

Grantee: Akron, OH

Grant: B-11-MN-39-0001

January 1, 2016 thru March 31, 2016 Performance Report



Grant Number:

B-11-MN-39-0001

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

Akron, OH

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

Reviewed and Approved

Grant Award Amount:

\$2,674,298.00

Grant Status:

Active

QPR Contact:

Deanna Cool

LOCCS Authorized Amount:

\$2,674,298.00

Estimated PI/RL Funds:

\$841,953.34

Total Budget:

\$3,516,251.34

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Current Budget: Includes Budget adjustments and Program Income Allocated to Projects

Project 1. Acquisition: \$345,000.00
 Project 2. New Construction: \$370,000.00
 Project 3. Demolition: \$486,812.81 10% requirement - need waiver
 Project 4. Rehabilitation: \$515,000.00
 Project 5. Housing For Low Income Households: \$1,000,000.00
 Project 6. Administration: \$75,000.00

Original Budget

Project 1. Acquisition: \$500,000.00
 Project 2. New Construction: \$400,000.00
 Project 3. Demolition: \$543,258.00 10% requirement - need waiver
 Project 4. Rehabilitation: \$400,000.00
 Project 5. Housing For Low Income Households: \$700,000.00
 Project 6. Administration: \$131,040.00

How Fund Use Addresses Market Conditions:

The primary data source for the determination of greatest need was the HUD Foreclosure Need website and the scores for foreclosure need contained at that site. Summit County foreclosure data was also used to map foreclosures.

The City of Akron is using NSP3 funds to target areas of greatest need as determined by HUD guidelines and data obtained thru the HUD Foreclosure Need Website. The City also reviewed the number of foreclosed properties in 2008, 2009, and 2010 (thru July) based on Summit County, Ohio Clerk of Courts data. Section 2301(c)(2) of the HERA Act requires that funds be distributed to areas of greatest need. In the years 2008, 2009 and 2010, the City of Akron averaged approximately 2,000 foreclosures per year. These abandoned properties are spread throughout the City, with concentrated areas of foreclosures in the central portion of the City along most of the primary east west and north south corridors and adjacent neighborhoods (generally there are fewer abandoned properties approaching the periphery of the City, especially in the northwest quadrant). NSP1 data indicated that 61 census tracts in the City met the LMMI area designation and 53 of these census tracts had a Foreclosure Abandonment Risk score of 9 or 10.

In selecting smaller areas, the City established four areas where there is an urgent need to address abandoned and foreclosed homes. The selection of these areas is supported by the HUD Foreclosure Needs Website but, more important, investment in these areas should have a visible impact. Three of these areas are "tipping point" neighborhoods where targeted investment should have an immediate impact (Kenmore, North Hill and Firestone Park). These neighborhoods are generally stable but are beginning to be impacted by foreclosures and abandoned homes whose appearance and proximity to one another are adversely impacting the neighborhoods as a whole. Incomes, housing values and home-ownership rates approximate City averages in these neighborhoods, so affordable housing in these neighborhoods should attract buyers and maintain their value. Another factor in selecting these areas was their proximity to the Akron Public School's newly constructed Community Learning Centers (each of these neighborhoods has at least one new CLC or proposed CLC in its boundaries). It is anticipated that the new schools will create an incentive for reinvestment in these areas and the targeting of NSP3 funds will strengthen the neighborhoods thru homeownership opportunities. Currently, local non-profit organizations are working with the City of Akron in the development or rehabilitation of several rental housing projects throughout the City. Rental projects will be considered as they are submitted through the 25-50 RFP process.



The fourth area, the Summit Lake area, is a neighborhood in distress, with a significant number of boarded up and abandoned homes. Blight removal and land banking will alleviate some of the extremely deteriorated conditions in the Summit Lake area in readiness for future development. Our Total NSP3 Need Score is 19.09.

