

Grantee: Lake County, OH

Grant: B-08-UN-39-0005

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-08-UN-39-0005

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

Lake County, OH

Contract End Date:

03/23/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$3,402,859.00

Grant Status:

Active

QPR Contact:

Jason Boyd

Estimated PI/RL Funds:

\$243,336.91

Total Budget:

\$3,646,195.91

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

To meet the statutory targeting requirement for NSP activities, the County will utilize data provided by HUD and use the Foreclosure Risk Score prepared by HUD.

To find the area benefit eligible communities, we added up the number of $\geq 120\%$ persons and total persons in each community by census tracts and block groups. Any community with over 51% of $\leq 120\%$ 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.

This analysis produced 3 lists of local communities: Whole Area (Community) Eligible, Some Eligible Areas, and Community Not Eligible. We will use these lists to determine where demolitions can be done with NSP funds. The County Has determined that the Cities of Painesville, Eastlake and the Village of Madison are the areas showing the greatest need.

Distribution and and Uses of Funds:

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 the County as the City of Painesville, City of Eastlake and Madison Township.

Activities will focus on acquisition/construction/rent (option to sell) of new single family dwelling units through a partnership with Western Reserve Community Development Corporation (WRCDC). A secondary, yet just an important project, is the construction of a 17 unit permanent supportive apartment housing community in Painesville. Through our partnership with Extended Housing, Inc, this project will meet the 25% set aside provision.

The County will also consider selling a vacant lot (acquisition, demo due to blight) to adjacent income eligible landowners. Similar to homes that are sold, an NSP lien would be filed on the property detailing the affordability period and requirements.

These projects will be accomplished via Developer Agreements with WRCDC and Extended Housing Inc.

Definitions and Descriptions:

Blight:

Per the State of Ohio's Board of Building Standards, 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.

Affordable Rents:

The approved 2005-2009 Lake County Consolidated Plan defines "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 Lake County NSP.

Lake 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 Lake 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, Lake County 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.

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>Lake County will require that all NSP assisted homebuyers complete a pre-purchase workshop conducted by the Fair Housing Resource Center, Inc. They are a HUD Certified Housing Counseling Agency that works with residents to meet pre-purchase, post-purchase, foreclosure and reverse mortgage needs.

Low Income Targeting:

Lake County will subcontract with two (2) area nonprofit agencies that serve the special needs population. Extended Housing, Inc. will administer a new construction project that will provide 17 new efficiency apartments for the special needs population in Lake County. Secondly, Western Reserve Community Development Corporation will create new single family rental housing opportunities throughout the identified target areas.

Acquisition and Relocation:

Lake County intends to partner with local non profits and contract with parties who have experience in acquisition and rehabilitation.

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 non profit campaigns, notices on the websites, etc.. A centralized waiting list will be created as needed.

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>Applications shall be processed by Lake County or its contracted agent(s). Lake County is aware that mortgages are difficult to obtain, and many homebuyers will have damaged credit. Lake will work with local counselors to assist homebuyers with credit repair and homebuyer counseling. Lake County 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.

Lake County, 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. Lake County 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.

Lake County 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. Properties located in most low mod areas will meet the affordable housing definition as set by HUD. It is the County's intent to develop these properties with new permanent housing opportunities for households at or below 120% AMI.

Public Comment:

The Action Plan and Substantial Amendment will be made available via internet and hard copies at various county offices.

Per discussions with our HUD rep, staff changed "Project Title" for Project 01 to

"Acquisition/Rehabilitation/Redevelopment." This will conform with DRGR specifications and will help clarify the eligible uses in our NSP plan.

Feb. 2011: Verified proposed accomplishments and beneficiaries per HUD technical guidance.

