

Grantee: Elyria, OH

Grant: B-08-MN-39-0007

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0007

Obligation Date:**Grantee Name:**

Elyria, OH

Award Date:**Grant Amount:**

\$2,468,215.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

NSP Formula Target Areas 1. Estimated Foreclosure Abandonment Risk Score = 9 or higher 2. Percentage of Households within 120% AMI = 50% or higher 3. HMDA High Cost Loan Rate = 30% or higher 4. Predicted 18 Month Foreclosure Rate = 9% or higher 5. USPS Residential Vacancy Rate = 4% or higher Census Tracts and block groups meeting at least 3 of the 5 NSP formula target areas of concern are the City of Elyria's initial primary targets (not to exclude the remaining areas within the City's corporate boundaries as secondary targets). Census Tracts and Block Groups "C 070102 1-3, 070200 2, 070300 2-4, 070400 1-4, 070500 1-4, 070600 1-4, 070700 1-3, 070800 1-2, 070901 1-2, 071000 1-2, 071100 1-3, 071400 1-4. Please refer to Map attachments and spreadsheet for itemized and specific breakdown of areas.

Recovery Needs:

Use of Funds:**1. Administration. 24 CFR 570.206**

2301(c)(3)General Administration and Oversight of NSP activities.

2. Acquisition Rehabilitation 25% set aside. 24 CFR 570.201(a)(b)(e), 570.202

2301(c)(3)(B)purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;

Acquisition, rehabilitation and sale of residential homes to populations within the 50% AMI category. Specifically, the benefit will be offering rehabilitated homes for sale at a highly discounted cost. The City will not sell a property for an amount greater than that invested in the total acquisition and rehabilitation of said property(s).

3. Financing Mechanisms 25% - Down payment assistance and housing counseling. 24 CFR 570.206, as part of an activity delivery cost

2301(c)(3)(A) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers

Also, the eligible activities listed below to the extent financing mechanisms are used to carry them out.

. 24CFR 570.201 (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties,

This activity specifically addresses population needs at or below 50% AMI category. This activity's goal is to introduce income-qualified persons to the benefits and security of homeownership. Down payment assistance will be provided to qualified, prospective home buyers at an amount equal to 10% of the sale price or \$7,500 (whichever is less). The City will also provide 8 hours of housing counseling services to approved home buyers.

4. Demolition. 24 CFR 570.201(d)

2301 (c)(3)(D)Demolition of blighted structures.

This activity's goal is to eliminate slum and blight in these target areas which will also benefit the public's health

safety and welfare.

This activity addresses population needs within the 120% AMI category. The City has utilized the following data as benchmarks and thresholds for assisting target areas. Percentage of households under 120% AMI, Percentage of households mortgaged under HMDA High Cost Loan Rate, Percentage of 18 month Foreclosure Rate, Percentage of USPS Residential Vacancy Rate, and finally the Estimated Foreclosure Abandonment Risk Score.

5. Land Bank. 24 CFR 570.201(a) Acquisition and (b) Disposition.

2301(c)(3)(C) establish land banks for homes that have been foreclosed upon.

This activity will serve to aid the City in responding to the rise of vacant and abandoned properties, dwindling tax receipts, increased blight, and worsening conditions for families living close to deteriorating properties. Properties will be acquired and returned to productive uses.

6. Redevelopment-Public Improvement (sidewalk construction in connection with a rehabilitation activity.)24 CFR 570.201(c) Public facilities and improvements

2301(c)(3)(E) Redevelop demolished or vacant properties

The funds under this activity will be used in conjunction with activities Acquisition-Rehabilitation 50 and Acquisition-Rehabilitation 120, when necessary, for repairs and/or installation of sidewalks, curbs, etc. adjacent to properties that are rehabilitated.

Based on the performance measures and activity descriptions in activities Acquisition-Rehabilitation 50 and Acquisition-Rehabilitation 120, it is conceivable that approximately 50% of those units will require use of this activity.

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

A rent level shall be considered to be affordable for low-income families if it does not exceed 30 percent of the maximum income level of such income category and household size, with appropriate adjustments for unit size as measured by the number of bedrooms. FY2009 Fair Market Rents for Cleveland-Elyria-Mentor, OH MSA will be observed in conjunction.

