

Grantee: Lorain County, OH

Grant: B-11-UN-39-0012

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-11-UN-39-0012

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

Lorain County, OH

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$1,619,474.00

Grant Status:

Active

QPR Contact:

Donald C. Romancak

LOCCS Authorized Amount:

\$1,619,474.00

Estimated PI/RL Funds:

\$131,004.31

Total Budget:

\$1,750,478.31

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Lorain County will also enter into sub-recipient agreements with the City of Elyria and the City of Lorain to address the housing stock. NSP3 funds will demolish blighted structures, land bank eligible properties, and rehabilitate housing. NSP3 funds will only be utilized in Identified target areas and support activities that will arrest further decline, remove destabilizing influences, and invest in housing that ensures the longest continued affordability. A total of eight (8) target areas have been identified for NSP

How Fund Use Addresses Market Conditions:

Lorain County's housing stock remains to be in poor condition, particularly in the urban cities of Elyria and Lorain. There is an abundance of properties that have been foreclosed upon, left vacant, and/or abandoned. Numerous code violations continue to plague Lorain County's target areas, however due to the lack of funding; the properties have reached a point of disrepair. Within Lorain County's target areas, there are over 80 homes in the condemnation process, mostly in the urban communities. The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future. Data Source Used to Determine Areas of Greatest Need: Mapping tool provided by the US Department of Housing and Urban Development. Data provided by the US Department of Housing and Urban Development found at: <http://www.huduser.org/portal/datasets/NSP.html> Determination of Areas of Greatest Need and Applicable Tiers: Mapping tool provided by the US Department of Housing and Urban Development.

Conversations and meetings with community representatives and officials from the City of Elyria, City of Lorain, and City of Oberlin. Public meetings and solicitation of comments on the selected areas.

Lorain County's housing stock remains to be in poor condition, particularly in the urban cities of Elyria and Lorain. There is an abundance of properties that have been foreclosed upon, left vacant, and/or abandoned. Numerous code violations continue to plague Lorain County's target areas, however due to the lack of funding; the properties have reached a point of disrepair. Within Lorain County's target areas, there are over 80 homes in the condemnation process, mostly in the urban communities. Lorain County will also enter into sub-recipient agreements with the City of Elyria and the City of Lorain to address the housing stock. NSP3 funds will demolish blighted structures, land bank eligible properties, and rehabilitate housing. NSP3 funds will only be utilized in Identified target areas and support activities that will arrest further decline, remove destabilizing influences, and invest in housing that ensures the longest continued affordability. A total of eight (8) target areas have been identified for NSP3.

The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future.

Meeting Low Income Target: Lorain County and its partners will be using a minimum of 25% of the NSP 3 allocation to acquire and rehabilitate foreclosed and abandoned buildings in targeted areas. While there is a preference towards the sale of these properties for homeownership, the entities will ensure that the units are occupied by income eligible families through the first sale of home to an eligible family at or below the cost of the project in compliance with NSP 3 requirements or in the event of an inability to locate eligible home buyers, to provide the units to local non-profits to own and rent at the appropriate FMR to an



income eligible family, or in the case that no local non-profits are able to acquire then the property will be made available to private investors. The development of these housing units may be completed using in house staff and contractors or a developer to deliver the project. Demolition or Conversion of LMI Units: Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ? 80% of area median income)? Yes. The number of low- and moderate-income dwelling units—i.e., ? 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. 57

The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., ? 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). 4

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. 6

Citizen Participation Plan: The County in cooperation with the Cities of Elyria and Lorain posted the application on their respective web pages on February 11, 2011 for public review and comment. Additionally, public meetings were held at Lorain City Hall and Elyria City Hall respectively on February 24, 2011 and February 10, 2011.

The meetings were advertised in the newspaper and posted on the web pages. The advertisements solicited comments and informed the public of where the application could be viewed and how to submit comments.

Summary of Public Comments Received. February 18, 2011: Pat Echko, Sheffield Township Fiscal Officer suggested we include another target area within Sheffield Township. The target area will cover the neighborhood within Broadway Ave., East 36th St., Elyria Ave., and North Ridge Rd. Ms. Echko also stated the identified target areas in Sheffield Township were good options for the NSP3. Response: Lorain County responded to Ms. Echko's request and included the additional target area for Sheffield Township.

Ensuring Continued Affordability:

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the Long Term Affordability from the HOME regulations at 24 CFR 92.252(e) and available online at http://edocket.access.gpo.gov/cfr_2005/aprqrtr/24cfr92.252.htm.

Definition of Blighted Structure:

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the definition of "blight" found within the Ohio Revised Code General Provisions – 1.08. A link to the ORC definition is provided here. <http://codes.ohio.gov/orc/gp1.08>.

