

Grantee: Lorain, OH

Grant: B-08-MN-39-0010

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0010

Obligation Date:**Grantee Name:**

Lorain, OH

Award Date:**Grant Amount:**

\$3,031,480.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

The City of Lorain, Ohio has been faced with foreclosures city-wide. In accordance with the requirements of Title III of the Housing and Economic Recovery Act of 2008 (hereinafter referred to as HERA) the City is identifying areas of greatest need based upon foreclosure actions taken using County Data and the U.S. Department of Housing and Urban Development (hereinafter referred to as HUD) foreclosure and abandonment risk score. The older portions of the City demonstrate the greatest need. Generally all areas within the Central Lorain, South Lorain and the East Side except for the northeast block group demonstrating high levels of foreclosures, qualified income, vacancy rates and high risk for future foreclosures. The Citys near west side also demonstrates need with the future risk of foreclosure being high and income eligible. The foreclosure rates in near west side are less than the other areas of the City. However, other than Census Tract 226.02, the entire Citys foreclosure risk for the future is at a rating of 7 or higher on a scale of 0 10 with 10 being the highest risk.

Recovery Needs:

Based upon Section A above the City is targeting the older, established, inner city parts of the City popularly known as Central Lorain, South Lorain, and the east side. To make the most visible impact the City will be focusing initial projects along major road corridors and within one block of these corridors. The corridors identified include Broadway, East 28th Street, Pearl Avenue, Grove Avenue, Colorado Avenue, Oberlin Avenue and West 21st Street. Other areas off of the major corridors that will be a focus include Fillmore Circle, Central Drive and Cromwell Homes.

To encourage mixed income neighborhoods, the City will be implementing a strategy to provide housing choice to those at 50% or less of Area Median Income in a wide area so as not to reinforce existing concentrations of low income. To reinforce the matter, the City will be encouraging those that have incomes up to 120% of area median income to consider the existing neighborhoods.

Distribution of the funds shall be through the City. For more than thirty years the City of Lorain has been acquiring and rehabilitating properties, engaging demolition contractors, and selling property for redevelopment. This experience will enable the City to perform much of the distribution in house using existing financial controls that are adapted to allow for the NSP requirements.

The City will partner with local non-profits and other local agencies to ensure that the funds are expended in a timely matter. Most of these partnerships will occur in properties that will be either rental in nature or where the non-profit is able to leverage the Citys funds through NSP. It is envisioned that the non-profits will be an important partner in serving the 50% or less of area median income households. The local non-profits already have in place property maintenance capabilities that will allow them to operate properties as rental or lease purchase as is needed. The City shall use the funds for the following key uses. Acquisition and rehabilitation of foreclosed and/or abandoned housing units to be made available for households/families that earn 50% or less of area median income. Acquisition of abandoned and/or foreclosed housing units that are blighted for the purposes of demolition to be landbanked for future redevelopment in accordance with the Citys plans. Acquisition and rehabilitation of

foreclosed and/or abandoned housing units to be made available for households/families that earn 120% or less of area median income. Funds will also be used to administer the program.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,031,480.00
Total CDBG Program Funds Budgeted	N/A	\$3,031,480.00
Program Funds Drawdown	\$203,646.41	\$208,969.44
Obligated CDBG DR Funds	\$357,850.00	\$660,998.00
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

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	\$454,722.00	\$0.00
Limit on Admin/Planning	\$303,148.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City has been moving forward with property acquisitions including:

- 1) Direct negotiations with banks on their inventory of repossessed properties.
- 2) Offers made through traditional real estate brokers and asset managers to acquire bank owned properties.
- 3) Acquisition of HUD owned properties.
- 4) Negotiations to acquire properties in foreclosure that are a minimum of 90 days delinquent on mortgages and property taxes by attempting to negotiate short sales.

Also inspecting prospective and acquired properties for rehab and demo specs. Preparing bid specifications.

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
P08-001, Administration	\$0.00	\$23,945.04	\$303,148.00	\$29,268.07

P08-002, Demolition of Blighted Structures	\$0.00	\$0.00	\$750,000.00	\$0.00
P08-003, Landbanking	\$0.00	\$91,201.37	\$300,000.00	\$91,201.37
P08-004, Acquisition for Rehab and Sale	\$0.00	\$36,400.00	\$920,462.00	\$36,400.00
P08-005, Acquisition for Rehab and Sale 25% set-aside	\$0.00	\$52,100.00	\$757,870.00	\$52,100.00

Activities

Grantee Activity Number:	08-001
Activity Title:	Administration

Activity Category:

Administration

Project Number:

P08-001

Projected Start Date:

03/14/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$303,148.00
Total CDBG Program Funds Budgeted	N/A	\$303,148.00
Program Funds Drawdown	\$23,945.04	\$29,268.07
Obligated CDBG DR Funds	\$0.00	\$303,148.00
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:

Administrative costs to enable the City to implement the submitted plan and ensure compliance with the law and regulations.

Location Description:

City of Lorain, OH

Activity Progress Narrative:

Administrative activities were undertaken during this reporting period as the City moved forward with the NSP Program. Further property research, property inspections, and the required Section 106 historic preservation reviews were undertaken. Details include:

1. Reviewing of program regulations, accounting procedures, and drawdowns.
2. A foreclosure database was created and maintained.
3. Section 106 reviews were performed on potential properties.
4. Properties were researched for program suitability.
5. Properties were physically inspected.
6. Interdepartmental coordination (Community Development and Health Department)

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: 08-002

Activity Title: Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

03/14/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$404,000.00
Total CDBG Program Funds Budgeted	N/A	\$404,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

Census Tracts: 223, 224, 228, 229, 230, 231, 232, 233, 236, 237, 238, 239 and other areas when used to assist households that are 50% or less of Area Median Income.

Activity Progress Narrative:

N/A: This is the root activity for Clearance and Demolition. Please see further details in the specific Clearance and Demolition activities.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/75
# of housing units	0	0	0	0/0	0/0	0/65
# of buildings (non-residential)	0	0	0	0/0	0/0	0/10

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: 08-002-001

Activity Title: 2324-2326 Beech Ave

Activity Category:

Clearance and Demolition

Project Number:

P08-002

Projected Start Date:

09/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition of Blighted Structures

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$15,000.00	\$15,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need &ndash Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

2324-2326 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	2	0/0	0/0	2/2

Activity Locations

Address	City	State	Zip
2324-2326 Beech Ave	Lorain	NA	44052-

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:	08-002-002
Activity Title:	2325-2327 Beech Ave

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$15,000.00	\$15,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need – Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

2325-2327 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	2	0/0	0/0	2/2

Activity Locations

Address	City	State	Zip
2325-2327 Beech Ave	Lorain	NA	44052

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: 08-002-003

Activity Title: 2335-2341 Beech Ave

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$30,000.00
Total CDBG Program Funds Budgeted	N/A	\$30,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$30,000.00	\$30,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need &ndash Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

2335-2341 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	6	0/0	0/0	6/6

Activity Locations

Address	City	State	Zip
2335-2341 Beech Ave	Lorain	NA	44052

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: 08-002-004

Activity Title: 836-842 N Central Dr

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$25,000.00	\$25,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need &ndash Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

836-842 N Central Dr, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/4

Activity Locations

Address	City	State	Zip
836-842 North Central Dr	Lorain	NA	44052

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: 08-002-005

Activity Title: 2311 E 31st St

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$10,000.00	\$10,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need & Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

2311 E 31st St, Lorain, OH, Census Tract 236

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
2311 E 31st St	Lorain	NA	44055

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: 08-002-006

Activity Title: 820-826 N Central Dr

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

P08-002

Project Title:

Demolition of Blighted Structures

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$25,000.00	\$25,000.00
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:

2301(c)D Demolish blighted structures, and 570CFR201(d) CDBG equivalent. This activity assists in the areas of Greatest Need &ndash Neighborhoods with High Foreclosures, Neighborhoods with High Cost Mortgages and Neighborhoods with High Risk of Future Foreclosures

Location Description:

820-826 N Central Dr, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/4

Activity Locations

Address	City	State	Zip
820-826 North Central Dr	Lorain	NA	44052

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: 08-003-001

Activity Title: 2324-2326 Beech Ave

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P08-003

Project Title:

Landbanking

Projected Start Date:

06/25/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$16,750.00
Total CDBG Program Funds Budgeted	N/A	\$16,750.00
Program Funds Drawdown	\$16,033.57	\$16,033.57
Obligated CDBG DR Funds	\$16,750.00	\$16,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

2324-2326 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	2	0/0	0/0	2/2

Activity Locations

Address	City	State	Zip
2324-2326 Beech Ave	Lorain	NA	44052

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: 08-003-002

Activity Title: 2325-2327 Beech Ave

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

P08-003

Projected Start Date:

06/25/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Landbanking

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$16,750.00
Total CDBG Program Funds Budgeted	N/A	\$16,750.00
Program Funds Drawdown	\$16,033.56	\$16,033.56
Obligated CDBG DR Funds	\$16,750.00	\$16,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

2325-2327 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	2	0/0	0/0	2/2

Activity Locations

Address	City	State	Zip
2325-2327 Beech Ave	Lorain	NA	44052

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: 08-003-003

Activity Title: 2335-2341 Beech Ave

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P08-003

Project Title:

Landbanking

Projected Start Date:

06/25/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$16,750.00
Total CDBG Program Funds Budgeted	N/A	\$16,750.00
Program Funds Drawdown	\$16,033.56	\$16,033.56
Obligated CDBG DR Funds	\$16,750.00	\$16,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

2335-2341 Beech Ave, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	6	0/0	0/0	6/6

Activity Locations

Address	City	State	Zip
2335-2341 Beech Ave	Lorain	NA	44052

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: 08-003-004

Activity Title: 836-842 N Central Dr

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

P08-003

Projected Start Date:

06/25/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Landbanking

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$16,750.00
Total CDBG Program Funds Budgeted	N/A	\$16,750.00
Program Funds Drawdown	\$16,033.56	\$16,033.56
Obligated CDBG DR Funds	\$16,750.00	\$16,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

836-842 N Central Dr, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/4

Activity Locations

Address	City	State	Zip
836-842 North Central Dr	Lorain	NA	44052

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: 08-003-005

Activity Title: 2311 E 31st St

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P08-003

Project Title:

Landbanking

Projected Start Date:

06/25/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$11,750.00
Total CDBG Program Funds Budgeted	N/A	\$11,750.00
Program Funds Drawdown	\$11,033.56	\$11,033.56
Obligated CDBG DR Funds	\$11,750.00	\$11,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

2311 E 31st St, Lorain, OH, Census Tract 236

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
2311 E 31st St	Lorain	NA	44055

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: 08-003-006

Activity Title: 820-826 N Central Dr

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

P08-003

Projected Start Date:

06/25/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Landbanking

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$16,750.00
Total CDBG Program Funds Budgeted	N/A	\$16,750.00
Program Funds Drawdown	\$16,033.56	\$16,033.56
Obligated CDBG DR Funds	\$16,750.00	\$16,750.00
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:

2301(c)3 C Establish land banks for homes that have been foreclosed upon, and CDBG equivalent 570CFR201(a)Acquisition & (b) Disposition. Actively acquire properties to be demolished and held for redevelopment by the private sector or the City. Reuses of the property will be determined based upon existing plans, zoning and/or proposals received for redevelopment. These funds will be combined with the NSP Activity Demolition of Blighted Structures. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate.

Location Description:

820-826 N Central Dr, Lorain, OH, Census Tract 233

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/4

Activity Locations

Address	City	State	Zip
820-826 North Central Dr	Lorain	NA	44052

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: 08-004-001**Activity Title: 2105 W 11th St****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

P08-004

Project Title:

Acquisition for Rehab and Sale

Projected Start Date:

09/01/2009

Projected End Date:

09/14/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall**Jul 1 thru Sep 30, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$102,916.00

Total CDBG Program Funds Budgeted

N/A

\$102,916.00

Program Funds Drawdown

\$36,400.00

\$36,400.00

Obligated CDBG DR Funds

\$40,040.00

\$40,040.00

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:

NSP Eligible Use 2301(c)3B CDBG Activities 24CFR570.201(a) Acquisition, (b) Disposition, (n) Direct Homeownership Assistance including as modified by 24CFR570.202. The acquisition and rehabilitation of properties within the target areas to be made available for resale at a discount to households earning 120% or less of Area Median Income. This item includes paying for costs associated with the required counseling. For housing related activities, include: tenure of beneficiaries—These properties will be for owner occupied; duration or term of assistance; Discounted acquisition and the installation of energy efficient furnaces and water tanks will ensure that the properties cost of ownership is reduced. The sale of homes will not exceed the costs incurred by the City. If necessary, the City will use a 2nd mortgage to ensure affordable payments. Deed restrictions will be filed to ensure that if housing unit were to sell it would remain affordable to 120% of Area Median Income. For acquisition activities, include:discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate. For financing activities, include:If a purchase money mortgage is needed as a part of the sale, the City shall use an interest rate not to exceed 4.25% .

Location Description:

2105 W 11th St, Lorain, OH Census Tract 225

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
2105 W 11th St	Lorain	NA	44052

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: 08-005-001

Activity Title: 3322 McKinley St

Activity Category:

Acquisition - general

Project Number:

P08-005

Projected Start Date:

09/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehab and Sale 25% set-aside

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$81,066.00
Total CDBG Program Funds Budgeted	N/A	\$81,066.00
Program Funds Drawdown	\$28,700.00	\$28,700.00
Obligated CDBG DR Funds	\$31,570.00	\$31,570.00
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:

