



**Cuyahoga Land Bank Charities  
Special Population Matching Grant Program**

**Sponsored by:  
*Cuyahoga Land Bank Charities, Inc. and  
Old Stone Church***

**MATCHING GRANT PROGRAM DESCRIPTION**

**Cuyahoga Land Bank Charities** (“CLBC”) in partnership with the **Old Stone Church** (“OSC”) will assist non-profit and faith-based partners renovate properties acquired from the Cuyahoga Land Bank, specifically for underserved populations in Cuyahoga County. The CLBC and OSC recognize the importance of this work in three broad categories: 1.) improving neighborhoods through home renovations; 2.) providing quality, affordable housing for underserved populations; and, 3.) building wealth for those for whom home ownership/financing has often been inaccessible. To this end, CLBC, in partnership with OSC, has developed a home renovation matching grant program as described below:

**I. Eligibility:**

A. Organizations that have successfully renovated one or more homes received from the Cuyahoga Land Bank;

B. Organizations in good standing as 501(c)(3) non-profit organizations;

C. Organizations that serve: 1.) youth aging out of foster care; 2.) disabled veterans; 3.) eligible single parenthood families transitioning from transitional housing; 4.) individuals “re-entering” from incarceration; 5.) at-risk youth mentoring/workforce renovation projects for resale; 6.) alcohol-drug recovery congregate living; 7.) victims of human trafficking or domestic violence; 8.) legally resettled refugees (additional categories may be considered).

D. The matching grant program applies only to single and double family residential homes.

**II. Amount of Matching Grant:** Grants shall consist of fifty percent (50%) of the agreed-upon renovations costs up to Thirty Thousand Dollars (\$30,000.00) per house based on availability of funding. Grants will be evaluated based on properties actually identified, and commitments to renovate. For duplexes, applicants may apply for up to Forty-Five Thousand Dollars (\$45,000) utilizing the same fifty percent (50%) formula.

**III. Matching Grant Program Requirements:**

A. Organization must provide a satisfactory renovation specification approved by the Cuyahoga Land Bank staff, along with a professional estimate of renovation costs;

B. Organization must demonstrate its capacity to raise capital for the estimated renovation costs in excess of any matching grant funds;

C. If the Organization's match eligibility is primarily in the form of donated services, appliances, and supplies, the Cuyahoga Land Bank Charities' matching grant will be in the form of a cash reimbursement upon the satisfactory completion of the pre-agreed specification, and matching grant amount ascribed to the estimated project cost.

**IV. Form of Matching Grant Description/Applicability:**

A. Cash in the case of completed renovation as described in III(C);

B. Payment for improvements during the renovation for select hard costs such as: (i) roof; (ii) furnace; (iii) driveway; (iv) garage; (v) new windows; (vi) permit fees (vii) select appliances: dishwasher, washer, dryer, refrigerator. Applicant's vendors and the work must be pre-approved by the Cuyahoga Land Bank. The project must be at least fifty percent (50%) completed for grants under this sub-section IV(B), which requirement may be waived in extenuating circumstances in the sole discretion of Land Bank Charities.

C. In all cases, the grantee will provide documentation acceptable to CLBC and the Cuyahoga Land Bank supporting percentage completion during the renovation and/or receipts, lien waivers, etc. as may be requested by them.

**V. Title:**

A. These projects will conform to: 1.) the Cuyahoga Land Bank's "deed-in-escrow" program where title will be transmitted upon completion of the renovation and "closing out" of any required permits; or,

B. In instances where financing may be applicable to the property, or in instances where the organization has successfully completed at least two (2) home renovations of Cuyahoga Land Bank properties, the Cuyahoga Land Bank may transfer a property prior to renovation completion.

**VI. Miscellaneous:**

A. Grant items mentioned in IV(B) may be mixed and matched;

B. Items that are labor intensive or involve smaller costs for supplies or tools (drywall, painting, flooring, door handles, bathroom/kitchen fixtures, etc.) will not serve as in-kind items to which matching dollars may be applied;

C. Permits must be applied for (if applicable) and projects must commence within sixty (60) days after access to the property is given, and must be completed within six (6) months;

D. Matching grant awards may be revoked if local codes/permits are not complied with, the project is not progressing according to schedule, or specifications are not being complied with;

E. The Cuyahoga Land Bank staff will conduct progress inspections a minimum of thirty (30) days apart;

F. The Applicant must keep the property secured, free of external trash and debris and maintain general liability insurance and a builder's risk policy of insurance during renovations protecting the property against fire, vandalism, third-party liability.

G. The recipient will indemnify the CLCB and the Cuyahoga Land Bank from any claims or liabilities of workers, volunteers, and vendors throughout the renovation.

H. The Cuyahoga Land Bank will, at its cost, acquire properties, initially secure and "trash-out" the properties, provide the legal documentation for the transactions, and provide grantee access to the pre-renovated property.

I. The program applies to renovations of properties acquired from the Cuyahoga Land Bank. In very limited circumstances, CLBC may waive such requirement in its sole discretion.

J. The CLBC reserves the right in all cases to terminate any grant if it determines that the project has not sufficiently progressed to meet the time requirements indicated above.

K. CLBC may limit the number of grants it makes or considers based on applicant's satisfactory completion of, or progress on, any grant projects.