March 2011: The Action Plan was amended, per technical guidance to reflect budget adjustments for Activities 02, 05 and 06 due to the expenditure of program income originally booked for Activity 02. Internally we account 100% for the budgets of all 3 of our these activities, but the budget within DRGR for Activity 02 is too low to fulfill the remaining expenses. The figure is low because the program income dollars (budgeted for Activity 02) were the first drawn from Activity 02's budget, regardless of the activity we were invoiced for—for example, the first handful of invoices received in the winter of 2010 were for activities 05/06, rather than activity 2. That said, as required by NSP guidance, we used the program income (rather than program funds) to pay these bills via the DRGR voucher method. Therefore, our budgets for Activities 05 and 06 are high because the first invoices were paid with PI rather than Program Funds. The budget adjustments taken in this Action Plan are based on Technical Guidance received on March 30, 2011. It should be noted that many communities are encountering this issue of correctly budgeting program income expenditures in DRGR.

The adjusted budgets are discussed in the narratives of activities 02, 05, 06.

August 2011: A home constructed under activity 02 was sold and Program Income of \$101,432.84 was received. Initially, staff thought we would need to adjust the obligations and budgets in the Action Plan and DRGR as noted in the "March 2011" narrative above, but research and guidance from HUD help desk indicated that PI should be reflected during the QPR stage and is not obligated in DRGR.

Staff attempted to increase the budget and obligation in Activity 02 but was unable to do so because this would result in an overall budget in excess of our total NSP grant. Furthermore, unlike the "March 2011" description the obligations and budgets of the other Activities does not require any adjustments.

The difference between this amendment and the "March 2011" situation is that we had to adjust budgets/obligations in multiple activities due to PI being used for all the activities and drastically reducing the funds available for activity 02 which is where we need the funds. While we

understand traditionally the PI is the first amount to be invoiced, we would like to restrict this to only Activity 02 which will allow us to fulfill the 6 homes described in DRGR. If future issues arise, staff will work with CPD and HUD help desk to correct the system.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home in July) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA.

December 15, 2011: During a financial review, staff discovered that budgets for activities 02 and 06 were not representative of the true figures. While reviewing the Action Plan the difference between the "Total Budget:" amount, \$3,646,195.91 and the sum of the "Project Budget" was \$57,112.84. This is the amount of program income drawn from Activities 02 (\$9,573.45) and 06 (\$47,539.39). Therefore, we increased the Project budget by \$57,112.84 and then increased the budget for activity 02 by \$9,573.45 and the budget for activity 06 by \$47,539.39. These figures tie with our internal property tracker.

February 2012: As the current administration continues to evaluate the NSP program, we decided to amend Activity 02 and reduce it to 5 homes opposed to 6. The sixth parcel (Argonne St.) in Painesville, Ohio will be included in a newly created land bank activity (Eligible Use C). It was discovered the home met the NSP definition of foreclosure because it was delinquent on the property taxes. This documentation is in the file.

This amendment was posted to the Lake County Planning Commission website and hard copies were made available at various County offices during the 15 day citizens participation period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,646,195.91
Total Budget	\$0.00	\$3,646,195.91
Total Obligated	\$0.00	\$3,646,195.91
Total Funds Drawdown	\$365,872.35	\$2,409,264.07
Program Funds Drawdown	\$365,872.35	\$2,165,927.16
Program Income Drawdown	\$0.00	\$243,336.91
Program Income Received	\$0.00	\$243,336.91
Total Funds Expended	\$365,872.35	\$2,307,831.23
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,500,000.00
Limit on Public Services	\$510,428.85	\$0.00
Limit on Admin/Planning	\$340,285.90	\$189,794.29
Limit on State Admin	\$0.00	\$189,794.29

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$850,714.75	\$850,715.00

Overall Progress Narrative:

During Q1 2012, Lake County continued to show progress in all phases of our program. Single family construction continued in Activity 06 and the final planning and financing details of Activity 04 were accomplished. All three homes in Activity have interested buyers or lease-purchase clients. We anticipate the homes being occupied by this summer.

The only significant change was the creation of Activity 07, Land Bank. Working with CPD representatives, Lake County staff amended the action plan to create this activity. The action required the 15 day comment period in which no comments were received. Additional details are noted in the Activity 07 narrative.

Staff did attend the two day Northeast Ohio Fairhousing Conference during Q1 as well. Topics included land banks, foreclosure issues, financing and general CDBG issues related to housing. While we have minimal staff we make a significant effort attend or participate in various education opportunities.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acquisition/Rehabilitation/Redevelopment	\$306,204.45	\$2,455,480.91	\$1,975,365.79
02, Administration	\$58,900.82	\$337,000.00	\$189,794.29
03, Eliminated Activity (Sept., 13, 2010)	\$0.00	\$0.00	\$0.00
04, Redevelopment-Extended Housing Inc.-25% set-aside	\$0.00	\$850,715.00	\$0.00
05, Land Bank	\$767.08	\$3,000.00	\$767.08
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	01
Activity Title:	24CFR570.206(a)(1)-Planning and Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

02

Project Title:

Administration

Projected Start Date:

01/15/2009

Projected End Date:

03/13/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Lake County Commissioners

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

To Date

N/A

\$337,000.00

Total Budget

(\$3,000.00)

\$337,000.00

Total Obligated

(\$3,000.00)

\$337,000.00

Total Funds Drawdown

\$58,900.82

\$189,794.29

Program Funds Drawdown

\$58,900.82

\$189,794.29

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$58,900.82

\$189,794.29

Lake County Commissioners

\$58,900.82

\$189,794.29

Match Contributed

\$0.00

\$0.00

Activity Description:

These funds will be used to provide administrative activities including, but not limited to: personnel to carry out contract management functions.

The County experienced a staff transition during the 2010 Summer. In order to proceed in accordance with NSP guidelines, staff has been working diligently with HUD and the ULI (technical assistance). Lake County staff is confident in the direction of the NSP program. Recent work activities include:

- evaluation/and edits to Action Plan (based on HUD guidance)
- creation of property tracker database (ULI support)
- internal audit of financial position
- corrective financial actions
- finalizing Developer Agreements with respective parties in order to meet obligation deadlines.

Location Description:

Lake County Commissioners
Federal Grants Office
105 Main Street Painesville, OH 44077

Activity Progress Narrative:

Staff continues to work closely with Western Reserve CDC and Extended Housing Inc. In Q1, we also worked with CPC



representatives in creating the new land bank activity. The prior administration acquired 6 homes in Activity 02 with only enough funds to rehab or rebuild 5 homes. The land bank was created for the sixth home to be transferred in to. A modification to the original Developers Agreement was created between Lake County and Western Reserve to reflect this amendment.

Staff meet with Extended Housing and building officials with the City of Painesville to finalize the necessary permits, timelines and fees for the McKinley Grove project (25% set aside).

Finally, staff attended the two day Northeast Ohio Fair Housing Conference (Eastlake, Ohio). Topic included mortgage issues, fairhousing, landbanking and financing.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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:	02
Activity Title:	NSP 1, Phase 1 (WRCDC)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Acquisition/Rehabilitation/Redevelopment

Projected Start Date:

01/15/2009

Projected End Date:

01/14/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Western Reserve Community Development

Overall**Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$793,336.91

Total Budget

\$0.00

\$793,336.91

Total Obligated

\$0.00

\$793,336.91

Total Funds Drawdown

\$2,382.23

\$696,000.84

Program Funds Drawdown

\$2,382.23

\$686,427.39

Program Income Drawdown

\$0.00

\$9,573.45

Program Income Received

\$0.00

\$243,336.91

Total Funds Expended

\$2,382.23

\$696,000.84

Western Reserve Community Development

\$2,382.23

\$696,000.84

Match Contributed

\$0.00

\$0.00

Activity Description:

Purchasing and rehabilitating homes. Neighborhoods will be stabilized and low to middle income families will obtain homeownership.

As part of our staff transition in late 2010, Lake County staff, along with Western Reserve Community Development Corporation verified the eligible uses on the properties in this phase. The classifications are as follows:

1. 325 Fifth St., Eligible Use B
2. 528 Bank St., Eligible Use E
3. 723 E. 343rd, St., Eligible Use B
4. 34045 Beachpark Rd., Eligible Use B
5. 370 Sanford St., Eligible Use E
6. 568 Argonne St., Eligible Use E

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$682,330.62. Program income of \$141,904.07 was "booked" for future use under this activity. Due to program income being drawn down prior to program funds, expenditures for activities 05 and 06 were paid from PI and thus reduced the funds budgeted for activity 02. This adjustment was based on technical guidance provided to staff on March 30, 2011.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA. The new budget for this activity is \$783,763.46. This amount will allow Lake County to fulfill the 6 homes noted in the original action plan.

February 2012: Staff and Western Reserve have reduced the proposed beneficiaries from 6 to 5. The single lot has been re-programmed into a new Land Bank Activity as it met the NSP definition of foreclosure.

Location Description:

Cities of Painesville, Eastlake and Madison

Activity Progress Narrative:

As noted in the overall narrative, staff amended the action plan to relocate 568 Argonne to Activity 07, Land Bank, eligible use C.

WRCDC finalized the site plan and budget for the the fifth and final house of this activity located at 528 bank St. Construction is anticipated to begin in the Summer of 2012 with occupancy in late Fall. The parcel is located in an area with older housing stock and therefore received design modifications based on feedback from the City of Painesville.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/5
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/0
Total acquisition compensation to	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/5
# of Singlefamily Units	0	8/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	2/5	4/5	100.00
# Owner Households	0	0	0	2/0	1/3	3/3	100.00
# Renter Households	0	0	0	0/0	1/2	1/2	100.00

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:	04
Activity Title:	24CFR570.201(a)-Rental Housing

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

04

Project Title:

Redevelopment-Extended Housing Inc.-25% set-aside

Projected Start Date:

09/18/2010

Projected End Date:

03/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Extended Housing, Inc.

Overall**Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$850,715.00

Total Budget

\$0.00

\$850,715.00

Total Obligated

\$0.00

\$850,715.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Extended Housing, Inc.

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

- Two story new construction, approximately 17,000+ square feet permanent support housing apartment community
- 50% of tenants will be homeless with mental illness, the remaining tenants will be low income and disabled
- 17 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.
- 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 & Wellness Management & Me
 - Lifeline & 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

Location Description:

The Project Site is located in a targeted revitalization neighborhood in the City of Painesville, Ohio and in very close proximity to Western Reserve Community Development and Extended Housing as well as local amenities.

Activity Progress Narrative:

Staff continues to work with Extending Housing (EH) on the McKinley Grove Project. A meeting between staff, EH, project architect and the City of Painesville was held in February to discuss potential permits, construction schedule, addressing and so on. Everything appears to be on track.

An updated timeline was submitted to CPD and TA representatives in March.

Also, the address will be changed from 440 Railroad St. to 370 McKinley Grove, Units 1-?.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0
# Renter Households	0	0	0	0/17	0/0	0/17	0

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:	05
Activity Title:	Future NSP 1, Phase III (WRCDC)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

01

Projected Start Date:

09/18/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Redevelopment

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

Western Reserve Community Development Corporation

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,112,144.00
Total Budget	\$0.00	\$1,112,144.00
Total Obligated	\$0.00	\$1,112,144.00
Total Funds Drawdown	\$52,788.45	\$1,097,955.38
Program Funds Drawdown	\$52,788.45	\$911,731.31
Program Income Drawdown	\$0.00	\$186,224.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$52,788.45	\$996,522.54
Lake County Commissioners	\$52,788.45	\$996,522.54
Western Reserve Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The developer will utilize NSP funds to construct up to seven homes approximately 1,100 - 1,400 sq. ft. within the Asper Commons Subdivision located in the City of Painesville; an NSP program target area. Asper Commons is a subdivision in the City of Painesville off of Richmond St. It was developed by the developer from land assembled from vacant parcels and at least one residential unit which was demolished. The subdivision contains 11 single family residential sub lots. Two lots have been built and two lots will be combined to existing open space for a community park. This leaves seven single family residential lots available for this program.

These sites will be used to construct new single family homes for sale and/or rent to eligible low-moderate-middle income (LMMI) households per HUD NSP guidelines. The developer is required to document and verify income eligibility of all renters. The developer shall ensure affordable rents according to HUD guidelines. The developer will make these homes available to the Lake County housing non profit community and other support services like the Veterans Administration to help them provide housing to those with the greatest need.

These units will be owned and managed by the developer. They will be built to a higher standard of energy efficiency than now required and will utilize proven sustainable technologies and construction best management practices including but not limited to pervious pavement driveways, rain barrels, tankless hot water heaters and energy efficient appliances. To ensure best management practices are considered, the planning process will include consultations with the Lake County Grants Administrator, the City of Painesville, Fair Housing, and the staffs of the Lake County Planning Commission and Lake County Soil and Water.

All properties in this activity are classified as Eligible Use E, Vacant Properties.

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$1,027,325.77. Program income of \$141,904.07 that was "booked" for future use under activity 02 was used to pay for \$84,791.23 worth of activity 05 invoices. This new budget reflects the actual budget amount and corresponds with internal accounting material. This adjustment was based on technical guidance provided to staff on March 30, 2011.

August 17, 2011: Staff reduced the budget for Activity 05 by \$101,432.84 (Program Income received due to sale of home) and increased the budget of Activity 02 by the same amount. This PI was budgeted for Activity 02 but because PI is required to be used before program funds, we had to use the \$101,432.84 for Activity 05 invoices. This minor adjustment is similar to the amendment in March and is based on HUD TA. The new budget for this activity is \$925,919.93.

Location Description:

City of Painesville

Activity Progress Narrative:

The final home (out of 7) was occupied under the lease management program in this Activity. The project is essentially complete. In Q1, there were some misc invoices for landscaping and punch out work. WRDC is waiting to see how the seeding of the lawns ends up as the weather was not ideal during initial installation but needed to occur per Erosion and Sediment Control guidelines. Final project balances will be examined and future balances may be transferred to fulfill the obligations under Activity 02 (NSP 1), 528 Bank St.

At least two homes in the lease purchase program continue to express interest in purchase this year. WRDC continues to work with these individuals on financial and homebuyer training.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/7
# of Singlefamily Units	0	7/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/0	7/7	8/7	100.00
# Owner Households	0	0	0	0/0	0/2	0/2	0
# Renter Households	0	1	1	1/0	7/5	8/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
132 Gates St	Painesville		Ohio	44077-4000	Match / Y

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:	06
Activity Title:	NSP I, Phase II (WRCDC)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Acquisition/Rehabilitation/Redevelopment

Projected Start Date:

09/19/2010

Projected End Date:

03/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Western Reserve Community Development

Overall**Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$550,000.00

Total Budget

\$0.00

\$550,000.00

Total Obligated

\$0.00

\$550,000.00

Total Funds Drawdown

\$251,033.77

\$424,746.48

Program Funds Drawdown

\$251,033.77

\$377,207.09

Program Income Drawdown

\$0.00

\$47,539.39

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$251,033.77

\$424,746.48

Western Reserve Community Development

\$251,033.77

\$424,746.48

Match Contributed

\$0.00

\$0.00

Activity Description:

The DEVELOPER will utilize NSP funds to acquire property and construct up to three homes approximately 1,100 - 1,400 sq. ft. within the primary and secondary target areas noted in Lake County's Substantial Amendment.

These sites will be used to construct new single family homes and rent or sell them to eligible low-moderate-middle income (LMMI) households per HUD NSP guidelines. The developer is required to document and verify income eligibility of all renters. The developer shall ensure affordable rents according to HUD guidelines. The developer will make these homes available to the Lake County housing non profit community and other support services like the Veterans Administration to help them provide housing to those with the greatest need.

These units will be owned and managed by the developer. They will be built to a higher standard of energy efficiency than now required and will utilize proven sustainable technologies and construction best management practices including but not limited to pervious pavement driveways, rain barrels, tankless hot water heaters and energy efficient appliances. To ensure best management practices are considered, the planning process will include consultations with the Lake County Grants Administrator, the City of Painesville, Fair Housing, and the staffs of the Lake County Planning Commission and Lake County Soil and Water.

Long-term, lease-purchase options will be available for qualified individuals and subject to affordability terms. Affordability standards as required by Section 92.254 of the HOME Program regulations 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.

As part of our staff transition in late 2010, Lake County staff, along with Western Reserve Community Development Corporation verified the eligible uses on the properties in this phase. The classifications are as follows:

1. 321 Morrell Ave., Eligible Use B
2. 1312 E. 342nd St., Eligible Use E
3. 57 Sterling Ave., Eligible Use E

March 2011: The total project for this activity was adjusted to reflect the proper amount of \$502,460.61. Program income of \$141,904.07 that was "booked" for future use under activity 02 was used to pay for \$47,539.39 worth of activity 06

invoices. This new budget reflects the actual budget amount and corresponds with internal accounting material. This adjustment was based on technical guidance provided to staff on March 30, 2011.

Location Description:

Cities of Eastlake, Painesville and Madison.

Activity Progress Narrative:

Substantial work continued on all three homes of this activity and we anticipate reporting beneficiaries in the Q2 QPR. The mild weather has led to a favorable construction schedule.

The home at 321 Morell is nearly complete and Western Reserve anticipates a sale in April. More specific progress includes: drywall finishing, flooring, tile and cabinet installation, final plumbing and HVAC, and appliance and light fixtures have been installed.

Program income from this sale will be used to fulfill the obligations of the fifth homes in Activity 02 (528 Bank St).

WRDC also has a person interested in the lease purchase program for 59 Sterling Ave. Occupancy of this home is scheduled for April/may. During Q1, the following progress was made: roof finished, rough plumbing started, siding completed, hang/finishing of drywall, rough electrical, floor, trim and cabinets installed.

At 1312 E. 342nd St.: roof completed, siding installed, rough HVAC, drywall finished and walls primed, trim started, paint, plumbing finished and appliances were delivered. WRDC has expressed interest from a family for lease purchase at this home as well.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/3
# of Singlefamily Units	0	5/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/3	0/3	0
# Owner Households	0	0	0	0/0	0/1	0/1	0
# Renter Households	0	0	0	0/0	0/2	0/2	0

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:	07
Activity Title:	Argonne

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

05

Projected Start Date:

02/15/2012

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Bank

Projected End Date:

03/13/2012

Completed Activity Actual End Date:
Responsible Organization:

Western Reserve Community Development Corporation

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,000.00
Total Budget	\$3,000.00	\$3,000.00
Total Obligated	\$3,000.00	\$3,000.00
Total Funds Drawdown	\$767.08	\$767.08
Program Funds Drawdown	\$767.08	\$767.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$767.08	\$767.08
Western Reserve Community Development Corporation	\$767.08	\$767.08
Match Contributed	\$0.00	\$0.00

Activity Description:

This project will allow WRCDC and the County to explore potential end uses for this parcel including:

- infill single family development
- sale to adjacent income eligible landowners (side lot expansion)

Location Description:

Activity will occur at 568 Argonne Ave., Painesville, Ohio. This is a low income census tract and is identified as a target area in the Substantial Amendment.

Activity Progress Narrative:

As noted in other sections of the QPR, this land bank activity was established for 568 Argonne St. Originally included in Activity 02, the current administration decided to amend the Action Plan to create a landbank for this parcel as it was eligible as Use C. The land bank will provide WRCDC additional time to evaluate the most appropriate end use for this parcel.

After the 15 day comment period, the Action Plan amendment was approved by CPD on February 16, 2012. \$3,000 was deobligated from the Administration activity and budgeted for this land bank activity.

Possible end uses include side lot acquisition by income eligible adjacent land owners, infill development or a short term urban garden.

A modification agreement was authorized between Lake County and Western Reserve CDC noted the land bank.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



Beneficiaries Performance Measures

No Beneficiaries 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

