

Grantee: Lorain County, OH

Grant: B-11-UN-39-0012

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-39-0012

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

Lorain County, OH

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,619,474.00

Grant Status:

Active

QPR Contact:

Donald C. Romancak

Estimated PIRL Funds:

\$0.00

Total Budget:

\$1,619,474.00

Disasters:

Declaration Number

No Disasters Found

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

How Fund Use Addresses Market Conditions:

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&mdashi.e., ? 80% of area median income&mdashreasonably 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&mdashi.e., ? 120% of area median income&mdashreasonably 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 "blighted" found within the Ohio Revised Code General Provisions &dash 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 &dash 5th Floor, 226 Middle Avenue, Elyria, OH 44035



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,619,474.00
Total Budget	\$0.00	\$1,619,474.00
Total Obligated	\$0.00	\$3,308.58
Total Funds Drawdown	\$0.00	\$3,308.58
Program Funds Drawdown	\$0.00	\$3,308.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$23,787.75	\$38,237.71
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	\$734.34
Limit on State Admin	\$0.00	\$734.34

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

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

Overall Progress Narrative:

Lorain County and its sub-recipients have continued to identify NSP3 properties for demolition, landbanking, and acquisition/rehabilitation. Projects have continued to go out to bid in the City of Lorain for demolitions. The City of Elyria has identified two properties for acquisition. Lorain County has continued to work with Sheffield Lake and Sheffield Township. RFQ/P's have been developed for demolition inspectors and developers.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Administration	\$0.00	\$161,947.40	\$734.34



200, Demolition	\$0.00	\$728,413.30	\$2,574.24
300, Acquisition/Rehabilitation	\$0.00	\$564,305.90	\$0.00
400, Land Bank	\$0.00	\$164,807.40	\$0.00



Activities

Grantee Activity Number:	10-100
Activity Title:	County Administration

Activity Category:

Administration

Project Number:

100

Projected Start Date:

06/01/2011

Benefit Type:

()

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$62,187.40
Total Budget	\$0.00	\$62,187.40
Total Obligated	\$0.00	\$734.34
Total Funds Drawdown	\$0.00	\$734.34
Program Funds Drawdown	\$0.00	\$734.34
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$734.34
Lorain County Board of Commissioners	\$0.00	\$734.34
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:

Lorain County has prepared RFQ/P's for demolition inspectors, developers, and asbestos surveying and removal. The County has completed Memorandums of Understanding with Sheffield Lake and Sheffield Township. The County has been working with the City and township identifying properties for demolition and rehabilitation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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: 10-200

Activity Title: County Demolition

Activity Category:

Clearance and Demolition

Project Number:

200

Projected Start Date:

06/01/2011

Benefit Type:

Area ()

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$130,413.30
Total Budget	\$0.00	\$130,413.30
Total Obligated	\$0.00	\$0.00
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
Lorain County Board of Commissioners	\$0.00	\$0.00
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:

Four properties have been identified in Sheffield Lake as possible demolitions under NSP3 guidelines. The City has prepared property reports and required documentation to verify the properties are within NSP3 guidelines. Sheffield Township has identified one potential demolition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10
# 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 (Ike)	0	0/0

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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: 10-300

Activity Title: County Acquisition/Rehab (LH25)

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lorain County Board of Commissioners

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$90,868.50
Total Budget	\$0.00	\$90,868.50
Total Obligated	\$0.00	\$0.00
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
Lorain County Board of Commissioners	\$0.00	\$0.00
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:

Lorain County has been working with Sheffield Lake and Sheffield Township to assist in identifying potential rehab properties for the 25% set aside. The County is seeking a developer to acquire, rehab, and resale the LH 25% units in the two target areas.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/1



#Additional Attic/Roof Insulation	0	0/1
#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	0/5
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#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 (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	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: 10-400

Activity Title: County Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

400

Projected Start Date:

06/01/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Lorain County Board of Commissioners

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$35,807.40
Total Budget	\$0.00	\$35,807.40
Total Obligated	\$0.00	\$0.00
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
Lorain County Board of Commissioners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a) Acquisition and (b) Disposition

Acquisition and disposition of eligible properties and/or land for future reutilization. Activities will also be undertaken which are required to hold and maintain the property while in the Land Bank. Properties will be purchased which are located in the NSP target areas which are at or below 120% of the area median income. Properties will be disposed of in accordance with NSP regulations. Assisted properties will not be held in a land bank for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Location Description:

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

Activity Progress Narrative:

The County is currently working with Sheffield Lake and Sheffield Township to identify properties that are suitable for land banking.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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

Project Number:

300

Projected Start Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Lorain County Board of Commissioners

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$45,197.40
Total Budget	\$0.00	\$45,197.40
Total Obligated	\$0.00	\$0.00
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
Lorain County Board of Commissioners	\$0.00	\$0.00
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:

Lorain County is seeking a developer to work within the target areas of Sheffield Lake and Sheffield Township to acquire, rehab, and resale homes to 120% or below of the AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1



#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) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#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 (Ike)	0	0/0

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

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	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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: 20-100

Activity Title: Lorain City Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

100

Project Title:

Administration

Projected Start Date:

06/01/2011

Projected End Date:

05/31/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Lorain

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$53,760.00
Total Budget	\$0.00	\$53,760.00
Total Obligated	\$0.00	\$0.00
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
City of Lorain	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

General Program Administration- 24 CFR 570.206

The City of Lorain will provide general administration and Lorain County will be responsible for oversight.

