

**THE CDBG-R SUBSTANTIAL AMENDMENT**

Jurisdiction(s): City of Cuyahoga Falls, OH	CDBG-R Contact Person: Denise Bell Address: 2310 2 <sup>nd</sup> Street Cuyahoga Falls, Ohio 44221
Jurisdiction Web Address: • <i>www.cityofcf.com</i>	Telephone: 330-971-8140 Fax: 330-971-8366 Email: belllda@cityofcf.com

**ENSURING RESPONSIBLE SPENDING OF RECOVERY ACT FUNDS**

Funding available under the Recovery Act has clear purposes – to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. While the full range of CDBG activities is available to grantees, the Department strongly suggests that grantees incorporate consideration of the public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding.

***A. SPREADSHEET FOR REPORTING PROPOSED CDBG-R ACTIVITIES***

Grantees must provide information concerning CDBG-R assisted activities in an electronic spreadsheet provided by HUD. The information that must be reported in the spreadsheet includes activity name, activity description, CDBG-R dollar amount budgeted, eligibility category, national objective citation, additional Recovery Act funds for the activity received from other programs, and total activity budget. An electronic copy of the spreadsheet and the format is available on HUD’s recovery website at <http://www.hud.gov/recovery>.

**B. CDBG-R INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: (Grantees should follow the same order that activities are listed in the Spreadsheet for Reporting Proposed CDBG-R Activities – this will allow HUD to easily match activity narratives with the information provided in the spreadsheet.)

1) *Watermark Mixed Use Center*

2) *Portage Trail*

- (2) Activity Narrative:

In addition to the Spreadsheet for Reporting Proposed CDBG-R Activities, grantees must provide a narrative for each activity describing how the use of the grantee's CDBG-R funds will meet the requirements of Title XII of Division A and Section 1602 of ARRA. The grantee's narrative must also state how CDBG-R funds will be used in a manner that maximizes job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act, by:

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or
- Fostering energy independence.

1) *The City will provide approximately 2% of public assistance to the **Watermark Mixed Use Center** at 1850-1854 Front Street. The proposed development includes the construction of a \$12,000,000.00 mixed-use building that includes 40 senior tax-credit apartments, 12 market rate condominiums and 9,190 square feet of ground floor commercial space. Aiding in the economic recovery of the area for the individuals impacted by the recession, jobs will be created with the infrastructure investment of a new section of Prospect Street, between Front Street and Second Street, streetscape improvements on Front Street and new surface parking in addition to the jobs created in the commercial space. Construction of this multi-million dollar project will provide employment to construction workers as well. The new street will provide public access to a new urban park along a National Heritage River. The project will benefit our low to moderate income elderly population with housing in addition to being located in a targeted low to moderate income census block group (CB 5202.02-1). The project is in a designated brownfield area. State funding, private investment and local public assistance will be utilized for this project.*

2) *The City of Cuyahoga Falls has a 22,703 s.f. vacant, abandoned building, on a major arterial street, which the Chief Building Official has officially condemned as an unsafe structure. The property was in foreclosure with no bids received on September 22, 2008 and a court order auction on February 4, 2009 also did not produce a buyer. On March 3, 2009, the Chief Building Official, Fire Chief, Housing*

*Division Manager, and Development Director carefully inspected the structure to further confirm its condemnation status. A demolition order was issued on March 5, 2009. This structure is one block from a middle school with over 600 students, five blocks from a \$35M major redevelopment area, to be known as Portage Crossing; in addition to abutting a residential district. **Portage Trail** is the major arterial street connecting a redevelopment area on the west side of the City and the redevelopment in the downtown area on Front Street. In addition to aiding in the economic recovery of the area, people who have been impacted by the recession will be back to work providing for their families. As a result of minimal public investment, private investment will be the catalyst to increase the economic efficiency of the project. In order to provide long-term economic benefit to the City and safety to the residents, this building must be demolished. While this structure is not located in a L/M census block, the adjacent block is L/M and the condition of this structure severely impacts the L/M residents of the area. The use of CDBG-R funds, for this purpose, is classified as Spot Slum/Blight activity.*

- (3) Jobs Created: (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

*1) It is estimated there will be approximately 40 or more construction jobs for this \$12M project. Once completed, it is anticipated there will be approximately 20 permanent commercial jobs created.*

*2) It is estimated 8 permanent jobs will be created after a private developer constructs the commercial space. There will probably be approximately 10 to 15 construction jobs for the building. The demolition of the building will utilize approximately 4 construction jobs.*

- (4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

*1) The senior tax credit apartments and the market rate condos will have energy efficient appliances for energy conservation and the entire building will be built utilizing green building technology.*

*2) By demolishing the existing vacant, abandoned and blighted structure, the land will be readied for redevelopment. At present time, there are several interested private developers who will utilize smart growth standards with green space and green building technology during the construction of a new modern commercial structure.*

Revised June 17, 2009

Approved by HUD 7/22/09  
Grant Agreement #B-09-MY-39-0035

- (5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

*CDBG-R Contact Person: Denise Bell, CDBG Entitlement Administrator*  
*City of Cuyahoga Falls, Ohio*  
*Address: 2310 2<sup>nd</sup> Street*  
*Cuyahoga Falls, Ohio 44221*  
*Telephone: 330-971-8140*  
*Fax: 330-971-8366*  
*Email: bellda@cityofcf.com*

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***C. PUBLIC COMMENT***

Provide a summary of public comments received to the proposed CDBG-R Substantial Amendment.

**Note:** A Proposed CDBG-R Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 7 calendar days for public comment.

Response:

*Don Nelsch, 2545 North Haven Blvd., how soon can the building demolished? It needs to be taken down now; it is an eyesore to the community.*

*This is the only comment received and it was published for 30 days before the City Council hearing.*

CDBG-R  
Activity Data Spreadsheet

Jurisdiction/Grantee Name: City of Cuyahoga Falls, Ohio		CDBG-R Formula Grant Amount:				Date: May 27, 2009/ Revised 6/17/09	
<b>Activity Name</b>	<b>Activity Description</b>	<b>Eligibility (Regulatory or HCDA Citation)</b>	<b>National Objective Citation</b>	<b>CDBG-R Project Budget (\$)</b>	<b>Additional Recovery Funds (\$)</b>	<b>Other Leveraged Funding (\$)</b>	<b>Total Activity Budget</b>
Watermark Mixed Use Center	Construction of a mixed use development with 40 senior tax credit housing units, 12 market rate condos and ground floor commercial space	570.201(m)	570.208(a)(1)(ii)(c)	\$132,490		\$11,867,510	12,000,000
Portage Trail	Demolition of vacant, abandoned building located at 1110 - 1130 Portage Trail	570.201(d)	Slum/Blight 570.208(b)(2)	56,780	0	351,105	407,885
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