

Grantee: Elyria, OH

Grant: B-08-MN-39-0007

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-39-0007

Obligation Date:**Grantee Name:**

Elyria, OH

Award Date:**Grant Amount:**

\$2,468,215.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

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

Recovery Needs:

Use of Funds:

1. Administration. 24 CFR 570.206

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

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

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

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

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

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

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

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

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

4. Demolition. 24 CFR 570.201(d)

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

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

safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,468,215.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,468,215.00 |
| Program Funds Drawdown | \$170,830.23 | \$939,487.32 |
| Obligated CDBG DR Funds | \$170,830.23 | \$939,642.83 |
| Expended CDBG DR Funds | \$177,506.11 | \$968,489.20 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$2,598.42 | \$2,598.42 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|-------------|
| Minimum Overall Benefit Percentage | 99.99% | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$370,232.25 | \$0.00 |
| Limit on Admin/Planning | \$246,821.50 | \$43,839.38 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Good progress. Working on finding homeowners through Habitat for Humanity and Metropolitan Housing. Will be meeting with banks.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| P101, Administration | \$20,187.71 | \$245,000.00 | \$43,084.80 |
| P102, Acquisition Rehabilitation 25% set aside | \$8,198.05 | \$617,000.00 | \$8,198.05 |
| P103, Financing Mechanisms 25% | \$0.00 | \$80,000.00 | \$0.00 |
| P104, Demolition | \$4,361.88 | \$500,000.00 | \$4,361.88 |
| P105, Land Bank | \$138,082.59 | \$1,001,000.00 | \$883,842.59 |
| P106, Redevelopment-Public Improvement | \$0.00 | \$25,215.00 | \$0.00 |

Activities

Grantee Activity Number: 101

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

P101

Project Title:

Administration

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

N/A

Responsible Organization:

City of Elyria. Office of Community Development will be the

Overall

Jan 1 thru Mar 31, 2010

To Date

| | | |
|---|-------------|--------------|
| Total Projected Budget from All Sources | N/A | \$245,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$245,000.00 |
| Program Funds Drawdown | \$20,187.71 | \$43,084.80 |
| Obligated CDBG DR Funds | \$20,187.71 | \$43,240.31 |
| Expended CDBG DR Funds | \$20,942.29 | \$43,839.38 |
| City of Elyria. Office of Community Development will be the | \$20,942.29 | \$43,839.38 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$21.36 | \$21.36 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

24 CFR 570.206 2301(c)(3)General Administration and Oversight of NSP activities.

Location Description:

City of Elyria, Ohio

Activity Progress Narrative:

Expenses included salary, benefits, operating supplies and training. Program income was received for reimbursement of training.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 102

Activity Title: Acquisition Rehabilitation 25% set aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

P102

Project Title:

Acquisition Rehabilitation 25% set aside

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elyria, Ohio. Office of Community Development will

Overall

Jan 1 thru Mar 31, 2010

To Date

| | | |
|--|-------------|--------------|
| Total Projected Budget from All Sources | N/A | \$617,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$617,000.00 |
| Program Funds Drawdown | \$8,198.05 | \$8,198.05 |
| Obligated CDBG DR Funds | \$8,198.05 | \$8,198.05 |
| Expended CDBG DR Funds | \$18,630.50 | \$18,630.50 |
| City of Elyria, Ohio. Office of Community Development will | \$18,630.50 | \$18,630.50 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

24 CFR 570.201(a)(b)(e), 570.202 2301(c)(3)(B) purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; Acquisition, rehabilitation and sale of residential homes to populations within the 50% AMI category. Specifically, the benefit will be offering rehabilitated homes for sale at a highly discounted cost. The City will not sell a property for an amount greater than that invested in the total acquisition and rehabilitation of said property(s). HUD notes that any of the activities listed above may include required homebuyer counseling as an activity delivery cost.

Location Description:

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

Activity Progress Narrative:

All properties purchased. Specs and cost estimates complete on 10 properties. Will bid out 10 in May.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 15 | 0/0 | 0/0 | 15/15 |
| # of housing units | 0 | 0 | 15 | 0/0 | 0/0 | 15/15 |
| # of Households benefitting | 0 | 0 | 0 | 0/15 | 0/0 | 0/15 |

Activity Locations

| Address | City | State | Zip |
|------------------|--------|-------|-------|
| 244 Parmely | Elyria | NA | 44035 |
| 695 Weller | Elyria | NA | 44035 |
| 110 Woodbury | Elyria | NA | 44035 |
| 242 Denison | Elyria | NA | 44035 |
| 348 Brace | Elyria | NA | 44035 |
| 714 West River N | Elyria | NA | 44035 |
| 1276 East | Elyria | NA | 44035 |
| 319 Franklin | Elyria | NA | 44035 |
| 579 Willow Park | Elyria | NA | 44035 |
| 342 Louisiana | Elyria | NA | 44035 |
| 871 Oak | Elyria | NA | 44035 |
| 147 Taft | Elyria | NA | 44035 |
| 325 Parmely | Elyria | NA | 44035 |
| 346 4th | Elyria | NA | 44035 |
| 151 Lowell | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee Activity Number: 103

Activity Title: Financing Mechanisms 25%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

P103

Project Title:

Financing Mechanisms 25%

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elyria, Ohio. Office of Community Development will

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$80,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$80,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Elyria, Ohio. Office of Community Development will | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

24 CFR 570.206, as part of an activity delivery cost 2301(c)(3)(A) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers. Also, the eligible activities listed below to the extent financing mechanisms are used to carry them out. . 24CFR 570.201 (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties, This activity specifically addresses population needs at or below 50% AMI category. This activity's goal is to introduce income-qualified persons to the benefits and security of homeownership. Down payment assistance will be provided to qualified, prospective home buyers at an amount equal to 10% of the sale price or \$7,500 (whichever is less). The City will also provide 8 hours of housing counseling services to approved home buyers.

Location Description:

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

Activity Progress Narrative:

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/15 |
| # of Households benefitting | 0 | 0 | 0 | 0/15 | 0/0 | 0/15 |

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: 104

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

P104

Project Title:

Demolition

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

| | | |
|---|------------|--------------|
| Total Projected Budget from All Sources | N/A | \$500,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$500,000.00 |
| Program Funds Drawdown | \$4,361.88 | \$4,361.88 |
| Obligated CDBG DR Funds | \$4,361.88 | \$4,361.88 |
| Expended CDBG DR Funds | \$1,288.83 | \$1,288.83 |
| The City of Elyria, Ohio. Office of Community Development | \$1,288.83 | \$1,288.83 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$146.00 | \$146.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

24 CFR 570.201(d) 2301 (c)(3)(D)Demolition of blighted structures. This activitys goal is to eliminate slum and blight in these target areas which will also benefit the publics health safety and welfare. This activity addresses population needs within the 120% AMI category. The City has utilized the following data as benchmarks and thresholds for assisting target areas. Percentage of households under 120% AMI, Percentage of households mortgaged under HMDA High Cost Loan Rate, Percentage of 18 month Foreclosure Rate, Percentage of USPS Residential Vacancy Rate, and finally the Estimated Foreclosure Abandonment Risk Score.

Location Description:

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

Activity Progress Narrative:

Program income recieved from sale of demolition bid packets. Expenditures included advertising for bids and boarding for safety (420 13th and 527 2nd).

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|----------------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 24 | 0/0 | 0/0 | 24/58 |
| # of housing units | 0 | 0 | 24 | 0/0 | 0/0 | 24/50 |
| # of buildings (non-residential) | 0 | 0 | 2 | 0/0 | 0/0 | 2/8 |

Activity Locations

Address **City** **State** **Zip**

| | | | |
|-------------------|--------|----|-------|
| 246 Wooster | Elyria | NA | 44035 |
| 419 West River N. | Elyria | NA | 44035 |
| 219 Sumner | Elyria | NA | 44035 |
| 420 13th | Elyria | NA | 44035 |
| 916 Middle | Elyria | NA | 44035 |
| 237 W. Bridge | Elyria | NA | 44035 |
| 142 Warden | Elyria | NA | 44035 |
| 124 W. Bridge | Elyria | NA | 44035 |
| 118 Quincy | Elyria | NA | 44035 |
| 9 Shear | Elyria | NA | 44035 |
| 519 3rd | Elyria | NA | 44035 |
| 745 W. River N. | Elyria | NA | 44035 |
| 321 S. Maple | Elyria | NA | 44035 |
| 317 Furnace | Elyria | NA | 44035 |
| 527 Second | Elyria | NA | 44035 |
| 110 Floral | Elyria | NA | 44035 |
| 228-230 8th | Elyria | NA | 44035 |
| 428 Mussey | Elyria | NA | 44035 |
| 113 Rush | Elyria | NA | 44035 |
| 0 W. Bridge | Elyria | NA | 44035 |
| 521 East | Elyria | NA | 44035 |
| 331 Lowell | Elyria | NA | 44035 |
| 518 2nd | Elyria | NA | 44035 |
| 131 Cascade | Elyria | NA | 44035 |
| 346 1/2 9th | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 105

Activity Title: Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P105

Project Title:

Land Bank

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

| | | |
|---|--------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,001,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,001,000.00 |
| Program Funds Drawdown | \$138,082.59 | \$883,842.59 |
| Obligated CDBG DR Funds | \$138,082.59 | \$883,842.59 |
| Expended CDBG DR Funds | \$136,644.49 | \$904,730.49 |
| The City of Elyria, Ohio. Office of Community Development | \$136,644.49 | \$904,730.49 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$2,431.06 | \$2,431.06 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Expenses included utilities, recording mortgages, purchase of 419 W. River, 219 Sumner, 346 1/2 Ninth, 321 S. Maple, ernest money for 442 Louisiana.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 44 | 0/0 | 0/0 | 86/10 |
| # of housing units | 0 | 0 | 41 | 0/0 | 0/0 | 80/68 |

Activity Locations

Address **City** **State** **Zip**

| | | | |
|-------------------|--------|----|-------|
| 527 2nd | Elyria | NA | 44035 |
| 419 West River N. | Elyria | NA | 44035 |
| 237 W. Bridge | Elyria | NA | 44035 |
| 321 S. Maple | Elyria | NA | 44035 |
| 219 Sumner | Elyria | NA | 44035 |
| 346 1/2 9th | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee: Elyria, OH

Grant: B-08-MN-39-0007

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-39-0007

Obligation Date:**Grantee Name:**

Elyria, OH

Award Date:**Grant Amount:**

\$2,468,215.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

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

Recovery Needs:

Use of Funds:

1. Administration. 24 CFR 570.206

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

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

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

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

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

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

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

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

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

4. Demolition. 24 CFR 570.201(d)

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

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

safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,468,215.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,468,215.00 |
| Program Funds Drawdown | \$509,557.60 | \$768,657.09 |
| Obligated CDBG DR Funds | \$509,557.60 | \$768,812.60 |
| Expended CDBG DR Funds | \$483,258.60 | \$790,983.09 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|-------------|
| Minimum Overall Benefit Percentage | 99.99% | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$370,232.25 | \$0.00 |
| Limit on Admin/Planning | \$246,821.50 | \$22,897.09 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of January 30, 2010 the City of Elyria's NSP efforts have resulted in the purchase of 38 properties. Of those 38, 18 have been tabbed for demo, 16 have been tabbed for rehab and 4 are vacant parcels in strategic redevelopment areas. The City has employed several local companies to performs activities such as, boarding/security, locksmiths, asbestos surveyors, lead risk assessors, specification writers/cost estimators to name a few.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| P101, Administration | \$19,052.60 | \$245,000.00 | \$22,897.09 |
| P102, Acquisition Rehabilitation 25% set aside | \$0.00 | \$617,000.00 | \$0.00 |
| P103, Financing Mechanisms 25% | \$0.00 | \$80,000.00 | \$0.00 |
| P104, Demolition | \$0.00 | \$500,000.00 | \$0.00 |
| P105, Land Bank | \$490,505.00 | \$1,001,000.00 | \$745,760.00 |
| P106, Redevelopment-Public Improvement | \$0.00 | \$25,215.00 | \$0.00 |

Activities

Grantee Activity Number: 101

Activity Title: Administration

Activity Category:

Administration

Project Number:

P101

Projected Start Date:

03/09/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/09/2013

Responsible Organization:

City of Elyria. Office of Community Development will be the

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|-------------|--------------|
| Total Projected Budget from All Sources | N/A | \$245,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$245,000.00 |
| Program Funds Drawdown | \$19,052.60 | \$22,897.09 |
| Obligated CDBG DR Funds | \$19,052.60 | \$23,052.60 |
| Expended CDBG DR Funds | \$19,052.60 | \$22,897.09 |
| City of Elyria. Office of Community Development will be the | \$19,052.60 | \$22,897.09 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

24 CFR 570.206 2301(c)(3)General Administration and Oversight of NSP activities.

Location Description:

City of Elyria, Ohio

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

| | |
|---------------------------------|------------------|
| Grantee Activity Number: | 105 |
| Activity Title: | Land Bank |

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P105

Project Title:

Land Bank

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

| | | |
|---|--------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,001,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,001,000.00 |
| Program Funds Drawdown | \$490,505.00 | \$745,760.00 |
| Obligated CDBG DR Funds | \$490,505.00 | \$745,760.00 |
| Expended CDBG DR Funds | \$464,206.00 | \$768,086.00 |
| The City of Elyria, Ohio. Office of Community Development | \$464,206.00 | \$768,086.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

10 homes acquired for rehabilitation. 10 homes acquired for demolition. 3 vacant parcels acquired.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 23 | 0/0 | 0/0 | 42/10 |
| # of housing units | 0 | 0 | 20 | 0/0 | 0/0 | 39/68 |

Activity Locations

| Address | City | State | Zip |
|---------------------|--------|-------|-------|
| 521 East Ave | Elyria | NA | 44035 |
| 331 Lowell | Elyria | NA | 44035 |
| 242 Denison | Elyria | NA | 44035 |
| 118 Quincy | Elyria | NA | 44035 |
| 871 Oak St. | Elyria | NA | 44035 |
| 428 Mussey | Elyria | NA | 44035 |
| 745 West River Rd N | Elyria | NA | 44035 |
| 695 Weller | Elyria | NA | 44035 |
| 348 Brace | Elyria | NA | 44035 |
| 417 West River Rd N | Elyria | NA | 44035 |
| 714 West River Rd N | Elyria | NA | 44035 |
| 346 Fourth St. | Elyria | NA | 44035 |
| 13th St | Elyria | NA | 44035 |
| 342 Louisiana | Elyria | NA | 44035 |
| 142 Warden | Elyria | NA | 44035 |
| 124 Bridge St | Elyria | NA | 44035 |
| Irondale St | Elyria | NA | 44035 |
| 579 Willow Park | Elyria | NA | 44035 |
| 420 13th St | Elyria | NA | 44035 |
| 319 Franklin | Elyria | NA | 44035 |
| 113 Rush | Elyria | NA | 44035 |
| Douglas Ave | Elyria | NA | 44035 |
| 1276 East Ave | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee: Elyria, OH

Grant: B-08-MN-39-0007

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0007

Obligation Date:**Grantee Name:**

Elyria, OH

Award Date:**Grant Amount:**

\$2,468,215.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Brian Barker

Disasters:

Declaration Number

NSP

Plan Description:

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

Recovery Needs:

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

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

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

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

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

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

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

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

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

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

4. Demolition. 24 CFR 570.201(d)

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

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

safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,468,215.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,468,215.00 |
| Program Funds Drawdown | \$222,755.00 | \$259,099.49 |
| Obligated CDBG DR Funds | \$222,755.00 | \$259,255.00 |
| Expended CDBG DR Funds | \$190,300.00 | \$307,724.49 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|------------|
| Minimum Overall Benefit Percentage | 99.99% | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$370,232.25 | \$0.00 |
| Limit on Admin/Planning | \$246,821.50 | \$3,844.49 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

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

Project Summary

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

Activities

Grantee Activity Number: 105

Activity Title: Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

P105

Projected Start Date:

03/09/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

07/09/2013

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|---|--------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,001,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,001,000.00 |
| Program Funds Drawdown | \$222,755.00 | \$255,255.00 |
| Obligated CDBG DR Funds | \$222,755.00 | \$255,255.00 |
| Expended CDBG DR Funds | \$190,300.00 | \$303,880.00 |
| The City of Elyria, Ohio. Office of Community Development | \$190,300.00 | \$303,880.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Performance Measures

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

Activity Locations

Address **City** **State** **Zip**

| | | | |
|----------------|--------|----|--------|
| 317 Furnace | Elyria | NA | 44035 |
| 325 Parmely | Elyria | NA | 44035 |
| 244 Parmely | Elyria | NA | 44035 |
| 151 Lowell | Elyria | NA | 44035- |
| 147 Taft | Elyria | NA | 44035 |
| 518 2nd St | Elyria | NA | 44035 |
| 519 3rd St | Elyria | NA | 44035 |
| 246 Wooster | Elyria | NA | 44035 |
| 916 Middle Ave | Elyria | NA | 44035 |
| 110 Woodbury | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee: Elyria, OH

Grant: B-08-MN-39-0007

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-39-0007

Obligation Date:**Grantee Name:**

Elyria, OH

Award Date:**Grant Amount:**

\$2,468,215.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Brian Barker

Disasters:

Declaration Number

NSP

Plan Description:

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

Recovery Needs:

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

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

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

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

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

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

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

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

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

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

4. Demolition. 24 CFR 570.201(d)

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

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

safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,468,215.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,468,215.00 |
| Program Funds Drawdown | \$36,344.49 | \$36,344.49 |
| Obligated CDBG DR Funds | \$36,500.00 | \$36,500.00 |
| Expended CDBG DR Funds | \$117,424.49 | \$117,424.49 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|------------|
| Minimum Overall Benefit Percentage | 99.99% | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$370,232.25 | \$0.00 |
| Limit on Admin/Planning | \$246,821.50 | \$3,844.49 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Elyria has successfully purchased nine (9) properties through the NSP program. Of these nine properties, 5 may be designated as demolition projects, 2 may be designated as rehabilitation projects, and 2 are vacant non-productive land.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| P101, Administration | \$3,844.49 | \$245,000.00 | \$3,844.49 |
| P102, Acquisition Rehabilitation 25% set aside | \$0.00 | \$617,000.00 | \$0.00 |
| P103, Financing Mechanisms 25% | \$0.00 | \$80,000.00 | \$0.00 |
| P104, Demolition | \$0.00 | \$500,000.00 | \$0.00 |
| P105, Land Bank | \$32,500.00 | \$1,001,000.00 | \$32,500.00 |
| P106, Redevelopment-Public Improvement | \$0.00 | \$25,215.00 | \$0.00 |

Activities

Grantee Activity Number: 101

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

P101

Project Title:

Administration

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

N/A

Responsible Organization:

City of Elyria. Office of Community Development will be the

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$245,000.00

Total CDBG Program Funds Budgeted

N/A

\$245,000.00

Program Funds Drawdown

\$3,844.49

\$3,844.49

Obligated CDBG DR Funds

\$4,000.00

\$4,000.00

Expended CDBG DR Funds

\$3,844.49

\$3,844.49

City of Elyria. Office of Community Development will be the

\$3,844.49

\$3,844.49

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

24 CFR 570.206 2301(c)(3)General Administration and Oversight of NSP activities.

Location Description:

City of Elyria, Ohio

Activity Progress Narrative:

Funds were drawdown to pay salary for Matthew Wagner. City of Elyria staff member.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 105
Activity Title: Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

P105

Project Title:

Land Bank

Projected Start Date:

03/09/2009

Projected End Date:

07/09/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Elyria, Ohio. Office of Community Development

| Overall | Apr 1 thru Jun 30, 2009 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,001,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,001,000.00 |
| Program Funds Drawdown | \$32,500.00 | \$32,500.00 |
| Obligated CDBG DR Funds | \$32,500.00 | \$32,500.00 |
| Expended CDBG DR Funds | \$113,580.00 | \$113,580.00 |
| The City of Elyria, Ohio. Office of Community Development | \$113,580.00 | \$113,580.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Funds have been expended to purchase 9 properties, pay Appraisals as required, and pay for Title Examinations / Commitments as required.

Performance Measures

| | This Report Period | | Total | Cumulative Actual Total / Expected | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | | Low | Mod | Total |
| # of Properties | 0 | 0 | 9 | 0/0 | 0/0 | 9/10 |
| # of housing units | 0 | 0 | 7 | 0/0 | 0/0 | 7/68 |

Activity Locations

| Address | City | State | Zip |
|----------------|--------|-------|-------|
| 131 Cascade | Elyria | NA | 44035 |
| 110 Floral | Elyria | NA | 44035 |
| 232 Bridge | Elyria | NA | 44035 |
| 236 Bridge | Elyria | NA | 44035 |
| 228-230 Eighth | Elyria | NA | 44035 |
| 9 Shear | Elyria | NA | 44035 |
| 151 Lowell | Elyria | NA | 44035 |
| 246 Wooster | Elyria | NA | 44035 |
| 519 Third | Elyria | NA | 44035 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |
