44102
5710 Tillman Ave.	Cleveland	NA	44102
4097 E. 74 St.	Cleveland	NA	44105
713 E. 126 St.	Cleveland	NA	44108
2245 E. 85 St.	Cleveland	NA	44106
9801 Cumberland Ave.	Cleveland	NA	44104
1515 E. 65 St.	Cleveland	NA	44103
8707 Madison Ave.	Cleveland	NA	44102
9700 Harvard Rd.	Cleveland	NA	44105
11109 Parkview Ave.	Cleveland	NA	44104
14104 Castalia Ave.	Cleveland	NA	44110
1455 E. 65 St.	Cleveland	NA	44103
4706 Bader Ave.	Cleveland	NA	44144
2178 E. 68 St.	Cleveland	NA	44103
5825-29 Superior Ave.	Cleveland	NA	44103
3424 E. 69 St.	Cleveland	NA	44127
5204 Blanche Ave.	Cleveland	NA	44127
16717 Westfield Ave.	Cleveland	NA	44110
2277 E. 71 St.	Cleveland	NA	44103
10724 Hampden Ave.	Cleveland	NA	44108
2363 E. 85 St.	Cleveland	NA	44104
4238 E. 126 St.	Cleveland	NA	44105
3080 Sawtell Rd.	Cleveland	NA	44127
3967 E. 91 St.	Cleveland	NA	44105
1477 E. 120 St.	Cleveland	NA	44106
11315 Ohlman Ave.	Cleveland	NA	44108
2205 W. 53 St.	Cleveland	NA	44102
482 E. 108 St.	Cleveland	NA	44108
4711 Lester Ave.	Cleveland	NA	44127
8319 Woodland Ave.	Cleveland	NA	44104
572 E. 117 St.	Cleveland	NA	44108
12417 Superior Ave.	Cleveland	NA	44108
8607 Beckman Ave.	Cleveland	NA	44104
10808 Navarre Ct.	Cleveland	NA	44108
4475 W. 12 St.	Cleveland	NA	44109
6507 Hosmer Ave.	Cleveland	NA	44105
3621 E. 144 St.	Cleveland	NA	44128
10807 Navarre Ct.	Cleveland	NA	44108
2263 E. 83 St.	Cleveland	NA	44103
3610-12 Walton Ave.	Cleveland	NA	44113
9101-03 St. Clair Ave.	Cleveland	NA	44108

2321 Willowdale Ave.	Cleveland	NA	44109
4717 Lorain Ave.	Cleveland	NA	44102
609 E. 107 St.	Cleveland	NA	44108
11418-20 Fairport Ave.	Cleveland	NA	44108
3279 W. 17 St.	Cleveland	NA	44109
10618 Dupont Ave.	Cleveland	NA	44108
9423 Fuller Ave.	Cleveland	NA	44104
1273-79 E. 123 St.	Cleveland	NA	44108
2268 E. 105 St.	Cleveland	NA	44106
1845 E. 79 St.	Cleveland	NA	44103
3182 W. 99 St.	Cleveland	NA	44102
2718 Seymour Ave.	Cleveland	NA	44113
4345 Lee Rd.	Cleveland	NA	44128
2647 E. 67 St.	Cleveland	NA	44104
1469 E. 120 St.	Cleveland	NA	44106
6812 Gertrude Ave.	Cleveland	NA	44105
503 E. 108 St.	Cleveland	NA	44108
9803 Pratt Ave.	Cleveland	NA	44105
6811 Bushnell Ct.	Cleveland	NA	44104
480 E. 108 St.	Cleveland	NA	44108
13701-03 Glenside Rd.	Cleveland	NA	44110
5700 Diamond Ave.	Cleveland	NA	44104
9221 Wade Park Ave.	Cleveland	NA	44106
2771 E. 71 St.	Cleveland	NA	44104
9618 Reno Ave.	Cleveland	NA	44105
2348 E. 40 St.	Cleveland	NA	44104
10422 Elmarge Ave.	Cleveland	NA	44105
9421 Nelson Ave.	Cleveland	NA	44105
2430 E. 86 St.	Cleveland	NA	44104
3062 E. 130 St.	Cleveland	NA	44120
4076 E. 131 St.	Cleveland	NA	44105
438 Dundee Dr.	Cleveland	NA	44108
544 E. 110 St.	Cleveland	NA	44108
712 E. 159 St.	Cleveland	NA	44110
9426 Union Ave.	Cleveland	NA	44105
13318 Eaglesmere Ave.	Cleveland	NA	44110
2342 E. 40 St.	Cleveland	NA	44104
530 E. 115 St.	Cleveland	NA	44108
2089 W. 42 St.	Cleveland	NA	44113
458 E. 108 St.	Cleveland	NA	44108
9220 Cannon Ave.	Cleveland	NA	44105
3553-55 E. 144 St.	Cleveland	NA	44128
5821-23 Superior Ave.	Cleveland	NA	44103
4244 E. 94 St.	Cleveland	NA	44105
11422 Ohlman Ave.	Cleveland	NA	44108
4801 E. 173 St.	Cleveland	NA	44128