Definition of Affordable Rents:

Lorain County and any and all recipients of NSP 3 funds that flow through the County will be applying the Affordable Rents as determined and updated by HUD. The 2010 rents are the latest available and can be accessed at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/oh.pdf>. HOME regulations at 24 CFR 92.252 and available online at http://edocket.access.gpo.gov/cfr_2005/aprqrtr/24cfr92.252.htm.

Housing Rehabilitation/New Construction Standards:

Lorain County and any and all recipients of NSP 3 funds that flow through the County will use the HOME regulations found at <http://www.hud.gov/offices/cpd/affordablehousing/library/homefires/volumes/vol3no1.cfm>.

Vicinity Hiring:

Lorain County will invite Contractor's in NSP3 target areas to bid on eligible projects. A meeting will be conducted on March 14th, explaining the parameters of NSP3, and the importance of vicinity hiring. Additional consideration will be given to Section 3 contractors, and those who do vicinity hiring will supersede Section 3. A justification of the winning bid and the hired contractor will be noted in the project file. The cities of Elyria and Lorain will also be advertising for contractors to perform projects that they identify and shall include language in the bid documents striving to meet the vicinity hiring requirements of NSP 3.

Procedures for Preferences for Affordable Rental Dev.:

The County and Cities are offering rehabilitated units for sale first. Should the units not sell within 90 days, the properties will be made available for rent. Units targeted for rehabilitation are single family as these are the dominant type of housing within the target areas. Rents shall be affordable and will comply with HUD limits. Failure to sell to eligible families, properties will be made available to non-profits and/or developers with an ability to sell to a family in the future.

Grantee Contact Information:

Name (Last, First)
Romancak, Donald
Email Address
dromancak@loraincounty.us
Phone Number
440-328-2323
Mailing Address
Lorain County Admin Bldg – 5th Floor, 226 Middle Avenue, Elyria, OH 44035



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,750,478.31
Total Budget	\$16,241.40	\$1,750,478.31
Total Obligated	\$769.37	\$1,627,311.26
Total Funds Drawdown	\$769.37	\$1,627,311.26
Program Funds Drawdown	\$0.00	\$1,609,443.33
Program Income Drawdown	\$769.37	\$17,867.93
Program Income Received	\$16,241.40	\$131,004.31
Total Funds Expended	\$269.87	\$1,627,311.26
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	\$0.00
Limit on Public Services	\$242,921.10	\$0.00
Limit on Admin/Planning	\$161,947.40	\$162,630.65
Limit on State Admin	\$0.00	\$162,630.65

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$161,947.40	\$175,047.83

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$404,868.50	\$528,599.20

Overall Progress Narrative:

Lorain County continues to spend down program income reallocating program income to projects. A demolition in the City of Elyria was awarded and is expected to be completed in the next reporting period. The County is looking for potential properties to acquire for rehab. A sale is pending on 739 Oliver and we are awaiting final closing and receipt of additional program income in the next reporting period as well.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administration	\$0.00	\$175,047.83	\$161,499.67
200, Demolition	\$0.00	\$829,372.99	\$809,065.99
300, Acquisition/Rehabilitation	\$0.00	\$615,599.20	\$509,186.91
400, Land Bank	\$0.00	\$130,458.29	\$129,690.76
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 100 / Administration

Grantee Activity Number: 10-100

Activity Title: County Administration

Activity Category:

Administration

Project Number:

100

Projected Start Date:

06/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Lorain County Board of Commissioners

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$88,688.71

Total Budget

\$324.83

\$88,688.71

Total Obligated

\$0.00

\$77,570.84

Total Funds Drawdown

\$0.00

\$77,570.84

Program Funds Drawdown

\$0.00

\$76,439.86

Program Income Drawdown

\$0.00

\$1,130.98

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$77,570.84

 Lorain County Board of Commissioners

\$0.00

\$77,570.84

Match Contributed

\$0.00

\$0.00

Activity Description:

General Program Administration- 24 CFR 570.206
General administration and oversight.

Location Description:

Lorain County Administration Building, Fifth Floor, 226 Middle Avenue, Elyria, OH 44035

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / Title: 200 / Demolition

Grantee Activity Number: 10-200

Activity Title: County Demolition

Activity Category:

Clearance and Demolition

Project Number:

200

Projected Start Date:

06/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Lorain County Board of Commissioners

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$152,675.17

Total Budget

(\$324.83)

\$152,675.17

Total Obligated

\$364.77

\$151,780.83

Total Funds Drawdown

\$364.77

\$151,780.83

Program Funds Drawdown

\$0.00

\$147,310.26



Program Income Drawdown	\$364.77	\$4,470.57
Program Income Received	\$0.00	\$10,903.90
Total Funds Expended	(\$134.73)	\$151,780.83
Lorain County Board of Commissioners	(\$134.73)	\$151,780.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Clearance- 24 CFR 570.201 (d)
Demolition and demolition related activities of properties determined to be blighted that are located within NSP3 target neighborhoods. Target neighborhoods are at or below 120% of the area median income. After demolition these properties will be placed in the County's landbank or demolitions will be completed through the nuisance demolition process where properties will not be acquired.

Location Description:

Neighborhood ID #3282409, #5565917, #5448364, #2087646, #7499237

Activity Progress Narrative:

Removing \$134.73 from expenditures. This was reported as a 10% Holdback for 3740 Albany Ave. The holdback was for \$499.50. Only reporting \$364.77 as expended. Per HUD HQ reimbursements are to be tracked locally and not on the DRGR system.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/10
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/10
# of Singlefamily Units	0	12/10

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: 30-200

Activity Title: City of Elyria Demolition

Activity Category:

Clearance and Demolition

Project Number:

200

Projected Start Date:

06/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Elyria

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$341,752.98
Total Budget	\$14,942.09	\$341,752.98
Total Obligated	\$0.00	\$326,810.89
Total Funds Drawdown	\$0.00	\$326,810.89
Program Funds Drawdown	\$0.00	\$326,810.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$16,241.40	\$16,241.40
Total Funds Expended	\$0.00	\$326,810.89
Match Contributed	\$0.00	\$0.00

Activity Description:

Clearance- 24 CFR 570.201 (d)

The City of Elyria will be carrying out the activity. Lorain County is responsible for oversight.

Demolition and demolition related activities of properties determined to be blighted that are located within the NSP3 Target Neighborhood. Target Neighborhoods are at or below 120% of the area median income. After demolition these properties will be placed in the City's land bank or demolitions will be completed through the nuisance demolition process where properties will not be acquired.

Location Description:

Neighborhood ID #7963134, #7555541

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	37/13



# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	37/13
# of Singlefamily Units	0	37/13

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	

Project # / Title: 300 / Acquisition/Rehabilitation

Grantee Activity Number: 10-300

Activity Title: County LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

300

Projected Start Date:

09/02/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Lorain County Board of Commissioners



Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$282,896.70
Total Budget	\$0.00	\$282,896.70
Total Obligated	\$404.60	\$189,004.19
Total Funds Drawdown	\$404.60	\$189,004.19
Program Funds Drawdown	\$0.00	\$179,798.89
Program Income Drawdown	\$404.60	\$9,205.30
Program Income Received	\$0.00	\$33,075.17
Total Funds Expended	\$404.60	\$189,004.19
Lorain County Board of Commissioners	\$404.60	\$189,004.19
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 50% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The County will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the County has invested into the property. HOME periods of affordability shall apply. The County will utilize recapture versus resale.

Location Description:

Neighborhood ID #2087646, #5448364, #3282409, #5565917, #7499237

Activity Progress Narrative:

\$21.78: 759 Oliver: Ohio Edison: Electric Bill
 \$322.38: 759 Oliver: CT Consultants
 Actual expense of \$342.60. Not reporting \$20.22 that was paid for through a reimbursement. Reimbursements are considered awash on DRGR per HUD "Ask a Question"
 \$43.62: 759 Oliver: Sheffield Lake Utilities
 \$16.82: 759 Oliver: Ohio Edison: Electric Bill

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	25/0
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	2/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	1/0
#Light Fixtures (indoors) replaced	0	16/0
#Light fixtures (outdoors)	0	2/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0



#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units w/ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/0	1/1	100.00
# Owner Households	0	0	0	1/0	0/0	1/1	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	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:	11-300
Activity Title:	County Acquisition/Rehabilitation (LMMI)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
300

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
06/01/2011

Projected End Date:
05/31/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Lorain County Board of Commissioners

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$87,000.00
Total Budget	\$0.00	\$87,000.00
Total Obligated	\$0.00	\$86,728.42
Total Funds Drawdown	\$0.00	\$86,728.42
Program Funds Drawdown	\$0.00	\$83,685.52
Program Income Drawdown	\$0.00	\$3,042.90
Program Income Received	\$0.00	\$70,783.84
Total Funds Expended	\$0.00	\$86,728.42
Lorain County Board of Commissioners	\$0.00	\$86,728.42
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a) Acquisition, (b) Disposition, (e) Housing Counseling, 24 CFR 570.202 Eligible Rehabilitation Acquisition and rehabilitation of eligible abandoned or foreclosed residential properties located in one of the NSP3 target areas for sale or lease purchase to individuals at or below 120% of the area median income. Prospective purchasers of the properties will be required to complete eight (8) hours of HUD certified counseling. The County will offer for sale and offer a soft second or offer a lease purchase contract. The total cost for purchase or lease purchase will be less than what the County has invested into the property. HOME periods of affordability shall apply. The County will utilize recapture versus resale.

Location Description:

Neighborhood ID #2087646, #5448364, #3282409, #5565917, #7499237

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	1/1
#Energy Star Replacement	0	0/1
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors)	0	0/1
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	1/1
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

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	0/1	1/1	0.00
# Owner Households	0	0	0	0/0	0/1	1/1	0.00

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	