Continued affordability will be ensured through monitoring, following the specific HOME requirements as defined in 24 CFR Part 92, more specifically, 24 CFR 92.252(a), (c), (e) and (f) and 92.254.

the City will obligate 25% of its allocation, \$617,000, towards serving residents earning at or below 50% of the area median income (see exhibit H) by way of acquisition and rehabilitation of properties for purchase by income eligible families. The City will ensure affordability by offering down payment assistance at a 0% deferred interest rate for 5 years. Repayment will only be required when the person or family is no longer the primary resident of the property or when ownership/title changes hands.

50 = The number of low-and moderate-income dwelling units; i.e., \leq 80% of area median income that are reasonably expected to be demolished as a direct result of NSP-assisted activities.

10 (including revenue received and re-used) = The number of NSP affordable housing units made available to low-, moderate-, and middle-income households; i.e., \leq 120% of area median income that are reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing.

15 (including revenue received and re-used) = The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,468,215.00
Total CDBG Program Funds Budgeted	N/A	\$2,468,215.00
Program Funds Drawdown	\$222,755.00	\$259,099.49
Obligated CDBG DR Funds	\$222,755.00	\$259,255.00
Expended CDBG DR Funds	\$190,300.00	\$307,724.49
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	\$370,232.25	\$0.00
Limit on Admin/Planning	\$246,821.50	\$3,844.49
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

City of Elyria has purchased 6 homes for rehabilitation, 2 vacant lots, and 8 homes for demolition. The City is also scheduled to receive 19 properties through State of Ohio Auditor's Forfeiture Land Sale on November 5th, 2009. Sealed Bid opening to be held on October 30th, 2009 for demolition contract of 8 properties. Rehabilitation Specifications completed on 2 properties. 4 additional properties underway. Invitation to bid on 1 property by October 31st, 2009.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
P101, Administration	\$0.00	\$0.00	\$245,000.00	\$3,844.49
P102, Acquisition Rehabilitation 25% set aside	\$0.00	\$0.00	\$617,000.00	\$0.00
P103, Financing Mechanisms 25%	\$0.00	\$0.00	\$80,000.00	\$0.00
P104, Demolition	\$0.00	\$0.00	\$500,000.00	\$0.00
P105, Land Bank	\$0.00	\$222,755.00	\$1,001,000.00	\$255,255.00
P106, Redevelopment-Public Improvement	\$0.00	\$0.00	\$25,215.00	\$0.00

Activities

Grantee Activity Number: 105

Activity Title: Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P105

Project Title:

Land Bank

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,001,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,001,000.00
Program Funds Drawdown	\$222,755.00	\$255,255.00
Obligated CDBG DR Funds	\$222,755.00	\$255,255.00
Expended CDBG DR Funds	\$190,300.00	\$303,880.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 CFR 570.201(a) Acquisition and (b) Disposition. 2301(c)(3)(C) establish land banks for homes that have been foreclosed upon. This activity will serve to aid the City in responding to the rise of vacant and abandoned properties, dwindling tax receipts, increased blight, and worsening conditions for families living close to deteriorating properties. Properties will be acquired and returned to productive uses. The City has utilized the following data as benchmarks and thresholds for assisting target areas: Percentage of households under 120% AMI, Percentage of households mortgaged under HMDA High Cost Loan Rate, Percentage of 18 month Foreclosure Rate, Percentage of USPS Residential Vacancy Rate, and finally the Estimated Foreclosure Abandonment Risk Score.

Location Description:

Census Tracts and block groups meeting at least 3 of the 5 NSP formula areas of concern are the City of Elyrias initial primary targets (not to exclude the remaining eligible areas within the Citys corporate boundaries as secondary targets). Census Tracts and Block Groups 070102 1-3, 070200 2, 070300 2-4, 070400 1-4, 070500 1-4, 070600 1-4, 070700 1-3, 070800 1-2, 070901 1-2, 071000 1-2, 071100 1-3, 071400 1-4.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	10	0/0	0/0	19/10
# of housing units	0	0	12	0/0	0/0	19/68

Activity Locations

Address	City	State	Zip
317 Furnace	Elyria	NA	44035
325 Parmely	Elyria	NA	44035

244 Parmely	Elyria	NA	44035
151 Lowell	Elyria	NA	44035-
147 Taft	Elyria	NA	44035
518 2nd St	Elyria	NA	44035
519 3rd St	Elyria	NA	44035
246 Wooster	Elyria	NA	44035
916 Middle Ave	Elyria	NA	44035
110 Woodbury	Elyria	NA	44035

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