Location Description:

N/A

Activity Progress Narrative:

The City of Lorain is in the process of identifying properties eligible for NSP3.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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: 20-200

Activity Title: Lorain City Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

200

Project Title:

Demolition

Projected Start Date:

06/01/2011

Projected End Date:

05/31/2014

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lorain

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$336,000.00
Total Budget	\$0.00	\$336,000.00
Total Obligated	\$0.00	\$0.00
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	\$11,067.42	\$11,067.42
City of Lorain	\$11,067.42	\$11,067.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Clearance- 24 CFR 570.201 (d)

The City of Lorain will carry out the activity. Lorain County will be 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 #1371612

Activity Progress Narrative:

The City of Lorain has been identifying properties for demolition. The City conducted pre-demolition asbestos containing building materials surveys on 23 properties. Demolition is now being advertised for bid and will eventually be awarded. Copies of the invoices for the asbestos surveys have been submitted.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/34
# 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 (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/34
# of Singlefamily Units	0	0/34

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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:	20-300
Activity Title:	City of Lorain Acquisition/Rehbailitation (LH25)

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Lorain

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$168,000.00
Total Budget	\$0.00	\$168,000.00
Total Obligated	\$0.00	\$0.00
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
City of Lorain	\$0.00	\$0.00
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
The City of Lorain will be carrying out the activity. Lorain County is responsible for oversight.
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 City 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 City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.

Location Description:

Neighborhood ID #1371612

Activity Progress Narrative:

The City of Lorain has continued to identify and evaluate properties for households at or below 50% of the area median income. The City remains confident they will successfully acquire 2 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/2



#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2
#Sites re-used	0	0/2
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	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:	21-300
Activity Title:	Lorain City 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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Lorain

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$114,240.00
Total Budget	\$0.00	\$114,240.00
Total Obligated	\$0.00	\$0.00
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
City of Lorain	\$0.00	\$0.00
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
The City of Lorain will be carrying out the activity. Lorain County is responsible for oversight.
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 City 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 City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.

Location Description:

Neighborhood ID # 1371612

Activity Progress Narrative:

The City of Lorain completed negotiations with Fannie Mae in December and will close in February 2012 on 958 Lakeview Ave. The purchase price is \$16,100.00 plus typical closing costs. Renovations to bring the property in compliance to code and energy efficiency will commence after closing. Projected total budget for acquisition and renovation is approx. \$90,000.00. Homes of this size (4 Bed/2 Bath) in the area sell for \$70,000 to \$110,000. Two other homes in the area were acquired, renovated, and sold using NSP1 funds that were 3 Bed/1 Bath for \$79,900 and \$85,700.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#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) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#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	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

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

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	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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: 30-100

Activity Title: Elyria City Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

100

Project Title:

Administration

Projected Start Date:

06/01/2011

Projected End Date:

05/31/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Elyria

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$46,000.00
Total Budget	\$0.00	\$46,000.00
Total Obligated	\$0.00	\$0.00
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	\$16.00	\$118.00
City of Elyria	\$16.00	\$118.00
Match Contributed	\$0.00	\$0.00

Activity Description:

General Program Administration- 24 CFR 570.206

The City of Elyria will provide General administration. Lorain County is responsible for oversight.

Location Description:

N/A

Activity Progress Narrative:

The City of Elyria has continued to identify NSP3 properties. The current expenditures have been for operating & supplies.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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 ()

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$262,000.00
Total Budget	\$0.00	\$262,000.00
Total Obligated	\$0.00	\$2,574.24
Total Funds Drawdown	\$0.00	\$2,574.24
Program Funds Drawdown	\$0.00	\$2,574.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$725.42	\$3,878.16
City of Elyria	\$725.42	\$3,878.16
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:

The City of Elyria has expenditures for title searches, appraisals, and boarding.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13
# 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 (Ike)	0	0/0

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

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: 30-300

Activity Title: Elyria City Acquisition/Rehabilitation (LH25)

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elyria

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$146,000.00
Total Budget	\$0.00	\$146,000.00
Total Obligated	\$0.00	\$0.00
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	\$275.00	\$550.00
City of Elyria	\$275.00	\$550.00
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
The City of Elyria will be carrying out the activity. Lorain County is responsible for oversight.
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 City 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 City has invested into the property. HOME periods of affordability shall apply. The City will utilize recapture versus resale.

Location Description:

Neighborhood ID # 7963134, #7555541

Activity Progress Narrative:

The City of Elyria has expended funds for appraisals and lien searches for two properties that may be eligible for the LH 25% set aside activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/2



#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/2
#Sites re-used	0	0/2
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	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: 30-400

Activity Title: Elyria City Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

400

Projected Start Date:

06/01/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Elyria

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$129,000.00
Total Budget	\$0.00	\$129,000.00
Total Obligated	\$0.00	\$0.00
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	\$11,703.91	\$21,889.79
City of Elyria	\$11,703.91	\$21,889.79
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.201 (a) Acquisition and (b) Disposition

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

Acquisition and disposition of eligible properties and/or land for future reutilization. Activities will also be undertaken which are required to hold and maintain the property while in a Land Bank. Properties will be purchased which are located in NSP target areas which are at or below 120% of the area median income. Properties will be disposed of in accordance with NSP regulations. Assisted properties will not be held in a land bank for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Location Description:

Neighborhood ID #755541, #7963134

Activity Progress Narrative:

The City of Elyria has expended funds for 2 properties for purchase, 114 Parkview and 122 Parkview.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Ohio	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

