

Grantee: Lorain County, OH

Grant: B-11-UN-39-0012

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-11-UN-39-0012	Obligation Date:	Award Date:
Grantee Name: Lorain County, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,619,474.00	Grant Status: Active	QPR Contact: Drake C. Hopewell
LOCCS Authorized Amount: \$1,619,474.00	Estimated PI/RL Funds: \$174,304.15	
Total Budget: \$1,793,778.15		

Disasters:

Declaration Number

NSP

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.

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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

How Fund Use Addresses Market Conditions:

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.

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/gp1.08>.

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

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.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$1,794,040.91
Total Budget	\$0.00	\$1,793,778.15
Total Obligated	\$0.00	\$1,778,907.00
Total Funds Drawdown	\$0.00	\$1,778,607.00
Program Funds Drawdown	\$0.00	\$1,609,443.33



Program Income Drawdown	\$0.00	\$169,163.67
Program Income Received	\$0.00	\$356,716.24
Total Funds Expended	\$0.00	\$2,017,041.74
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 262.76
Match Funds	\$ 0.00	\$ 262.76
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Elyria	\$ 0.00	\$ 727,008.79
City of Lorain	\$ 0.00	\$ 381,172.94
Lorain County Board of Commissioners	\$ 0.00	\$ 908,860.01

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$262.76
Overall Benefit Amount	\$1,614,511.42	\$.00	\$.00
Limit on Public Services	\$242,921.10	\$.00	\$.00
Limit on Admin/Planning	\$161,947.40	\$179,105.26	\$167,484.36
Limit on Admin	\$.00	\$179,105.26	\$167,484.36
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$448,444.54		\$436,059.27

Overall Progress Narrative:

Lorain County continues to seek a property for its acquisition, rehab, and resale to an income eligible family to purchase as affordable housing. The availability of formerly foreclosed homes have become scarce due to the pandemic and the foreclosure moratorium.

Lorain County will continue to seek these properties via the HUD, Fannie Mae, Freddie, our Lorain County Landbank and also thru the local tax foreclosure list.

Lorain County will use the program income to acquire and rehab at least 1-single family home to be sold to an income eligible family as affordable housing.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administration	\$0.00	\$179,105.26	\$161,499.67
200, Demolition	\$0.00	\$828,478.65	\$809,065.99
300, Acquisition/Rehabilitation	\$0.00	\$655,712.30	\$509,186.91
400, Land Bank	\$0.00	\$130,481.94	\$129,690.76

