

Grantee: Cleveland, OH

Grant: B-08-MN-39-0004

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number:

B-08-MN-39-0004

Obligation Date:**Award Date:****Grantee Name:**

Cleveland, OH

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$16,143,120.00

Grant Status:

Active

QPR Contact:

MATT ROSING

LOCCS Authorized Amount:

\$16,143,120.00

Estimated PI/RL Funds:

\$1,513,497.96

Total Budget:

\$17,656,617.96

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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. Cleveland's 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.

Distribution and Uses of Funds:

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 is 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 Cleveland's non-profit development corporation community based on the model block's, 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 used 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 poli

Distribution and and Uses of Funds:

cy 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

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$17,686,766.55
Total Budget	\$0.00	\$17,650,436.31
Total Obligated	\$0.00	\$17,622,915.71
Total Funds Drawdown	\$0.00	\$17,206,403.84
Program Funds Drawdown	\$0.00	\$15,693,178.83
Program Income Drawdown	\$0.00	\$1,513,225.01
Program Income Received	\$0.00	\$1,542,036.04
Total Funds Expended	\$0.00	\$17,663,472.29
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 36,330.24
Match Funds	\$ 0.00	\$ 36,330.24
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Burten Bell Carr Development Corp.	\$ 0.00	\$ 14,589.72
Lynnhaven Development Group	\$ 0.00	\$ 235,038.24
Neighborhood Progress, Inc.	\$ 0.00	\$ 50,000.00
Northeast Shores Development	\$ 0.00	\$ 298,649.24
Opportunity Housing Cleveland, LLC	\$ 0.00	\$ 1,297,164.46
Parkworks, Inc	\$ 0.00	\$ 214,867.17
Slavic Village Development Corp.	\$ 0.00	\$ 20,000.00
Union Miles Development Corporation	\$ 0.00	\$ 7,500.00
West 11th Street Properties	\$ 0.00	\$ 163,550.80
City of Cleveland	\$ 0.00	\$ 2,000,000.00
City of Cleveland, Ohio	\$ 0.00	\$ 13,201,007.50
Cleveland Housing Network	\$ 0.00	\$ 100,272.20
Detroit Shoreway Community Development Organization	\$ 0.00	\$ 8,332.96
Fairfield Redevelopment	\$ 0.00	\$ 40,000.00
Famicos Foundation	\$ 0.00	\$ 0.00
LPA Associates, L.P.	\$ 0.00	\$ 0.00
Lutheran Metropolitan Ministry	\$ 0.00	\$ 12,500.00



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$36,330.24
Overall Benefit Amount	\$16,014,106.07	\$.00	\$.00
Limit on Public Services	\$2,421,468.00	\$.00	\$.00
Limit on Admin/Planning	\$1,614,312.00	\$1,640,910.32	\$1,612,780.50
Limit on Admin	\$.00	\$1,640,910.32	\$1,612,780.50
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$4,414,154.49		\$4,035,780.00

Overall Progress Narrative:

No activity

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
19626001, 25% Set-aside: Redevelopment of Low Income	\$0.00	\$4,035,780.00	\$3,655,835.23
19626002, Nuisance Abatement-Demolition	\$0.00	\$9,279,932.29	\$8,438,459.23
19626003, Redevelop demolished or vacant properties	\$0.00	\$2,698,995.63	\$2,125,631.79
19626004, Administrative-B&H Staff	\$0.00	\$481,022.32	\$342,119.12
19626005, Administrative-Indirect Cost	\$0.00	\$101,283.00	\$101,283.00
19626006, Administrative-CD Staff	\$0.00	\$1,059,604.72	\$1,029,850.46
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