9103 Cannon Ave.	Cleveland	NA	44105
14809 Kinsman Ave.	Cleveland	NA	44120
3390 E. 117 St.	Cleveland	NA	44120
707 Eddy Rd.	Cleveland	NA	44108
561-63 E. 117 St.	Cleveland	NA	44108
11615 Continental Ave.	Cleveland	NA	44120
8508 Denison Ave.	Cleveland	NA	44102
2977 E. 73 St.	Cleveland	NA	44127
1105 E. 78 St.	Cleveland	NA	44103
991 Maud Ave.	Cleveland	NA	44103
11813 Union Ave.	Cleveland	NA	44105
5710 Lexington Ave.	Cleveland	NA	44103
1991 E. 126 St.	Cleveland	NA	44106
13713 Eaglesmere Ave.	Cleveland	NA	44110
3706 E. 142 St.	Cleveland	NA	44120
17308 Grovewood Ave.	Cleveland	NA	44119
3523 E. 91 St.	Cleveland	NA	44105
11509 Tuscora Ave.	Cleveland	NA	44108
2314 E. 84 St.	Cleveland	NA	44104
5607 Euclid Ave.	Cleveland	NA	44103
12416 Signet Ave.	Cleveland	NA	44120
7416 Colgate Ave.	Cleveland	NA	44102
2357 E. 84 St.	Cleveland	NA	44104
1819 E. 97 St.	Cleveland	NA	44106
6619 Consul Ave.	Cleveland	NA	44127
1070 E. 66 St.	Cleveland	NA	44103
652 E. 117 St.	Cleveland	NA	44108
1471 E. 120 St.	Cleveland	NA	44106
16716 Westfield Ave.	Cleveland	NA	44110
610-12 E. 109 St.	Cleveland	NA	44108
3971 E. 66 St.	Cleveland	NA	44105
8911 Meridian Ave.	Cleveland	NA	44106
3646 E. 144 St.	Cleveland	NA	44120
999 E. 129 St.	Cleveland	NA	44108
11616 Parkview Ave.	Cleveland	NA	44120
914 Ida Ave.	Cleveland	NA	44103
6614 Wakefield Ave.	Cleveland	NA	44102
1093 E. 78 St.	Cleveland	NA	44103
786 E. 130 St.	Cleveland	NA	44108
2114 W. 96 St.	Cleveland	NA	44102
1121 E. 79 St.	Cleveland	NA	44103
7702-04 Lawn Ave.	Cleveland	NA	44102
1521 Denley Ave.	Cleveland	NA	44109
9309-11 Pierpont Ave.	Cleveland	NA	44108
928 E. 76 St.	Cleveland	NA	44103
7515 Elton Ave.	Cleveland	NA	44102

Cleveland	NA	44109
Cleveland	NA	44104
Cleveland	NA	44105
Cleveland	NA	44102
Cleveland	NA	44127
Cleveland	NA	44108
Cleveland	NA	44110
Cleveland	NA	44127
Cleveland	NA	44120
Cleveland	NA	44104
Cleveland	NA	44127
Cleveland	NA	44106
Cleveland	NA	44103
Cleveland	NA	44106
Cleveland	NA	44102
Cleveland	NA	44105
Cleveland	NA	44102
Cleveland	NA	44113
Cleveland	NA	44102
Cleveland	NA	44108
Cleveland	NA	44105
Cleveland	NA	44105
Cleveland	NA	44110
Cleveland	NA	44105
Cleveland	NA	44120
Cleveland	NA	44105
Cleveland	NA	44108
Cleveland	NA	44104
Cleveland	NA	44105
Cleveland	NA	44105
Cleveland	NA	44110
Cleveland	NA	44105
Cleveland	NA	44127
Cleveland	NA	44110
Cleveland	NA	44105
Cleveland	NA	44104
Cleveland	NA	44108
Cleveland	NA	44105
	Cleveland	Cleveland NA

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources