

NSP II Funds Competitive Grant Application

Counties of Lake, Ashtabula, Geauga and Western Reserve Community Development (CHDO) Consortium

July 15, 2009

**Prepared by
County of Lake's Federal Grants Office**

Tracy L. Udrija, Federal Grants Administrator

INTRODUCTION TO A NSP II COMPETITIVE GRANT APPLICATION

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA; Public Law 110-289, approved July 30, 2008) appropriates \$1.93 billion for emergency assistance for the redevelopment of abandoned and foreclosed homes and residential properties, and provides under a rule on construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grants (CDBG) funds.

The Consortium, through the Lake County Federal Grants Office shall carry out its NSP II activities in the context of a comprehensive plan for the unincorporated communities and participating jurisdictions by assisting the areas hardest impacted by the foreclosure crisis indentified throughout this document as “Eligible Targeted Communities”.

NSP II COMPETITIVE APPLICATION

Jurisdiction(s): Lake, Ashtabula and Geauga Counties Consortium Jurisdiction Web Address: <ul style="list-style-type: none"> • www.lakecountyohio.org/commweb 	NSP II Contact Person: TRACY L. UDRIJA Address: 105 Main Street Painesville, OH 44077 Telephone: (440) 350-2625 Fax: (440) 350-2650 Email: Tracy.Udrija@lakecountyohio.gov
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A. AREAS OF GREATEST NEED

Provide summary needs data identifying the geographic areas of greatest need in the grantee’s jurisdiction. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult [this data](#), in developing this section of the Substantial Amendment.

Response:

To meet the statutory targeting requirement for NSP II activities, the Consortium, consisting of Lake, Ashtabula and Geauga Counties utilized data provided by HUD and use the Foreclosure Risk Score prepared by HUD. The Lake County Commissioner’s Federal Grants Office, as the lead entity of the Consortium consisting of Lake, Ashtabula, Geauga Counties and Western Reserve Community Development (CHDO), took all of the data provided and combined this data along with data provided by HUD to get a clearer picture of high risk areas. This information was aggregated then used to produce maps which show the areas of the highest concentration of foreclosures and anticipated foreclosures due to mortgage types (i.e., ARM and Balloon)

To find the area benefit eligible communities, we added up the number of <=120% persons and total persons in each community by census tracts and block groups. Any community with over 51% of <=120% persons is completely eligible. Individual census tracts and block groups are also eligible within communities that do not reach the 51% threshold for the whole community.

COUNTIES & TARGETED CENSUS TRACT AREAS		
LAKE	ASHTABULA	GEAUGA
39085202000	39007001100	39055310100
39085202900	39007001000	39055311800
39085202800	39007000900	
39085203500	39007000702	
39085204900	39007000703	
39085204300	39007000701	
39085205001	39007000704	
39085205702	39007000200	
	39007001300	
	39007001200	
	39007000102	
	39007000103	

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. *Note:* The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

Utilizing the data provided by HUD, it has been determined that the areas of greatest need, including those areas with the highest percentage of foreclosures and housing units financed by a subprime related loans have been identified by each respective County and submitted.

The Consortium will offer both our Downpayment assistance and our acquisition-rehab-resale subsidies in those Communities as a whole which have a aggregated Foreclosure risk score of 18 or above.

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of "blighted structure" in context of state or local law.

Response:

Per the State of Ohio's Board of Building Standard's, a blighted structure is" a "blighted structure" is a structure in which its conditions make it imminently dangerous to health, safety or general welfare of its occupants or the public. Conditions include those that do not comply with state, county or municipal health, welfare or safety including conditions that are structurally unsafe, unsanitary or not providing adequate safe exists, or that constitutes a fire hazard, existing use constitutes a hazard to public health, welfare or safety by reason of inadequate maintenance, dilapidation or obsolescence and does not comply with housing, building, HQS or city housing maintenance codes. If the blighted structure cannot be repaired or rehabilitated at a cost equal to or less than 50% of its assessed value as shown by the most recent appraisal the property may be considered for demolition.

(2) Definition of "affordable rents." *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program – specific requirements such as continued affordability.

Response:

The approved respective Counties Consolidated Plans define "affordable rents" as those at or below the applicable Fair Market Rent (FMR) for the Cleveland Area Metropolitan Area as defined by HUD. This definition of affordable rents will also be used for the Consortium NSP.

See Chart on next page:

Fair Market Rents by County Geographical Area of Consortium Members

Ashtabula County Final FY 2009 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$420	\$494	\$629	\$799	\$932
Geauga and Lake Counties Final FY 2009 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$496	\$576	\$694	\$890	\$945

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Each County will ensure continued affordability by requiring the use of an enforcement document against each piece of real property. All units receiving assistance greater than \$10,001 will hold a Declaration of Covenants against the property with a long term affordability component meeting or exceeding HOME Investment Partnership standards. Affordability standards will be as follows: NSP assistance for homebuyer programs, acquisition/rehabilitation/resell: \$10,001 - \$40,000 will require continued affordability for 15 years. NSP funding of more than \$40,001 will require continued affordability for 20 years. Acquisition or new construction of rental units will mandate an affordability period of not less than 20 years at any funding level.

All units will be monitored for continued affordability during their required period of affordability. Repayment Agreements will be subject to the County Subordination Policy in the event a homeowner chooses to sell, refinance or transfer the title of the real property. In the event a homeowner does not fulfill the 10 year period of affordability, repayment to the NSP program will be required and funds will be used for another NSP eligible project. All units subject to a Declaration of Covenants will be maintained as affordable housing units until said Declaration is satisfied. All rental housing created will be subject to ongoing monitoring of its physical condition and required to meet Housing Quality Standards (HQS) for its predetermined period of affordability. Monitoring schedules will follow the HOME standard requiring NSP properties of 1-4 units be monitored every 3 years, properties with 5-25 NSP units will be monitored every 2 years and properties with 26 or more NSP units will be monitored annually. If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, The Consortium will revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of the NSP notice.

Affirmatively Further Fair Housing

The Consortium will require that all NSP assisted homebuyers complete a pre-purchase workshop conducted by the Fair Housing Resource Center, Inc. as well as a Fair Housing Seminar and a Landlord/Tenant Law Seminar. They are a HUD Certified Housing Counseling Agency that works with residents to meet pre-purchase, post-purchase, foreclosure and reverse mortgage needs. The Fair Housing Resource Center, Inc. will continue to play an important role in educating the community about fair housing issues. Outreach efforts have included different types of audiences; financial institutions, churches, real estate brokers and public assistance recipients. There are currently no court orders or decrees affecting assisted or fair housing remedies.

The effort to address each of the following impediments is led by Fair Housing Resource Center, Inc., which receives funds from Lake County Board of Commissioners through the federal Community Development Block Grant and Home Investment Partnership Programs.

1. Impediment: Housing Discrimination

FHRC continued their efforts to identify and rectify instances of housing discrimination for all the protected classes throughout the county. A major FHIP funded testing project was completed this year and resulted in 13% finding of probable cause for the 100 rental tests and in excess of 80 % non compliance for accessibility. Over fifty complaints were filed and are in the process of settlement.

2. Impediment: Demographics and Image - The Lack of Racial Diversity

Various forms of media are monitored for compliance with the FHA. The County and FHRC participate in a regional forum known as Northeast Ohio Fair Housing Alliance. NOFHA's annual awards luncheon was held in Lake County this year.

3. Impediment: Income – Affordability

The County and FHRC continue to work effectively with Lake Metropolitan Housing Authority and other subsidized housing providers.

4. Impediment: Home Ownership

Over 75% of the housing units in the County are owner occupied. To address this barrier the County supports a first time home buyer down payment assistance program with HOME funds. This program includes a fair housing educational component addressing basic fair housing rights as well as a discussion of predatory lending. Two other subjects addressed in training are home maintenance and credit counseling. Each year 120 persons participate in this training, of which 40 complete a home purchase.

5. Impediment: Discrimination Complaint Process

No additional progress has been made to develop local alternatives to file fair housing complaints. FHRC staff will follow up with those communities that were provided fair housing ordinances. Complaints will be filed through OCRC, HUD and federal or state court as the situation dictates. The tester pool will need to be continually replenished.

6. Impediment: Regulatory Barriers – Zoning

No additional issues were presented this year.

7. Impediment: Hispanic Population's Barriers

There has been significant effort to train and retain a Hispanic tester pool. There has been considerable success in identification of this historically "hidden" minority population. This population more than doubled in a ten year time frame, increasing from 1469 persons in 1990 to 3,879 in 2000.

8. Impediment: Accessible Housing for persons with disabilities

This impediment was added as a result of the testers’ experiences during the accessibility study. Testers were routinely asked about the nature of their disability and ability to live independently as they visited complexes to determine if the units were accessible.

Lake County contracts with The Fair Housing Resource Center, Inc. (FHRC) to administer the counties Fair Housing activities. Lake County contracted with Fair Housing Resource Center, Inc., to help secure the fair housing rights of all persons, and to advocate for fair housing and diversity in Lake County through the education and involvement of the public, the governments and the business community. The office has continued to expand their involvement in the community through press releases, presentations, and distribution of information via the phone or mail.

A FHIP grant request was submitted to HUD in May 2008 and news of the \$750,000 award came in November of 2008. The agency also has been accepted as a HUD Counseling Agency and plans to pursue available funds related to that designation in 2002.

The Fair Housing Resource Center has provided and will continue to provide the following services:

- Intake, referral and monitoring of complaints,
- Educational programs – brochures, workshops, newsletter and web page,
- Landlord-tenant information service,
- Fair Housing Audits, and
- Advocacy services for the Hispanic population.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Each respective County of the Consortium will make sure that the of each City Housing Codes applicable targeted areas will be adhered to in order to meet rehabilitation standards. Working with city building officials or contract inspectors we will verify the physical condition of the property and determine if the unit meets the respective City’s Housing Codes. Many of the foreclosed and vacant housing units do not have occupancy certificates and will need to be rehabilitated before an occupancy certificate can be issued. In order to regain those certificates, all code violations must be corrected and health and safety deficiencies satisfied.

Response:

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income:

_____ (proposed dollar Amount here)

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The Consortium will subcontract with Western Reserve Community Development (CHDO) on a new construction project that will provide _____ new apartments for the special needs population of returning veterans from Iraq . These units are to be built in one of the targeted areas in Ashtabula County on vacant land in a LMI area.

Of the proposed construction of [REDACTED] new units, [REDACTED] of the units will be equipped for persons with physical disabilities. All persons assisted by this activity are at or below <50% of the area median income.

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

If so, include:

- 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.
- 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).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

To implement this program, the Consortium will contract with appropriate acquisition entities. These entities will be determined by issuance of a competitive RFQ and selected by a screening committee. This entity will locate appropriate properties negotiate with the owner for a purchase at 15 % below market and assist in the preparation of the acquisition paperwork. If it is deemed necessary, the County will contract with parties who have experience in acquisition and rehabilitation and the ability to determine necessary repairs and estimate of costs.

As a final strategy, each respective County of the Consortium will also work with homebuyers who have identified their own properties and are working with parties to buy foreclosed or abandoned homes. The Consortium will work with these homebuyers to facilitate their purchase, and grant homebuyers down payment and/or rehabilitation assistance. For all properties in this program, each respective County of the Consortium will ensure that appropriate environmental inspections are completed prior to purchase or closing.

All homebuyers will have incomes at or below 120% of AMI and will be located through a marketing campaign, which may include, but not be limited to, newspaper or TV ads, local nonprofit campaigns, notices on the websites, etc.. A centralized waiting list will be created as needed.

Applications shall be processed by each respective County or its contracted agent(s). The members of the Consortium are aware that mortgages are difficult to obtain and many homebuyers will have damaged credit. The Consortium members will work with local counselors to assist homebuyers with credit repair and homebuyer counseling. The Consortium also intends to work with local banks to develop programs and is developing a strategy for direct mortgage assistance and a lease to purchase program.

The Consortium members, or its agents, shall work with local contractors with the appropriate licenses and insurance. Rehabilitation specifications shall be developed for each property. Bids shall be awarded through a competitive bid process and will be awarded to the lowest responsible bid. The Consortium reserves the right to designate a bid as non responsible due to capacity or performance issues.

Project managers shall inspect the properties and ensure that work is being completed and appropriate permits and inspections have occurred. When purchasers are identified prior to rehabilitation, homebuyers will have input into the specification development for items such as color selections. All homes will be sold for the lesser of the cost of acquisition and rehab or appraised value. A financial strategy is under development to ensure affordability and documents shall be required to ensure continued affordability.

The Consortium members does intend to demolish units which conditions are substandard and are not cost effective to rehabilitate. These properties will be determined as blight and creating a hardship on surrounding low/mod neighborhoods. It is expected that the Consortium with the use of original program allocations and possible revenue could demolish between [redacted] to [redacted] properties. Properties located in most low mod areas will meet the affordable housing definition as set by HUD. It is the Consortium's intent to develop these properties with new permanent housing opportunities for households at or below 120% AMI.

CAPACITY OF CONSORTIUM TO CARRYOUT PROPOSED ACTIVITIES

The Lake County Housing Rehabilitation Office helped preserve the County's affordable housing stock by providing housing rehabilitation assistance programs to low and moderate income residents. The Housing Rehabilitation Office utilized \$700,000 in CDBG funds to operate the County's Housing Rehabilitation Program and Emergency Repair Program. This program provides assistance to low and moderate income homeowners to undertake structural improvements to eliminate health, safety and building code violations and provided assistance to . This program provided assistance to **64 low and moderate-income** homeowners to undertake structural improvements to eliminate health, safety and building code violations, and under the emergency repair program .

The Ashtabula County Community Action office helped preserve the County's affordable housing stock by providing housing rehabilitation assistance programs to **20** low and moderate income residents.

The Geauga County Planning and Development Office helped preserve the County's affordable housing stock by providing housing rehabilitation assistance programs to **18** low and moderate income residents.

In addition, Lake County subcontracted approximately \$400,000 in HOME funds to three (3) nonprofit, certified Community Housing Development Organizations (CHDOs), to acquire, rehabilitate and/or develop **16** new housing units for low income households and households with special needs. These activities helped increase the supply of affordable and structurally sound housing for low and moderate income households in Lake County.

The County's housing programs will continue to work over the next year to overcome the barriers of re-investment in existing affordable housing and the older neighborhoods of the County. These programs encouraged private re-investment in the County's housing stock by eliminating substandard housing

conditions, creating homeownership opportunities, promoting home maintenance, increasing depressed property values, and developing affordable housing on vacant lots.

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Note: proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

Response:

There were no public comments received.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

G2.ACTIVITY –

(1) Activity Name: Acquisition/Rehabilitation/Financing/Resale- Homeownership

(2) Activity Type: NSP Eligible Use CDBG Activity

A. Financing for foreclosed homes and residential properties

24CFR570.206-Delivery Cost and Financing Mechanisms for eligible activities

B. Purchase/Rehab abandoned/foreclosed residential property

24CFR570.206Acquisition, (b)Disposition, (i)Relocation, (n)Direct homeownership assistance ,24CFR570.202-Rehabilitation, preservation, counseling

C. Land Banks for foreclosed homes

24CFR570.201(a)-Acquisition, (b)Disposition,

(3) National Objective:

National objective benefiting low,-moderate and -middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income. All homes will be sold to households with incomes at or below 120% of AMI. It is expected that few homes will be sold to households with income at or below 50% of AMI>

(4) Projected Start Date: January 15, 2009

(5) Projected End Date: July 13, 2013

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

The Consortium Commissioners Federal Grants Office

105 Main Street, Painesville, OH 44077;

Contact: Tracy L. Udrija, Federal Grants Administrator,

Email: Tracy.Udrija@lakecountyohio.gov

Phone:(440) 350-2625.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Homes will be purchased / resold in each respective member County of the Consortium in the Special Areas of Greatest Need as described on page 3.

(8) Activity Description:

This activity will occur in the Special Areas of Greatest Need or amended exceptions as denoted on page 3 Section A. This activity is to provide homeownership for persons/families at or below 120% of AMI. It is expected that few homes will be sold to households with income at or below 50% of AMI. By purchasing and rehabilitating homes, neighborhoods will be stabilized and low to middle income families will obtain homeownership. This strategy includes activities of acquisition, rehabilitation, resale, financing tools, including first and second mortgages, down payment assistance program. FHA and government foreclosed homes will be considered along with other NSP-eligible properties. The Consortium will work with lenders to assist with homeowners obtaining mortgages, and will provide homebuyer counseling through a contract with a HUD certified counselor. It will also bring homes back to move in condition and put homes back on the tax rolls. The Consortium will purchase properties and rehabilitate homes to current standards. The Consortium will also partner with local not for profit agencies to also purchase and rehabilitate the homes.

The Consortium will use licensed and insured contractors. All homes rehabilitated by The Consortium or its representatives will be sold with warranties to facilitate affordability for the buyers. The Consortium will also work with homebuyers that seek to locate foreclosed homes near their support services, and will assist homebuyers that meet all the requirements of the program with down payment assistance and rehabilitation assistance if needed.

