

Apr 1, 2013 thru Jun 30, 2013 Performance Report

Grant Number:
B-11-MN-39-0001

Obligation Date:

Grantee Name:
Akron, OH

Award Date:

Grant Amount:
\$2,674,298.00

Contract End Date:
03/08/2014

Estimated PI/RL Funds:
\$0.00

Reviewed By HUD:
Reviewed and Approved

Total Budget:
\$2,674,298.00

Grant Status:
Active

QPR Contact:
102811

Disasters:

Declaration Number

Summary of Distribution and Uses of NSP Funds:

Budget

Activity1 .	Acquisition	\$500,000.00	
Activity 2.	New Construction	\$400,000.00	
Activity 3.	Demolition:	\$ 543,258.00	10% requirement - need waiver
Activity 4.	Rehabilitation:	\$ 400,000.00	
Activity5.	Housing For Low Income Households:	\$ 700,000.00	
Activity 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

Total Housing Units

NSP3 Need Score

How Fund Use Addresses Market Conditions:

g>

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 income 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	2,674,298
Total Budget	0	2,674,298
Total Obligated	\$0.00	\$2,674,298.00
Total Funds Drawdown	\$292,079.13	\$1,701,965.51
Program Funds Drawdown	\$292,079.13	\$1,701,965.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$156,398.09	\$1,543,280.75
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	401,144.7	0
Limit on Admin/Planning	267,429.8	16,443.98
Limit on State Admin	0	16,443.98

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	267,429.8	69,040

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	668,574.5	1,000,000

Overall Progress Narrative:

Budget

Activity 1. Acquisition \$ 318,185.94

Activity 2. New Construction \$ 400,000.00

Activity 3. Demolition: \$ 487,072.06 10% requirement - need waiver

Activity 4. Rehabilitation: \$ 400,000.00

Activity 5. Housing For Low Income Households: \$ 1,000,000.00

Activity 6. Administration: \$ 69,040.00

This past quarter the City reviewed for purchase and acquired two (2) additional properties (a total of eighteen (18) properties acquired to date).

This past quarter the City has initiated the demolition of sixteen (16) properties, which included asbestos abatement, and has demolished two (2) properties. To date, the City has initiated demolition including asbestos abatement for forty-four (44) properties and has demolished twenty (20) properties.

The City has 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 is pending.

The City has contracted to redevelopment two (2) properties each with a new single-family dwelling. Construction has begun on both of these properties.

The City has contracted to rehabilitate five (5) historically designated single-family homes. The rehabilitation work is expected to begin in August, 2013.

Thru the end of the quarter, the City had expended \$1,755,706.98 and had drawn \$1,716,511.98 of the NSP-3 grant.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Landbank-Acquisition	11,553.52	312,000	290,971.72
2, Redevelopment - New Construction	0	400,000	130,000
3, Demolition	73,981	543,258	264,549.81
4, Rehabilitation	0	400,000	0
5, Housing for Low Income Households	200,000	1,000,000	1,000,000
6, Administration	6,544.61	69,040	16,443.98

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
1	Landbank-Acquisition	NSP3_ACQUISITION	Landbank-Acquisition
1	Landbank-Acquisition	NSP3_PROJECT DELIVERY	Project Delivery
2	Redevelopment - New Construction	NSP3_NEW CONSTRUCTION	Redevelopment - New Construction
3	Demolition	NSP3_DEMOLITION	Demolition
4	Rehabilitation	NSP3_REHABILITATION	Rehabilitation
5	Housing for Low Income Households	NSP3_25-50 SET ASIDE	25-50 Set-Aside
6	Administration	NSP3_ADMIN	NSP3 General Administration

Activities

Grantee Activity Number:

Activity Title:

NSP3_25-50 SET ASIDE

25-50 Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

5

Project Title:

Housing for Low Income Households

Projected Start Date:

06/01/2011

Projected End Date:

03/08/2014

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Akron, Ohio

Benefit Type:

Direct (HouseHold)

Overall

Apr 1 thru Jun 30, 2013

To Date

Total Projected Budget from All Sources:

N/A

\$1,000,000.00

Total Budget:

\$0.00

\$1,000,000.00

Total Obligated:

\$0.00

\$1,000,000.00

Total Funds Drawdown

\$200,000.00

\$1,000,000.00

Program Funds Drawdown:

\$200,000.00

\$1,000,000.00

Program Income Drawdown:

\$0.00

\$0.00

Program Income Received:

\$0.00

\$0.00

Total Funds Expended:

\$0.00

\$800,000.00

Match Contributed:

\$0.00

\$0.00

Activity Description:

24 CFR 570.201 (m) and 24 CFR 570.202

These housing acquisition, rehabilitation and redevelopment activities will be undertaken as described in Activities 2 and 4 above, but the activities will be expressly targeted to provide housing for individuals or families whose incomes do not exceed 50 percent of the area median income. The City will contract with a developer to oversee the activity. The request for proposal process will set criteria to ensure that the target population will be served. This activity will directly benefit the low-income population by affording them the opportunity to become home owners.

Location Description:

Location Description (Area or possible areas of greatest need where activity is being undertaken) All activity areas: Kenmore, Summit Lake, North Hill, & Firestone Park

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3_ACQUISITION

Activity Title:

Landbank-Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

1

Project Title:

Landbank-Acquisition

Projected Start Date:

06/01/2011

Projected End Date:

03/08/2014

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

City of Akron, Ohio

Benefit Type:

Area (Census)

Overall

Apr 1 thru Jun 30,
2013

To Date

Total Projected Budget from All Sources:	N/A	\$306,185.94
Total Budget:	\$8,000.00	\$306,185.94
Total Obligated:	\$8,000.00	\$300,000.00
Total Funds Drawdown	\$9,401.10	\$280,457.44
Program Funds Drawdown:	\$9,401.10	\$280,457.44
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$43,222.09	\$295,003.94
City of Akron, Ohio	\$43,222.09	\$295,003.94
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		18/60	
# of Singlefamily Units	2		18/60	

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 Description:

The activity will primarily be focused in the Summit Lake area but could also take place in other selected areas - North Hill, Firestone Park and Kenmore – as necessary and practical.

24 CFR 570.201 (a)

The City will be undertaking landbanking primarily in deteriorated areas that have been severely impacted by foreclosures resulting in a proliferation of abandoned homes. The areas selected will primarily be neighborhoods where rehabilitation / resale would not be effective due to the extent of deterioration in the surrounding area. The City will be acquiring and tearing down dilapidated homes and landbanking the property until development opportunities are practical. Lots will be of a suitable size for future redevelopment. At a minimum, this activity will at least reduce blighting influences in targeted areas and encourage reuse or redevelopment of urban property. Landbanked properties will be obligated for redevelopment within ten years in accordance with NSP requirements.

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park

K/SL: 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,

Activity Progress Narrative:

Purchased 2 properties

Activity Location:

Address	City	State	Zip	Status / Accept
327 Ira Ave	Akron	Ohio	44301-1056	Match / Y
115 Cuyahoga St	Akron	Ohio	44304-1066	Match / Y

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3_ADMIN

Activity Title:

NSP3 General Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

6

Project Title:

Administration

Projected Start Date:

03/18/2011

Projected End Date:

03/08/2014

National Objective:

N/A

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

City of Akron, Ohio

Benefit Type:

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$69,040.00
Total Budget:	(\$11,000.00)	\$69,040.00
Total Obligated:	(\$11,000.00)	\$69,040.00
Total Funds Drawdown	\$6,544.61	\$16,443.98
Program Funds Drawdown:	\$6,544.61	\$16,443.98
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$0.00	\$7,048.16
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:

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:
NSP3_DEMOLITION

Activity Title:
Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
3

Project Title:
Demolition

Projected Start Date:
06/01/2011

Projected End Date:
03/08/2014

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
City of Akron, Ohio

Benefit Type:
Area (Census)

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$487,072.06
Total Budget:	\$0.00	\$487,072.06
Total Obligated:	\$0.00	\$493,258.00
Total Funds Drawdown	\$73,981.00	\$264,549.81
Program Funds Drawdown:	\$73,981.00	\$264,549.81
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$113,176.00	\$303,744.81
City of Akron, Ohio	\$113,176.00	\$303,744.81
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	21/60

Activity Description:

(Area or possible areas of greatest need where activity is being undertaken) Summit Lake or other areas as necessary

24 CFR 570.201 (d)

The City of Akron will expend NSP3 funds to demolish blighted structures that have either been foreclosed or abandoned, including property not acquired by the City. The City will utilize its established Housing Advisory Board procedures for the removal of abandoned structures that are too deteriorated to repair. In some instances, the City will be purchasing the home prior to demolition. These demolition activities will have an immediate impact by removing blighting influences.

REQUEST FOR WAIVER OF TEN PERCENT RULE FOR DEMOLITION

The proposed demolition budget exceeds the ten percent maximum under HERA sections 2301(c)(4)(C) and (D). The City of Akron is requesting a waiver from HUD and the Secretary due to the existing local market conditions in the Summit Lake neighborhood (one of the four targeted areas of greatest need), which has been especially hard hit by foreclosures and abandonment. In 2010, a City housing survey in this targeted area assigned structural condition ratings to each structure in the area. Structures were assigned ratings of "sound", exhibiting minor deficiencies, major deficiencies or substandard. Of 849 structures, 495 were rated as having major deficiencies or being substandard. Less than 10% of the structures were rated "sound". Nearly 1 out of every 5 homes in this neighborhood is vacant (150 out of 849 structures, or 18% of the homes at the time of the survey). Due to these existing conditions, the City is requesting a waiver of the ten percent maximum.

Location Description:

Kenmore, Summit Lake, North Hill, & Firestone Park

(Area or possible areas of greatest need where activity is being undertaken) Summit Lake or other areas as necessary

Activity Progress Narrative:

Demolished 2 properties.

Asbestos Abatement completed for 18 additional properties.

Activity Location:

Address	City	State	Zip	Status / Accept
114 W Dalton St	Akron	Ohio	44310-2008	Match / Y
736 N Howard St	Akron	Ohio	44310-2026	Match / Y
			-	Not Validated / Y

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

NSP3_PROJECT DELIVERY

Activity Title:

Project Delivery

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

1

Project Title:

Landbank-Acquisition

Projected Start Date:

06/01/2011

Projected End Date:

03/08/2014

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

City of Akron, Ohio

Benefit Type:

Overall

Apr 1 thru Jun 30,
2013

To Date

Total Projected Budget from All Sources:

N/A

\$12,000.00

Total Budget:

\$3,000.00

\$12,000.00

Total Obligated:

\$3,000.00

\$12,000.00

Total Funds Drawdown

\$2,152.42

\$10,514.28

Program Funds Drawdown:

\$2,152.42

\$10,514.28

Program Income Drawdown:

\$0.00

\$0.00

Program Income Received:

\$0.00

\$0.00

Total Funds Expended:

\$0.00

\$7,483.84

Match Contributed: \$0.00 \$0.00

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	
# of Multifamily Units	0		0/0	
# 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 Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

Activity Description:

Project Delivery costs for Acquisitions.

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None