NSP Eligible Use 2301(c)3B CDBG Activities 24CFR570.201(a) Acquisition, (b) Disposition, (n) Direct Homeownership Assistance including as modified by 24CFR570.202. The acquisition and rehabilitation of properties within the City to be made available for resale at a discount to households earning 50% or less of Area Median Income to avoid continuing concentration of low income families. This item includes paying for costs associated with the required counseling. For housing related activities, include: tenure of beneficiaries—These properties will be for owner occupied or as a lease, it is anticipated that it will be 5 sale and 14 lease or lease purchase; duration or term of assistance; Up to 15 years on purchase, and 5 years on lease Discounted acquisition and the installation of energy efficient furnaces and water tanks will ensure that the properties cost of ownership is reduced. The sale of homes will not exceed the costs incurred by the City. If necessary, the City will use a 2nd mortgage to ensure affordable payments. Deed restrictions will be filed to ensure that if housing unit were to sell it would remain affordable to 50% of Area Median Income. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate. For financing activities, include: If a purchase money mortgage is needed as a part of the sale, the City shall use an interest rate not to exceed 3.25% .

Location Description:

3322 McKinley St, Lorain, OH Census Tract 230

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
3322 McKinley St	Lorain	NA	44052

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: 08-005-002

Activity Title: 1105 W 10th St

Activity Category:

Acquisition - general

Project Number:

P08-005

Projected Start Date:

09/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehab and Sale 25% set-aside

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$54,350.00
Total CDBG Program Funds Budgeted	N/A	\$54,350.00
Program Funds Drawdown	\$23,400.00	\$23,400.00
Obligated CDBG DR Funds	\$25,740.00	\$25,740.00
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:

NSP Eligible Use 2301(c)3B CDBG Activities 24CFR570.201(a) Acquisition, (b) Disposition, (n) Direct Homeownership Assistance including as modified by 24CFR570.202. The acquisition and rehabilitation of properties within the City to be made available for resale at a discount to households earning 50% or less of Area Median Income to avoid continuing concentration of low income families. This item includes paying for costs associated with the required counseling. For housing related activities, include: tenure of beneficiaries—These properties will be for owner occupied or as a lease, it is anticipated that it will be 5 sale and 14 lease or lease purchase; duration or term of assistance; Up to 15 years on purchase, and 5 years on lease Discounted acquisition and the installation of energy efficient furnaces and water tanks will ensure that the properties cost of ownership is reduced. The sale of homes will not exceed the costs incurred by the City. If necessary, the City will use a 2nd mortgage to ensure affordable payments. Deed restrictions will be filed to ensure that if housing unit were to sell it would remain affordable to 50% of Area Median Income. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate. For financing activities, include: If a purchase money mortgage is needed as a part of the sale, the City shall use an interest rate not to exceed 3.25% .

Location Description:

1105 W 10th St, Lorain, OH Census Tract 224

Activity Progress Narrative:

Acquisition transaction has closed and transferred, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
1105 W 10th St	Lorain	NA	44052

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: 08-005-003

Activity Title: 1104 W 29th St

Activity Category:

Acquisition - general

Project Number:

P08-005

Projected Start Date:

09/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition for Rehab and Sale 25% set-aside

Projected End Date:

09/14/2010

Responsible Organization:

City of Lorain

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$45,000.00

Total CDBG Program Funds Budgeted

N/A

\$45,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$45,000.00

\$45,000.00

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:

NSP Eligible Use 2301(c)3B CDBG Activities 24CFR570.201(a) Acquisition, (b) Disposition, (n) Direct Homeownership Assistance including as modified by 24CFR570.202. The acquisition and rehabilitation of properties within the City to be made available for resale at a discount to households earning 50% or less of Area Median Income to avoid continuing concentration of low income families. This item includes paying for costs associated with the required counseling. For housing related activities, include: tenure of beneficiaries—These properties will be for owner occupied or as a lease, it is anticipated that it will be 5 sale and 14 lease or lease purchase; duration or term of assistance; Up to 15 years on purchase, and 5 years on lease Discounted acquisition and the installation of energy efficient furnaces and water tanks will ensure that the properties cost of ownership is reduced. The sale of homes will not exceed the costs incurred by the City. If necessary, the City will use a 2nd mortgage to ensure affordable payments. Deed restrictions will be filed to ensure that if housing unit were to sell it would remain affordable to 50% of Area Median Income. For acquisition activities, include: discount rate Not less than 5% on any individual acquisition and not less than 15% on an aggregated basis. The City will pursue strategies to acquire at prices below these minimums by pursuing donations and partial donations where appropriate. For financing activities, include: If a purchase money mortgage is needed as a part of the sale, the City shall use an interest rate not to exceed 3.25% .

Location Description:

1104 W 29th St, Lorain, OH census tract 235

Activity Progress Narrative:

Acquisition transaction in closing process, environmental review process underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
1104 W 29th St	Lorain	NA	44052

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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