Project Summary for NSP3

Project Name

Totalousing Units

NSP3Need Score

How Fund Use Addresses Market Conditions:

North Hill

2554

19.51

Summit Lake

1263

20

Kenmore

2574

19

Firestone Park

3355

18.49

Total Housing Units for All Shapes: 9746

Total NSP3 Need Score: 19.09

As consistent with the City of Akron Citizen Participation Plan, any substantial amendment to an Action Plan that is more than ten percent (10%) of the City's allocation must be presented to and approved by Akron City Council. The City of Akron solicited comments from various segments of the community in the preparation of the Neighborhood Stabilization Program 3 (NSP3) Substantial Amendment. The Wall Street Reform and Consumer Protection Act of 2010 requires a minimum time period of 15 days for citizens to comment on the substantial amendment. The City of Akron Department of Planning and Urban Development placed an advertisement soliciting public comments in the Akron Beacon Journal February 3, 2011. Copies of the Substantial Amendment were made available for public review and comment. Copies of these documents were made available through the City office and the Akron Summit County Public Library.

One comment was received supporting the NSP3 project.

The City of Akron will commit at least \$700,000 of the NSP3 allocation to benefit individuals and families whose incomes do not exceed 50% of the area median income. The City will utilize existing programs that target low-income populations. The City of Akron will utilize our NSP1 program as a model for the implementation of NSP3 and utilize our non-profits in meeting the low-income target goals. A request for proposal process will set criteria to ensure the target population is served. It is anticipated that the target income population could be home buyers or renters served thru the NSP III funded activities.

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. 60

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). 15

The number of dwelling units reasonably expected to be made available for households whose incomes does not exceed 50 percent of area median income. 10

Ensuring Continued Affordability:

The City of Akron will ensure continued affordability by following the HOME program affordability requirements as defined in 24 CFR Part 92. The period of affordability on all purchases that will be assisted with NSP3 funding is secured by an affordability promissory note in the amount of funds used to subsidize each project completed by the entity under contract with the City. The term of affordability will vary depending on the amount of per unit subsidy provided (up to \$40,000), but is not expected to exceed ten years. HOME resale and recapture provisions will be adopted if the unit is sold during the affordability period. The City of Akron will use deed restrictions to impose resale and recapture requirements.

Definition of Blighted Structure:

The City of Akron will utilize the provisions of the Ohio Revised Code (ORC) and the Summit County Environmental Health Housing Code to determine if a property is blighted. The ORC Section 1.08 defines the characteristics that qualify a property as blighted. The Summit County Health Department administers the Housing Code through the identification of building and site violations and the enforcement of Orders to Comply. The final arbiter of enforcement action is the City's Housing Appeals Board. For the NSP3 Program, the City will consider as blighted any structure identified by the Housing Appeals Board for demolition. Either definition will be used to determine blight.

Definition of Affordable Rents:

For any NSP3 funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted income, less utility allowances as adopted by the Akron Metropolitan Housing Authority for the Section 8 Program, as appropriate. HUD's Fair Market Rent schedule for the Akron MSA will be used.



Housing Rehabilitation/New Construction Standards:

The City of Akron will use the NSP3 funds in conjunction with the housing rehabilitation standards associated with the City’s ongoing Housing Rehabilitation Program as described in the City’s Consolidated plan.

The first priority of the Housing Rehabilitation Program is to eliminate or otherwise address any and all pre-existing code violations and Health and Safety hazards, City of Akron Environmental Health Housing Code (Chapter 150) and Lead Poisoning Ordinance (Chapter 94) violations along with Zoning Code issues. All rehabilitation projects must correct any pre-existing Health Housing Code violations and/or health and safety related repairs that are necessary. All new work will be in compliance with the International Residential Code as adopted by the State of Ohio Board of Building Standards. Energy Star and green building standards will be utilized in the replacement of windows, doors, insulation, heating, cooling, etc. An additional priority of the Housing Rehabilitation Program is to eliminate all lead based paint hazards present in homes. A Risk Assessment is required on all rehabilitation projects to identify the existence and scope of any lead based paint hazards in the home. The standards of “Lead Based Paint Poisoning Prevention in Federally owned and Federally Assisted Housing” found in Title X at 24 CFR Part 35 apply.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Helen Tomic
161 S. High St. Room 201
Akron OH 44308
HTomic@akronohio.gov
330-375-2090

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,898,657.81
Total Budget	\$0.00	\$2,838,657.81
Total Obligated	\$0.00	\$2,812,167.35
Total Funds Drawdown	\$0.00	\$2,763,194.83
Program Funds Drawdown	\$0.00	\$2,620,454.77
Program Income Drawdown	\$0.00	\$142,740.06
Program Income Received	\$0.00	\$198,566.34
Total Funds Expended	\$34,965.76	\$2,797,580.51
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	\$401,144.70	\$0.00
Limit on Admin/Planning	\$267,429.80	\$72,169.01
Limit on State Admin	\$0.00	\$72,169.01

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$267,429.80	\$75,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$668,574.50	\$1,057,478.17

Overall Progress Narrative:

Budget

Project 1. Acquisition \$360,000.00 (Includes \$23,837.54 in Program Income)

Project 2. New Construction \$330,000

Project 3. Demolition: \$491,157.81 (Includes \$20,638.00 in Program Income, 10% requirement - need waiver)

Project 4. Rehabilitation: \$515,000.00 (Includes \$110,695.73 in Program Income)

Project 5. Housing For Low Income Households: \$1,060,000.00 (Includes \$9,550.14 in Program Income)

Project 6. Administration: \$75,000.00 (Includes \$12,059.33 in Program Income)

Grant Program Period: 3/8/2011 - 3/8/2014

Thru the end of this Reporting Period, using NSP-3 Funds, the City accomplished the following:

Purchased/acquired nineteen (19) properties.

Completed the demolition including asbestos abatement of fifty-two (52) properties and asbestos abatement on another property completed, demolition is planned.

Contracted to redevelopment five (5) properties, each with a two-unit home, to implement the 25-50 set-aside requirement. Construction on all five properties has been completed and the transfer of the properties was complete on April 11, 2016.

The City has contracted to redevelopment four (4) properties each with a new single-family home. Construction is complete on three (3) of the properties. The construction activity on the fourth property has been cancelled. Two (2) of these properties have been sold and one property is currently on the market.

The City has contracted to rehabilitate five (5) single-family homes, four (4) of which were historically designated single-family homes acquired with NSP-1 funds and one (1) was acquired by a non-profit



agency. The rehabilitation work is complete on all five (5) properties. A detached garage has been constructed on two (2) of the properties. The City has sold two (2) of the rehabilitated single-family homes. The Program Income received from the sale of the rehabilitated homes was \$97,724.66. Three of the properties are being used as rentals through a non-profit agency.

Thru the end of this Reporting Period, the city has received \$198,566.34 in Program Income, has expended \$2,832,580.51, has drawn \$2,620,454.77 in Program Funds for the NSP-3 Grant, and has allocated and drawn \$177,125.74 in Program Income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Landbank-Acquisition	\$0.00	\$346,146.60	\$328,748.53
2, Redevelopment - New Construction	\$0.00	\$330,000.00	\$330,000.00
3, Demolition	\$0.00	\$541,157.81	\$470,174.81
4, Rehabilitation	\$0.00	\$465,000.00	\$404,304.27
5, Housing for Low Income Households	\$0.00	\$1,060,000.00	\$1,025,453.96
6, Administration	\$0.00	\$75,000.00	\$61,773.20



Activities

Project # / Title: 1 / Landbank-Acquisition

Grantee Activity Number: NSP3_ACQUISITION

Activity Title: Landbank-Acquisition

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

06/01/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Landbank-Acquisition

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Akron, Ohio

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2016

N/A

To Date

\$340,214.44

Total Budget

\$0.00

\$340,214.44

Total Obligated

\$0.00

\$327,702.15

Total Funds Drawdown

\$0.00

\$327,702.15

Program Funds Drawdown

\$0.00

\$316,400.88

Program Income Drawdown

\$0.00

\$11,301.27

Program Income Received

\$0.00

\$13,999.03

Total Funds Expended

\$13,512.29

\$340,214.44

City of Akron, Ohio

\$13,512.29

\$340,214.44

Match Contributed

\$0.00

\$0.00

Activity Description:

Purchased a total of 19 properties; 14 in the Kenmore/Summit Lake area and 5 in the North Hill area.

Location Description:

Kenmore/Summit Lake: 242 W. Crosier St, 110 Lake St, 770 Saxon Av, 2164 15th St, SW, 158 W. Miller Av, 158 Lake St, 987 Indian Tr, 311 Vincent St & VL-Theodore St, 289 Lloyd St, 935 Indian Trail, 147 W. Long St, 69 W. Long St, 1750 East Av, 327 Ira Av.

North Hill: 736 Carpenter St, 207 Edward Av, 650 Garfield St, 115 Cuyahoga St, 830 N. Howard St.

Activity Progress Narrative:

Acquisition & Miscellaneous Auxillary Acquisition Costs thru 3/31/2016.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/19	
# of Parcels acquired voluntarily	0		0/19	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		19/19	
# of Singlefamily Units	0		19/19	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: 4 / Rehabilitation

Grantee Activity Number: NSP3_REHABILITATION

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/31/2015

Completed Activity Actual End Date:



National Objective:

NSP Only - LMMI

Responsible Organization:

City of Akron, Ohio

Overall	Jan 1 thru Mar 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$522,500.00
Total Budget	\$0.00	\$522,500.00
Total Obligated	\$0.00	\$515,000.00
Total Funds Drawdown	\$0.00	\$495,000.00
Program Funds Drawdown	\$0.00	\$404,304.27
Program Income Drawdown	\$0.00	\$90,695.73
Program Income Received	\$0.00	\$97,724.66
Total Funds Expended	\$20,000.00	\$515,000.00
City of Akron, Ohio	\$20,000.00	\$515,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

24 CFR 570.202

The City will be undertaking acquisition and rehabilitation of foreclosed and abandoned properties in targeted areas. The areas selected are "tipping point" areas where targeted acquisition and rehabilitation will have the greatest impact. These are typically strong neighborhoods that are beginning to be impacted by foreclosures that are creating a blighting influence. Specific foreclosed or abandoned homes will be selected whose rehabilitation and resale should have the greatest impact on surrounding properties. The City of Akron Rehabilitation Division will inspect the homes and be responsible for preparing rehabilitation specifications including specifying Energy Star replacement of typical items including doors, windows, insulation, furnaces, etc. Properties will be rehabilitated to meet HUD Housing Quality Standards and eliminate all City Environmental Health and Housing Code violations; properties will then be offered for sale for homeownership. The expected benefit to income qualified persons is homeownership in stable neighborhoods.

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park neighborhoods

Activity Progress Narrative:

Rehabilitation Costs thru 3/31/2016.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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



Activity Description:

Acquisition Disposition Costs: Utilities, Security, Lawn Care, Landscaping & Miscellaneous Maintenance for 25-50 Properties.

Location Description:

25-50 Properties in Summit Lake NSP Area in Akron, Ohio.

Activity Progress Narrative:

25/50 Properties Disposition Costs thru 3/31/2016.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: 6 / Administration

Grantee Activity Number: NSP3_ADMIN
Activity Title: NSP3 General Administration



Activity Category:

Administration

Project Number:

6

Projected Start Date:

01/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2016

Completed Activity Actual End Date:**Responsible Organization:**

City of Akron, Ohio

Overall**Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2016**

N/A

To Date

\$75,000.00

Total Budget

\$0.00

\$75,000.00

Total Obligated

\$0.00

\$75,000.00

Total Funds Drawdown

\$0.00

\$72,169.01

Program Funds Drawdown

\$0.00

\$61,773.20

Program Income Drawdown

\$0.00

\$10,395.81

Program Income Received

\$0.00

\$88.17

Total Funds Expended

\$1,243.60

\$73,832.53

City of Akron, Ohio

\$1,243.60

\$73,832.53

Match Contributed

\$0.00

\$0.00

Activity Description:

24 CFR 570.206

General management, oversight and coordination of the NSP3 Program.

Location Description:

City of Akron

161 S. High St. Room 201

Activity Progress Narrative:

Administrative Costs thru 3/31/2016.

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