If homes are not sold in a reasonable timeframe, The Consortium reserves the right to convert acquired homes to rental or to lease to purchase programs.

For housing related activities: include:-tenure of beneficiaries- term of assistance-how the design of the activity will ensure continued affordability.

For acquisition activities, include:-discount rate for financing activities, include:-range of interest rates Tenure shall be homeownership.

Notes and mortgages shall be recorded for up to 30 years based on amount and type of assistance. Affordability shall meet or exceed Home requirements. Payments will be structured so that the PITI does not exceed 33% of a household’s gross income as determined by HUD definitions of income limits and qualified income. Post purchase counseling will also be available through 2013. Warranties will be purchased for each home sold through this program. Properties will be acquired at least 15% below market value. Interest rates will graduate from 0 to 6% to make mortgages affordable. Down payment assistance will be a 0% deferred loan that amortizes during the affordability period.

I. Total Budget: (Include public and private components)

\$ [redacted],000,000 NSP funds

\$ [redacted],000,000 Private mortgages approximately

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the Lake, Ashtabula and Geauga Counties Consortium – NSP II Competitive Grant Application

income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

It is anticipated that The Consortium will purchase and rehabilitate estimated 100 units with the initial funding allocated... Of these homes, 20 will be for persons at or below 80% and the remainder will be at or below 120%. It is expected that few homes will be sold to households with income at or below 50% of AMI. It is anticipated that the Consortium will obtain and recycle program income revenues to further this program with the intent of assisting an estimated 10 units

(1) Activity Name: Administration and Planning

(2) Activity Type: NSP Eligible Use CDBG Activity

Up to 10 percent of an NSP grant provided to a jurisdiction and of up to 10 percent of program income earned may be used for general administration and planning activities.

(NSP Notice) 24CFR570.206(a)(1)-Planning and Administration

(3) National Objective:

Administration for national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income -NA.

(4) Projected Start Date: January 15, 2009

(5) Projected End Date: July 13, 2013

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

**The Lake County Federal Grants Office
105 Main Street, Painesville, OH 44077;
Contact: Tracy L. Udrija, Federal Grants Administrator,
Email: Tracy.Udrija@lakecountyohio.gov
Phone:(440) 350-2625.**

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Administration will occur at 105 Main Street, Painesville, OH 44077

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

These funds will be used to provide administrative activities including, but not limited to: personnel to carry out contract management functions and mandated monitoring for each proposed eligible activity.

9. Total Budget: (Include public and private components) \$,000.00

10. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for Lake, Ashtabula and Geauga Counties Consortium – NSP II Competitive Grant Application

the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):- NA- beneficiaries are described in other Section D activities.

(1) Activity Name: The Consortium Redevelopment Program

(2) Activity Type: 01 Acquisition (to include demolition and redevelopment)

(3) National Objective: **Properties to be demolished will be properties that are in a LMA as defined by CDBG and not less than 51% low mod by census.**

(4) Activity Description:

The Consortium will target the redevelopment program towards areas that are 51% LMA to benefit the surrounding properties by removing blight and allowing new housing opportunities to occupy those sites. The Consortium will purchase properties in collaboration with the host city that require extensive rehabilitation beyond cost effective measures and meet the definition of blight. Once the acquisition has occurred WRCD or the local municipality will take the necessary steps to demolish the structure, secure utilities and remove any debris, waste or environmental hazards. After lots have been cleared, The Consortium will consider proposals for redevelopment by local organizations.

(5) Location Description:

By using information provided by the targeted local municipalities and the NSP program data we will target those census tracts and blocks that have identified high foreclosure rates, vacancy rates and high cost loans. Neighborhoods that have been identified as those having “areas of greatest need” and are causing unfavorable neighborhood conditions.

(6) Performance Measures

The Consortium expects to assist between [REDACTED] to [REDACTED] housing units within LMA as defined by Census data.

(7) Total Budget: \$ [REDACTED]

(8) Responsible Organization:

**The Lake County Federal Grants Office
105 Main Street, Painesville, OH 44077
Contact: Tracy L. Udrija, Federal Grants Administrator
Email: Tracy.Udrija@lakecountyohio.gov
Phone:(440) 350-2625.**

(9) Projected Start Date: **01/15/2009**

(10) Projected End Date: **07/13/2013**

(11) Specific Activity Requirements:

The Consortium will purchase the properties at a discount between 1 and 5%. Once a property is secured, The Consortium will ensure long-term affordability by securing a Declaration of Covenants and Restrictions against the property. Redevelopment of this property will result in new construction. To meet HOME standards, the enforcement document will be 20-years in length. If the home meets the needs of a household at or below the 50%, the declaration will require that any changes in property ownership to also meet the same income level. This may require that The Consortium purchase the property to adequately meet this NSP requirement.

(1) Activity Name: New Construction – Special Needs Rental Units

(2) Activity Type: 12 New Construction Low Mod Housing

(3) National Objective:

The Consortium will meet the low/mod/middle income definition of all participants and meet the needs of the 25% requirement that meets income levels of 50% or less AMI.

(4) Activity Description:

Overview

- Two story new construction, approximately 10,000+ square feet
- 50% of tenants will be homeless with mental illness, the remaining tenants will be low income and disabled
- 15 one-bedroom units (fully furnished with on-site supportive services). Possibly efficiency units if a variance is approved by the City of Painesville.
- Common Areas include and are not limited to kitchen, laundry, office space(s), Community Room/Celebration Room, bathroom(s)
- Extended Housing, Inc. will own and manage the property

Operating Costs

- Rent will be the FMR of \$633 which includes all utilities. Tenants will either have income sufficient at 30% of their income to meet the \$633 rent structure or a rental subsidy through SPC, HOME, etc.
- Subsidies to come from Extended Housing’s current subsidies or from new SPC vouchers

Supportive Services

- Extended Housing, Inc. will continue its practice of working with service providers
- Pathways, Inc.’s Crisis Hotline will operate on site from 8:00 a.m. – 11:00 p.m. Monday through Friday
- Project Community Room available for the following groups:
 - BRIGES: Mental Health Consumer Empowerment’s “Wellness Management & Me”
 - Lifeline’s “Daily Living Skills”
 - Volunteers to work alongside residents to offer a “Monthly Meal” to persons in the community
- Office Space on Site
 - Available for a service provider to meet with residents as needed
- On Site Staff via Extended Housing, Inc., 11:00 p.m. – 3:00 a.m. Daily
- Integrated treatment involves a number of elements. The following services are available through the dual disorders program:
 - case management
 - money management
 - special counseling and groups specifically designed for people with dual disorders
 - education regarding medications and other steps to recovery from both illnesses
 - supported employment services
 - information and supports for family members and loved ones

(5) Location Description:

The Project Site is located in a targeted for revitalization neighborhood in the

6) Performance Measures

After completion, this project will consist of [redacted] units (with on-site supportive services).

(7) Total Budget:

Approximate Development Costs

■ Hard Costs (other funds)	\$	[redacted]
■ NSP Funds	\$	[redacted]
■ Soft Costs (25% of Hard Costs)	\$	[redacted]
■ Developer Fee (10% of total)	\$	[redacted]
Total	\$	[redacted]

(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

The Lake County Federal Grants Office
105 Main Street, Painesville, OH 44077;
Contact: Tracy L. Udrija, Federal Grants Administrator,
Email: Tracy.Udrija@lakecountyohio.gov
Phone:(440) 350-2625.

(9) Projected Start Date: 02/15/2009

(10) Projected End Date: 07/13/2013

(11) Specific Activity Requirements:

NSP funding of more than \$40,001 will require continued affordability for 20 years. Acquisition or new construction of rental units will mandate an affordability period of not less than 20 years at any funding level.

All units will be monitored for continued affordability during their required period of affordability.

The Lake County Federal Grants Office will complete on-site monitoring on a yearly basis to ensure compliance.

CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds \leq 120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.
- (11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed

by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

Daniel P. Troy

Signature/Authorized Official

Date

President, Board of Commissioners
Title

CERTIFICATIONS

The following certifications are complete and accurate:

- | | | |
|--|---|-----------------------------|
| (1) Affirmatively furthering fair housing | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-lobbying | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (3) Authority of Jurisdiction | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (4) Consistency with Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (5) Acquisition and relocation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (6) Section 3 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (7) Citizen Participation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (8) Following Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (9) Use of funds in 18 months | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (10) Use NSP funds ≤ 120 of AMI | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (11) No recovery of capital costs thru special assessments | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (12) Excessive Force | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (13) Compliance with anti-discrimination laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (14) Compliance with lead-based paint procedures | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (15) Compliance with laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |