

1 YEAR

ACTION Plan

July 1, 2011 to June 30, 2012



Michael B. Bell, Mayor
Kattie M. Bond, Director,
Department
of
Neighborhoods
One Government Center,
Suite 1800,
Toledo, Ohio 43604
(419) 245-1400
Fax (419) 245-1413



CITY OF TOLEDO



Department of Neighborhoods

May 16, 2011

Ms. Jorgelle Lawson, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Ohio State Office
200 North High Street
Columbus, OH 43215-2499

Dear Ms. Lawson:

Enclosed are the original and five (5) copies of the City of Toledo's 2011-2012 One-Year Action Plan. This Action Plan presents our strategic vision regarding the availability and use of the federal resources expected to be available during the 2011-2012 fiscal year. We are confident you will find the plan to be comprehensive in describing our goals for addressing the City of Toledo's housing, economic, and community development needs. It includes the City of Toledo's goals for the next year, encompassing both programmatic and operational activities.

If there are any questions concerning the submission of this plan, please contact me at (419) 936-3647.

Sincerely,

A handwritten signature in black ink, appearing to read "Kattie M. Bond".

Kattie M. Bond
Director

KMB:slt
Enclosures

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

***2. Type of Application**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s)

*Other (Specify)

3. Date Received:

4. Applicant Identifier:

34-6401447

5a. Federal Entity Identifier:

34-6401447

*5b. Federal Award Identifier:

--

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Toledo, Department of Neighborhoods

*b. Employer/Taxpayer Identification Number (EIN/TIN):

34-6401447

*c. Organizational DUNS:

099962052

d. Address:

*Street 1: One Government Center, Suite 1800

Street 2: _____

*City: Toledo

County: Lucas

*State: Ohio

Province: _____

*Country: U.S.A.

*Zip / Postal Code 43604

e. Organizational Unit:

Department Name:

Neighborhoods

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Kattie

Middle Name: M.

*Last Name: Bond

Suffix: _____

Title: Director, Department of Neighborhoods

Organizational Affiliation:

*Telephone Number: (419) 936-3647

Fax Number: (419) 245-1413

*Email: kattie.bond@toledo.oh.gov

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

37th Year Community Development Block Grant Program

***12 Funding Opportunity Number:**

*Title:

FY 11: CDBG-CFDA #14.218

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Toledo

***15. Descriptive Title of Applicant's Project:**

Programmatic and operational plan for improving the physical, economic and social conditions, and quality of life for citizens through community development, economic development, and housing activities.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: Ninth Ohio District

*b. Program/Project: Ninth Ohio District

17. Proposed Project:

*a. Start Date: 7/1/11

*b. End Date: 6/30/12

18. Estimated Funding (\$):

*a. Federal	_____	7,359,894.36
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	450,536.01
*g. TOTAL	_____	7,810,430.37

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Michael

Middle Name: P.

*Last Name: Bell

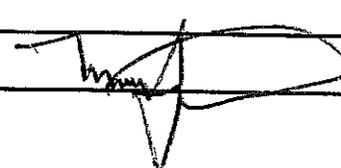
Suffix: _____

*Title: Mayor, City of Toledo

*Telephone Number: (419) 245-1001

Fax Number: (419) 245-1370

* Email: mayor.toledo@toledo.oh.gov

*Signature of Authorized Representative: 

*Date Signed: 5/12/11

Authorized for Local Reproduction

Application for Federal Assistance SF-424

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34-6401447

5a. Federal Entity Identifier:

34-6401447

***5b. Federal Award Identifier:**

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State Use Only:

6. Date Received by State:

7. State Application Identifier:

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***a. Legal Name:** City of Toledo, Department of Neighborhoods

***b. Employer/Taxpayer Identification Number (EIN/TIN):**

34-6401447

***c. Organizational DUNS:**

099962052

d. Address:

***Street 1:** One Government Center, Suite 1800

Street 2: _____

***City:** Toledo

County: Lucas

***State:** Ohio

Province: _____

***Country:** U.S.A.

***Zip / Postal Code** 43604

e. Organizational Unit:

Department Name:

Neighborhoods

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. ***First Name:** Kattie

Middle Name: M.

***Last Name:** Bond

Suffix: _____

Title: Director, Department of Neighborhoods

Organizational Affiliation:

***Telephone Number:** (419) 936-3647

Fax Number: (419) 245-1413

***Email:** kattie.bond@toledo.oh.gov

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C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

20th Year HOME Investment Partnerships Program

***12 Funding Opportunity Number:**

*Title:

FY 11: HOME-CFDA #14.239

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Toledo

***15. Descriptive Title of Applicant's Project:**

Housing Rehabilitation Program: Owner-occupied rehabilitation, housing development, CHDO set-aside, tenant-based rental assistance.

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Version 02

16. Congressional Districts Of:

*a. Applicant: Ninth Ohio District

*b. Program/Project: Ninth Ohio District

17. Proposed Project:

*a. Start Date: 7/1/11

*b. End Date: 6/30/12

18. Estimated Funding (\$):

*a. Federal	_____	2,697,406.00
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	18,103.87
*g. TOTAL	_____	2,715,509.87

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Authorized Representative:

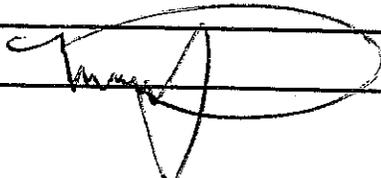
Prefix: Mr. _____ *First Name: Michael _____
Middle Name: P. _____
*Last Name: Bell _____
Suffix: _____

*Title: Mayor, City of Toledo

*Telephone Number: (419) 245-1001

Fax Number: (419) 245-1370

* Email: mayor.toledo@toledo.oh.gov

*Signature of Authorized Representative: X 

*Date Signed: 5/12/11

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Prefix: Ms. *First Name: Kattie

Middle Name: M.

*Last Name: Bond

Suffix: _____

Title: Director, Department of Neighborhoods

Organizational Affiliation:

*Telephone Number: (419) 936-3647

Fax Number: (419) 245-1413

*Email: kattie.bond@toledo.oh.gov

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Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

25th Year Emergency Shelter Grant Program

***12 Funding Opportunity Number:**

*Title:

FY 11: ESG-CFDA #14.231

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Toledo

***15. Descriptive Title of Applicant's Project:**

Provision of services to emergency shelters and transitional facilities for operating costs, essential services, administrative costs, rehabilitation and renovation, and homeless prevention activities.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: Ninth Ohio District

*b. Program/Project: Ninth Ohio District

17. Proposed Project:

*a. Start Date: 7/1/11

*b. End Date: 6/30/12

18. Estimated Funding (\$):

*a. Federal	493,206.00
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	493,206.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

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- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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- Yes No

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Prefix: Mr. *First Name: Michael

Middle Name: P.

*Last Name: Bell

Suffix: _____

*Title: Mayor, City of Toledo

*Telephone Number: (419) 245-1001

Fax Number: (419) 245-1370

* Email: mayor.toledo@toledo.oh.gov

*Signature of Authorized Representative: X

*Date Signed: 5/12/11

Application for Federal Assistance SF-424

Version 02

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CITY OF TOLEDO FY 2011-2012 ACTION PLAN

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EXECUTIVE SUMMARY
2011-2012 ONE-YEAR ACTION PLAN

The City of Toledo's historical receipt of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships Program (HOME) funds from the Department of Housing and Urban Development (HUD) is based on its status as an entitlement city/participating jurisdiction. These funds provide for a myriad of activities under programs that are designed to, respectively, provide for activities that benefit low- to moderate-income persons and address slum/blight, provide for homelessness prevention and homeless assistance to emergency shelters and transitional facilities, and provide decent, safe, affordable housing to low- and moderate-income persons.

At press time, the City of Toledo had not yet received final notification of its award amounts from HUD for the 2011 program year. The City of Toledo has projected goals for the 2011 program year activities based on HUD's estimated projections, which include decreases for both CDBG and HOME. All goals are included within the *Priority Program Goals* section.

The City of Toledo, Department of Neighborhoods (DON) was also the recipient of funds from the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA) that are designed to stimulate the economy through homelessness prevention activities, foreclosure assistance, and other activities designed to maximize job creation and stabilize neighborhoods.

As required by HUD regulations, the DON submitted a Substantial Amendment for each of the stimulus grants, as applicable. Goals established within the amendments for the programs continue into the 2011 program year. The grants include the Neighborhood Stabilization Programs (NSP, NSP2, NSP3), Homelessness Prevention and Rapid Re-Housing Program (HPRP), and CDBG-Recovery (CDBG-R).

With the uncertain climate of funding, as well as the potential for a reduction in its allocation, the City of Toledo continues to move toward coordinated efforts that produce measurable outcomes in as efficient a manner as possible.

The highlights of this document, while based on current funding levels, are inclusive of strategies to meet underserved needs, address obstacles to meeting those needs, and promote efforts that foster and maintain affordable housing.

A discussion on the Toledo/Lucas County Continuum of Care's (CoC) role in addressing homelessness remains significant, particularly with the impending HEARTH ACT regulations that will alter the scope and direction of both ESG and the annual CoC competition.

Other elements that comprise the one-year plan include: Public Housing Improvements and Initiatives, Citizen Participation, Program Monitoring, and grant-specific requirements. All required certifications, public comments, and transcript information are included within this final document.

CITY OF TOLEDO
2011-2012 ONE-YEAR ACTION PLAN

Overview

The 2011 program year, which begins on July 1, 2011, represents the second year of the City of Toledo's 2010-2015 Five-Year Consolidated Plan. This strategic plan includes planned uses of funds received from the Department of Housing and Urban Development (HUD). As of the submission of this document, final allocations for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) were only estimated for the 2011-2012 program year. However, this estimate included an approximate decrease of 20 percent for CDBG and a 12 percent reduction of HOME. The final effect of the reduction may result in few outcome indicators being achieved, especially as it relates to housing activities.

Inventories of resources, to be utilized towards goals that provide a suitable living environment, affordable housing, and create economic opportunities, are projected below:

• Community Development Block Grant (CDBG)	\$ 7,359,894.36
• HOME Investment Partnerships (HOME)	\$ 2,376,831.00
• Emergency Shelter Grant (ESG)	\$ 493,206.00
• Community Development Block Grant-Recovery (CDBG-R)	\$ 2,141,045.00
• Neighborhood Stabilization Program (NSP)	\$12,270,706.00
• Neighborhood Stabilization Program 2 (NSP2)	\$10,150,840.00
• Neighborhood Stabilization Program 3 (NSP3)	\$ 3,591,517.00
• Homelessness Prevention and Rapid Re-Housing Program (HPRP)	\$ 3,275,494.00
• CDBG Program Income	\$ 450,536.01
• HOME Program Income	\$ 18,103.87

While CDBG, HOME, and ESG, along with Program Income (PI) from CDBG and HOME are annual federal allocations and projections, the remaining grants encompass multi-year periods. Exact expenditures for the 2011-2012 period from those sources will be detailed in the year-end report to HUD.

The City of Toledo, in adhering to HUD regulations, will allocate at least 70 percent of its 2011-2012 CDBG entitlement award toward programs that directly benefit low- to moderate-income persons. It will also adhere to federal regulations and guidelines in strategically implementing programs through its 11 identified priority categories for all HUD-funded grants, which were established in 2010 based on stakeholder meetings, forums, local data studies and citizen input.

The City of Toledo will allocate funds for both operational and programmatic goals. They include:

- Public Service (Operational, Program) CDBG, ESG, HPRP
- Community Development Corporation (Program, Activity) CDBG, HOME, NSP, NSP2, NSP3
- Fair Housing (Operational, Support) CDBG, CDBG-R

- Economic Development (Operational, Program) CDBG, CDBG-R
- Housing and Neighborhood Revitalization (Operational, Program) CDBG, HOME, NSP, NSP2, NSP3, CDBG-R
- Planning and Administration (Operational, Program) CDBG, HOME, NSP, NSP2, NSP3, HPRP, CDBG-R

FEDERAL RESOURCES

Community Development Block Grant (CDBG) – estimated \$7,359,894.36

CDBG is allocated by HUD on a formula basis to entitlement cities to carry out a wide range of community and economic development activities that must meet one of three HUD-defined objectives: Suitable Living Environment, Decent Housing, Creating Economic Opportunities; and one of three outcomes: Availability/Accessibility, Affordability, Sustainability under one of the three national objectives.

The three National Objectives are defined as those which:

- Benefit low- to moderate-income persons (70 percent of an entitlement community's award must be used under this objective)
- Aid in the prevention and/or elimination of slum and blight
- Address an urgent need that poses a serious and immediate threat to the health and welfare of the community

It must also be an eligible activity, which includes acquisition of real property, housing activities (including rehabilitation of residential properties and home purchase activities), public facilities, special assessments and interim assistance, economic development, homeless services, healthcare, and neighborhood revitalization efforts, among others. There is a 15 percent cap on activities defined as public services, as well as a 20 percent limit that may be used toward administration and planning activities.

HOME Investment Partnerships Program (HOME) - estimated \$2,376,831

The HOME Program, created by the National Affordable Housing Act (NAHA), was established for the purpose of providing decent, affordable housing to lower-income households, expanding the capacity of nonprofit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private-sector participation.

Participating Jurisdictions (PJ) use funds for a variety of housing activities according to the community's needs. Eligible HOME-funded activities include Rental Housing, Homeowner Rehabilitation, Homebuyer Activities, and Tenant-Based Rental Assistance. Eligible planning and administrative costs are capped at ten percent. Additionally, PJs may use funds to assist Community Housing Development Organizations (CHDO) with operating costs when undertaking or planning to undertake HOME activities. A 15 percent set-aside of a PJ's allocation must be used for housing that is owned, developed, or sponsored by CHDO's. Financial assistance can be provided in the form of a buyer subsidy to the purchaser of housing sponsored, or developed by a CHDO.

Emergency Shelter Grant (ESG) - estimated \$493,206

ESG, funded through the Stewart B. McKinney-Vento Homeless Assistance Act, is one of four homeless assistance programs operated by HUD's Office of Special Needs Assistance Programs. The match requirement for ESG is 1:1 and is met through a combination of federal, state, and private sources. ESG program regulations place a cap on expenditures for homeless prevention (30 percent), administration (5 percent), operating (staff costs limited to 10 percent, except maintenance), and essential services (30 percent).

ESG may be used for three categories:

- Homeless Assistance, which includes rehabilitation, renovation, or conversion of buildings for use as a homeless shelter, operating expenses, and essential services
- Homeless Prevention
- Administrative costs

Conditions of funding for subrecipients include the participation of a homeless, or formerly homeless person in a policy-making function within the organization (such as on the Board of Directors) *and* involvement of participants in the operation of the ESG-funded activity either through employment, or as a volunteer within the program.

As of the publication of this draft document, the City of Toledo has not received final confirmation of regulations, timelines, and available funds as a result of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act), which will provide new funding for homelessness prevention and rapid re-housing similar to HUD's Homelessness Prevention and Rapid Re-Housing Program. New limits will be included within specific categories. The immediate implications expected include a reduction in the length of stay in shelters and more focus on preventing homelessness.

Community Development Block Grant-Recovery (CDBG-R) - \$2,141,045

The CDBG-R program is a HUD-funded appropriation under the American Recovery and Reinvestment Act (ARRA) of 2009. The City of Toledo submitted a substantial amendment to its 2008-2009 One-Year Action Plan as a condition for receipt of funds. Section 1602 of the ARRA requires that grantees shall use funds to maximize job creation and economic benefit, and must report on the number of jobs estimated to be created or retained.

The 2011-2012 program year represents the last full year for grant. HUD has established a deadline of September 30, 2012 by which all funds must be expended. Limitations on receipt of funding include a cap of ten percent for administrative costs and a minimum of 70 percent of CDBG-R funds to be used for activities that benefit low- and moderate-income persons. Specific activities for the 2011 program year are included within the *Priority Program Goals* section.

Neighborhoods Stabilization Program - \$12,270,706

The Housing and Economic Recovery Act of 2008 provided \$3.92 billion to establish the Neighborhood Stabilization Program (NSP). The NSP made grants available to states and local governments in response to rising foreclosures and declining property values. The City of Toledo received \$12,270,706 to acquire and redevelop foreclosed properties to prevent blighting influences in the city's neighborhoods.

The City of Toledo's three "needs" categories include:

- Areas with the greatest percentage of home foreclosures;
- Areas with highest percentage of homes financed by sub prime mortgage-related loans; and
- Areas identified as likely to face a significant rise in the rate of home foreclosures.

The City of Toledo is utilizing NSP for selected acquisition and rehabilitation activities (which also includes a 25 percent set-aside for those whose incomes do not exceed 25 percent of AMI), demolition, and redevelopment/new construction. In addition, up to ten percent may be allocated for administration. The City of Toledo will continue to utilize funds for eligible activities during the 2011-2012 program year.

Neighborhood Stabilization Program 2 (NSP2) - \$10,150,840

The City of Toledo received NSP2 through a competitive process to stabilize neighborhoods that have been severely impacted by the foreclosure crisis. The grant was effective as of January 14, 2010. Funds will be utilized as part of a collaborative effort that includes the City of Toledo, Lucas County, nine nonprofit organizations, the local public housing authority and two for-profit developers. The City of Toledo acts as lead agency. Efforts are concentrated to stabilize and address the decline in targeted neighborhoods selected for the original NSP grant. Initial areas of concentration include:

- Tipping point neighborhoods showing early signs of disinvestment that are characterized by: high percentage of homes financed by sub prime, mortgage-related loans; large numbers of home foreclosures; and areas identified as likely to face a significant rise in the rate of home foreclosures.
- Toledo neighborhoods with new schools being constructed as part of the Toledo Public Schools' building project, *Building For Success*, as part of the New Schools, New Neighborhoods (NSNN) initiative. NSNN was created to assist in improving both the learning environments in Toledo Public Schools (TPS) and the physical conditions in close proximity to those schools.
- Targeted Toledo neighborhoods where a community development corporation is present and has: revitalization plans that allow NSP activities to relate to and support an overall stabilization strategy, and substantial investments in place.

The City of Toledo is utilizing NSP2 for selected acquisition and rehabilitation activities (which also includes a 25 percent set-aside for those whose incomes do not exceed 25 percent of AMI), demolition, and redevelopment/new construction. In addition, up to ten percent is budgeted for administrative costs.

Homebuyer counseling remains a critical component of NSP2 as it generates a resource list of qualified buyers for rehabilitated homes and allow participating families to become mortgage-ready. Homebuyer counseling, funded under administrative costs, is comprised of three elements: class completion, pre-qualification, and credit counseling.

Neighborhood Stabilization Program 3 - \$3,591,517

The City of Toledo received Neighborhood Stabilization Program 3 (NSP3) funds from the Department of Housing and Urban Development (HUD) for concentrated efforts in *highest need* census tract areas with a minimum risk score of 17. These are areas with the highest percentage of home foreclosures, highest percentage of homes financed by sub prime mortgage related loans, and areas likely to face a significant rise in the rate of home foreclosures.

The city is required by HUD to expend 50 percent of the grant amount in two years and 100 percent of the grant amount in three years. The City of Toledo has reserved funds for the following eligible activities: acquisition and rehabilitation, demolition, redevelopment, and administration. The city, as required by federal regulations, will set aside 25 percent of the grant to address the housing needs of households whose incomes do not exceed 50 percent Area Median Income (AMI).

The grant will provide the city the funding to respond to rising foreclosures and declining property values. The City of Toledo anticipates utilizing at least one-third of the grant during the 2011-2012 program year.

Homelessness Prevention & Rapid Re-Housing Program (HPRP) - \$3,275,494

This allocation, authorized under Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009, specifies the uses for Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. The City of Toledo submitted a substantial amendment to its 2008-2009 One-Year Action Plan as a condition for receipt of funds.

The four categories of eligible activities include:

- Direct financial assistance (including short- or medium-term rental assistance, security deposits, utility deposits, utility payments, moving cost, and motel/hotel vouchers);
- Housing relocation and stabilization services (including housing search, mediation or outreach to property owners, and case management);
- Data collection and evaluation;
- Administrative costs (capped at ten percent and shared with subgrantees).

The City of Toledo has partnered with the Toledo Lucas County Homelessness Board, which acts as program manager, Lucas County TASC, Economic Opportunity Planning Association, United Way 211, FOCUS, Toledo Area Ministries, and Lutheran Social Services of Northwest Ohio for this activity.

The City of Toledo is required to draw down 60 percent of its grant funds within two (2) years of the date that HUD signed the grant agreement (August 3, 2009) and 100 percent within three (3) years of this date to ensure that HPRP funds are used in an expedient manner. The City of Toledo anticipates meeting both the 60 percent and 100 percent expenditure thresholds.

Continuum of Care (CoC) - \$4,302,949

The Stewart B. McKinney-Vento Homeless Assistance Act allocates funds annually to grantees committed to serving homeless and chronically homeless persons. This is achieved through the provision of *transitional housing*, *permanent supportive housing*, the *Homeless Management Information System (HMIS)*, and *supportive services only* projects. Eligible categories of funding include acquisition, rehabilitation, construction, leasing, operating expenses, supportive services only, and administration.

On January 19, 2011, the Toledo/Lucas County Continuum of Care's (CoC) 2010 application was awarded \$3,903,462 for 23 renewal projects. In April 2011, Toledo was notified of its approval for its new permanent housing project, *HomeBase*, sponsored by St. Paul's Community Center, which will provide 16 units designated for individuals with a severe and persistent mental illness. The project was funded for \$399,487.

The renewable projects are:

- *Harbor House/300 Beds, Inc. - Harbor House Plus*, a transitional housing project that will continue to serve up to 14 women at any given time who are in recovery of substance abuse;
- *Aurora Project, Inc. - Alternative Sentencing Site*, a transitional housing project that will continue to provide services for 20 women with chronic substance abuse, either single or female heads of households;
- *Catholic Charities Diocese of Toledo, Inc. - Special Assistance for Families Accessing Housing (SAFAH)*,
- *SAFAH Expansion*, as amended, a permanent supportive housing project that will provide supportive housing for six households and stabilization services for an additional 36 households;
- *FOCUS, Inc. - FOCUS Steps to Home I & II*, a two-year *Housing First* transitional housing project for single and family households that will continue to provide ten self-contained leased units of housing coupled with support services;
- *FOCUS, Inc. - FOCUS Steps to Home*, a two-year transitional housing project for single and family households that will continue to provide 13 self-contained leased units of housing at scattered sites coupled with support services;
- *FOCUS, Inc. - FOCUS Steps to Home Permanent Housing*, a permanent supportive housing project for both homeless single adults and families with disabilities that will continue to provide 21 scattered-site housing units and intensive case management services;
- *FOCUS, Inc. - FOCUS Steps to Home TH-C*, a transitional housing project for both homeless single adults and families that will continue to provide 21 scattered-site housing units and intensive case management services and employment training and certification assistance;
- *FOCUS, Inc. - Toledo Homeless Management Information System*, a computerized tracking and data collection system that will continue to capture system-wide information about the characteristics and service needs of residents who are homeless to note trends and provide necessary information for planning and oversight;

- *Lucas County TASC, Inc. – Walls for All*, a permanent supportive housing project that will continue to provide 20 scattered-site housing and intensive case management services to single homeless adults from the offender population with substance abuse;
- *Lucas County TASC, Inc. – Women of Tomorrow*, a permanent supportive housing project for single homeless adults from the offender population with substance abuse that will continue to provide ten scattered-site housing units and intensive case management services;
- *Mental Health and Recovery Services Board – Affordable Housing for Persons with Mental Illness*, a permanent supportive housing project in partnership with Neighborhood Properties Inc. that will continue to provide 61 units for persons with Severe and Persistent Mental Illness;
- *Mental Health and Recovery Services Board - PACT Partnership*, a permanent supportive housing project in partnership with Neighborhood Properties, Inc. that will continue to provide 14 units for young adults with mental illness, 40 percent of whom are chronically homeless;
- *Mental Health and Recovery Services Board – Pathway to Shelter*, a shelter plus care project in partnership with Neighborhood Properties, Inc. that provides 15 units of housing;
- *Neighborhood Health Association of Toledo, Inc. – Homeless Healthcare Transport*, providing free health-related trips to adults and children residing at homeless shelters, ensuring the continuation of care by primary care providers as well as other medical providers as needed;
- *Neighborhood Properties, Inc. - First Avenue*, a permanent supportive housing project that will continue to serve 12 young individuals with severe and persistent mental illness re-entering the community from the criminal justice system;
- *Neighborhood Properties, Inc. - Families with Mental Illness*, a permanent supportive housing project that will continue to serve 24 families with an adult head of household suffering from mental illness;
- *Neighborhood Properties, Inc. - Fresh Start*, a permanent supportive housing project that will continue to serve 12 families with a young adult mother who is head of household suffering from co-occurring disorder (mental-illness and substance abuse);
- *Neighborhood Properties, Inc. - Haven*, a permanent supportive housing project that will continue to provide housing with support services for homeless, mentally ill single adults in the form of 12 furnished one-bedroom apartments contained in a single apartment building.
- *Neighborhood Properties, Inc. - Housing First*, a permanent supportive housing that will continue to serve 21 homeless mentally ill single adults with a severe and persistent mental illness housed in furnished one-bedroom apartments contained in scattered apartment buildings;
- *Neighborhood Properties, Inc. - Families with Mental Illness Expansion*, a permanent supportive housing project that will continue to serve 12 families with a single mother head of household diagnosed with severe persistent mental illness;
- *Neighborhood Properties, Inc. - Road to Recovery*, a transitional housing project in the form of 17 furnished one-bedroom apartments contained in a single apartment building that will continue to provide housing and services homeless single adult substance

- abusers coming from the streets, shelters, and treatment centers who lack a sober supportive living environment;
- *St. Paul's Community Center - Dwelling Place*, a transitional housing project that will continue to provide 12 units of housing with support services for adults who have experienced severe and persistent mental illness.

Federal Emergency Management Agency (FEMA) Phase 28 - \$396,199

The Emergency Food and Shelter Board of Lucas County acts as administrator for this federal grant, which assists to supplement and expand the work of local emergency shelters, soup kitchens, and food banks. The funds are used on an ongoing basis to supplement and extend food and shelter services to agencies that provide mass shelter, food, meals, utilities, and rental assistance.

Funding for the Emergency Food and Shelter Program (EFSP) for the 2011 fiscal year has not been defined due to Congress not yet passing an appropriations bill to fund the program. In addition to current program funding being delayed, there exists a probability that funding will be cut significantly in FY2011 once a spending bill is agreed upon. Last year's allocation for EFSP was \$396,199, however, both the House of Representatives and the White House have proposed funding cuts by 50 percent (\$200 million to \$100 million).

As of late March 2011, funds will be allocated through the federal government under a Continuing Resolution through April 8, 2011 (no appropriations bill has been passed). Funds to support grants in fiscal year 2011 have not yet been made available. Congress will continue negotiations. If and when EFSP funding becomes available, award notices will be sent to qualifying local boards and State set-aside committees.

Section 8 Rental Voucher Program - \$20,000,000 estimated

This program assists very low-income families in leasing privately owned decent, safe, and sanitary rental housing.

HUD enters into contracts with local public housing agencies (PHAs), such as Lucas Metropolitan Housing Authority (LMHA), to administer the program. The PHA issues rental vouchers to eligible, very low-income families and the families are free to locate suitable rental units that meet their needs. The PHA makes assistance payments to the private owners who lease their rental units to the eligible families. The assistance payment makes up the difference between what a very low-income family can afford and the approved rent for the dwelling. Rental units leased under this program must meet HUD housing quality standards. In selecting applicants for assistance, LMHA gives preference to families, the elderly, handicapped persons, and disabled persons who are not currently receiving rental assistance.

Section 8 Rental Voucher Program (Project Based) - \$3,000,000 estimated

The assistance is tied to specific units pursuant to a contract with the owner for a defined term, usually 5 to 15 years. LMHA currently has two properties participating in this program (Lakewood Senior Housing & Neighborhood Properties scattered sites). A PHA may choose to use up to 20 percent of its voucher assistance to implement a project-based voucher program. This component of the program encourages owners to construct or rehabilitate

rental housing for very low-income families at rents within the HUD-established, fair-market rents for the area. The assistance is tied to specific units pursuant to a contract with the owner for a defined term, usually two to five years. LMHA currently has two housing providers (Lakewood Senior Housing and Neighborhood Properties, Inc.) participating in this program. Three more properties are expected to participate in the program prior to 2011-year end (Chestnut Hill, Renaissance Senior Apartments, and the YWCA).

Section 8 Moderate Rehabilitation Program - \$300,000 estimated

Assists very low-income families in obtaining decent, safe, and affordable housing in privately owned, rehabilitated buildings. Public housing agencies (PHAs) administering this program advertise the availability of funds and select landlords to participate in the program based on a competitive process. Landlords agree to rehabilitate properties to meet certain safety and sanitation standards. PHAs set the rents based on the costs of owning, managing, maintaining, and rehabilitating the property and they must fall within the maximum rents for the area as determined by HUD. HUD is not adding any additional units to this program.

Public Housing Modernization & Develop. - \$5,000,000 (Capital Fund Program)

Federal aid is provided directly to local Public Housing Agencies (PHAs) (e.g., LMHA) to develop housing for lower-income families. Local PHAs develop, own, and operate public housing developments. HUD furnishes technical assistance for planning, developing, and managing the projects. Likewise, HUD allocates three types of financial assistance: funding for 100 percent of development costs, annual contributions for operating subsidy, and modernization funds. The PHA may also acquire existing housing, with or without rehabilitation, from the private market. In the period 2011-2012, LMHA plans to demolish obsolete buildings and develop new housing units to replace those units. LMHA expects to retrofit all the remaining LMHA units with energy conservation measures using sustainable building products. This is expected to be financed through Energy Performance Contracts (EPC).

Public Housing Operating Subsidy- \$13,000,000 estimated

Federal dollars are provided to local Public Housing Agencies (PHAs) for project operations. HUD provides additional annual contributions (operating subsidies) required to help PHAs maintain and operate their housing developments, establish operating reserves, and offset operating deficits. LMHA receives operating subsidies annually based on the number and age of housing units, and the occupancy levels maintained during the preceding fiscal year.

Per HUD requirements, the LMHA now operates its housing developments pursuant to the business model utilized by the private, multi-family housing market. Income and expenditures are captured by each Asset Management Project (AMP), of which there are nine (9).

Section 108 Loan

Entitlement communities may borrow up to five times their annual entitlement for eligible economic development, public facility, and housing activities. Terms of the loan may not exceed 20 years. Communities may structure agreements such that a development entity provides for repayment. Communities must pledge future entitlement grants as a source of repayment.

STATE RESOURCES

Ohio Department of Development (ODOD) - \$708,300

As part of the American Recovery and Reinvestment Act (ARRA), the State of Ohio was awarded \$26,205,724 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds to distribute to eligible applicants across the state. Through an application process, the State of Ohio awarded Lucas County an allocation of \$708,300, which in undertaking the grant, contracted with the Toledo Lucas County Homelessness Board (TLCHB) to assume administrative oversight of the grant. TLCHB continues to partner with the City of Toledo for the life of the grant (expiring August 2012) for the provision of financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized.

Home Weatherization Assistance Program (HWAP) - \$2,000,000

A State-sponsored low-income residential energy-efficiency program administered by Neighborhood Housing Services of Toledo, Inc. (NHS), this program reduces low-income households' energy use, creating more affordable housing for those households at or below 150 percent of the federal poverty guidelines. Households receiving assistance through Home Energy Assistance Program, Temporary Assistance for Needy Families, or SSI are also eligible. The primary energy improvement is the elimination of air infiltration, blower-door-guided air leakage reduction, heating system repairs or replacements, and health and safety testing and inspections. The program focuses on reducing heating costs.

WarmChoice Weatherization Fund - \$874,000

Funded through Columbia Gas of Ohio and administered by NHS, the program promotes community awareness of energy conservation through a comprehensive weatherization program. WarmChoice is a free weatherization and energy education program for residential customers in Toledo and the surrounding metropolitan area with the objective of helping low-income energy users save energy and money by reducing household energy consumption. Installing energy conservation measures (such as cook stove replacement, furnace repair/replacement, etc., as applicable), and educating family members on their use of energy are the primary activities to reduce energy consumption.

Community Connections - \$790,000

Funded through Toledo Edison (FirstEnergy) and administered by NHS, the program provides services to households at 150 percent of poverty line or families of military personnel called to active duty. Services include: wiring replacements and upgrades, roof repairs and replacements, electric heating and cooling system repairs and replacements, refrigerator replacement (if applicable), and weatherization for electrically heated or cooled homes.

Ohio Housing Finance Agency (OHFA) - \$45,000

Offers affordable housing opportunities, from rental assistance to homeownership, and provides access to financial resources. NHS will access Foreclosure Rescue Loans, provided as deferred payment options of up to \$5,000, depending upon monthly payment. This opportunity is offered to families at or below 115 percent AMI. A household's monthly budget must show sustainability to be eligible for a loan provision.

Ohio Housing Development Assistance Program (HDAP) - \$250,000

Offers affordable housing opportunities through the provision of construction costs to local developers to support projects. Continuing into the 2011 program year, United North Corporation (formerly NRDC and LDC) will receive additional funds to assist in the continued construction of 40 senior housing units as part of the New Schools, New Neighborhoods (NSNN) project around Chase school.

Ohio Assistance Grant Program - \$400,000

NHS will also access funds under this program for emergency home repairs and handicapped accessibility modifications for individuals whose income is 35 percent AMI and below. NHS anticipates providing 100 households with improvements within the next two years. With the success of this program, NHS will also be seeking an additional round of grant funding in the upcoming year.

Ryan White Funds - \$312,902 estimated

This program focuses on improving the quality and availability of care, quality of life, and independent living for Persons Living With HIV/AIDS (PLWHAs). Emergency assistance is provided for those most in need, including low-income, uninsured, and underinsured individuals and their families. Case managers work with the client to develop individualized plans to optimize access to the community's continuum of care, including supportive services, primary healthcare (including medical and dental care), federal/state program enrollment, medications, housing/utility assistance, treatment adherence, and risk reduction counseling.

Housing Opportunities for Persons with AIDS (HOPWA) - \$145,898 estimated

This source provides funds to promote long-term comprehensive strategies for meeting the housing and supportive service needs for persons with AIDS or HIV-related diseases. AIDS Resource Center Ohio (ARC) utilizes this funding source for housing-related assistance for clients. This program helps PLWHAs and their families increase their ability to maintain safe, affordable housing. Case managers assist clients by providing housing information and linkage; rent/mortgage/utility financial aid; homelessness prevention; and development of individualized plans to obtain and retain permanent housing.

LOCAL RESOURCES

Toledo-Lucas County Housing Fund (TLCHF) - \$150,000

The Toledo-Lucas County Housing Fund's (TLCHB) goal is to promote stable housing within the community as well as support the need for flexible resources by which to address various housing endeavors. The organization, which manages its own finances, became countywide. The TLCHF operates with three goals:

- Securing a broad-based, dedicated and locally regulated source of consistent revenue
- Providing alternative financial resources for housing development and preservation
- Seeking and building continued relationships with local jurisdictions for the development of broad-reaching policies, plans, and development activities that further TLCHF's vision.

For the 2011 program year, TLCHF will receive \$150,000 from the City of Toledo, while seeking to match those funds from the County. A Request for Proposals will focus on program investments rather than real estate because development activities have been suppressed by the economy.

Local Initiatives Support Corporation (LISC) - \$700,000

The Toledo Local Initiatives Support Corporation (LISC) receives operating and program funds to support efforts within Toledo. Program funds are awarded through a competitive process with funds provided directly to nonprofit agencies, minus a small administrative fee. LISC promotes the Building Sustainable Communities of Choice (BSCC) strategy locally.

For the 2011-2012 program year, LISC's strategies include: extending the BSCC approach in ONE Village (north Toledo) and East Toledo; using the LISC Advisory Committee (LAC) planning process to hone the BSCC focus and expand/extend partnerships for comprehensive community development; and encourage second tier efforts, pending secured resources.

In addition, LISC will conduct a capital campaign feasibility study to gauge may be able to underwrite one or two projects in addition to making additional small grants during the program year.

LISC remains actively engaged with the City of Toledo's NSP2 initiative, with its primary role including the following:

- Provide pre-development grants up to \$10,000 maximum per approved request;
- Provide up to \$1 million in construction financing and bridge loans for qualified projects;
- Providing training and technical assistance to developers.

Land Reutilization Program

The City of Toledo's Land Reutilization Program, initiated in 1991 in accordance with State of Ohio Law, acquires unproductive land that has been foreclosed upon due to delinquent property taxes and transfers the property to productive end users.

The goal of the Land Reutilization Program is to:

- Return property back to a tax-producing status
- Create new revitalization opportunities
- Retain the property for a beneficial public use

For the 2011 program year, the Real Estate Division of the DOD anticipates acting as a conduit for title of the Manhattan Marsh. The end result of the City of Toledo taking property as gift in lieu, and retaining possession, is that green space will be preserved both presently and in the future for the Metro Parks to purchase, once viable funding becomes available. The cooperative project, which includes the Citizens for Buckeye Basin, Lucas County and the Toledo MetroParks, is centered on a nature preserve as its long-term venture.

Community Reinvestment Area (CRA)

Community Reinvestment Area provides tax abatement on the increased property value after development, new construction, or rehabilitation. It promotes investment on residential, commercial or industrial structures in neighborhoods that have experienced decline resulting from disinvestment. Major improvements, or a combination of minor improvements and general maintenance items in a CRA-designated location, may increase the taxable value of the property and result in tax abatement eligibility.

ACTIVITIES TO BE UNDERTAKEN

PRIORITY OPERATIONAL GOALS

Changes within the city's infrastructure, including a declining population that, as of the 2010 census report, stood at 287,208, translates to a declining tax base and decreased revenue. Compounded by diminishing local resources, a high unemployment rate, and one of the highest foreclosure rates (ranked 4th statewide), the city has been forced to rethink its process for undertaking and measuring project success. The focus must entail a larger shift to concentrated and coordinated efforts that produce positive, measurable results.

These efforts also entail that the City of Toledo utilize 11 initiatives, as recommended by the community, in undertaking goals. They include:

1. Improve Coordination and Collaboration of Community Services - Coordination is critical at three levels: a) the city's continued efforts to work collaboratively with private/nonprofit entities; b) all city departments, as applicable, working in coordination to assist in nonprofit initiatives; and c) the encouragement of nonprofit entities to establish strategic alliances.
2. Strengthen the Delivery Systems for Rebuilding Neighborhoods - An assessment of CDCs to determine potential for long-term sustainability and engagement in training efforts to improve agency capability.
3. Support and Provide Funding for Community Planning - A framework for private and public investment, including capital improvement, to be established that promotes holistic revitalization strategies that include social, physical, and economic improvements.
4. End Homelessness - Continued focus on the four major goals of the Community Alliances and Strategic Efforts (CASE) Plan to Prevent, Reduce, and End Homelessness in Toledo and Lucas County, Ohio. They are: a) Homeless Prevention; b) Coordinated homeless services; c) Sufficient affordable housing; and d) Community engagement, coordination, and oversight.
5. Enhance the City's Economic Development Role - Emphasis to be placed on working in a regional context in partnership with other local economic entities. Emphasis to include small business retention and attraction, the enhancement of the downtown district, and the revitalization of neighborhood business districts.
6. Enhance Resources to Achieve Housing Goals - Utilization of and access to state and federal resources for additional housing funding opportunities. Also, an enhancement of the participation of private developers to induce stabilization and improvement in the housing stock market, and create a synergy of coordinated market-rate housing and/or commercial development that supports a targeted neighborhood.
7. Improve Customer Satisfaction - In accessing housing services, customer satisfaction surveys are to be promoted to ensure respectful resolution to applications for assistance.
8. Simplify Processes for Residents and Organizations to Receive Assistance - Improve the process for providing information for individuals and agencies seeking financial and/or technical assistance.

9. Disperse Affordable Housing - Target public and private investment (local lenders, other partners) to attract additional investment for affordable housing and creating diverse neighborhoods.
10. Affirmatively Furthering Fair Housing - All persons shall be ensured of equal access to the housing of their choice in an area of their choice.
11. Target Resources for Impact – To maximize the impact of accessed resources, select neighborhoods will receive project funding, encouraging additional investment.

For the 2011-2012 program year, the second year of its five-year plan, the City of Toledo has prioritized goals according to community need taking into consideration whether the goal is a critical need and/or a recently emerging issue (i.e. foreclosure).

Using the operational goals as references, objectives have been established according to ranking within each category according to high, medium, lower, or lowest priority.

PRIORITY PROGRAM GOALS

1. Improve Housing Conditions

A. Rehabilitate/repair owner-occupied deteriorated housing				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Improve the quality of housing stock through the rehabilitation of owner-occupied housing units (Decent Housing)	124 housing units	Improve the quality of owner-occupied housing stock within targeted census tracts and/or to existing building codes (Sustainability)	DON, in partnership with CDCs (65), NHS (13 units), Habitat For Humanity (16), United North Corp. (16), TCDC (10), ONYX (4)	CDBG, HOME, NODA
Improve the quality of housing stock through the lead-hazard control of single-family, owner-occupied housing units (Decent Housing)	20 housing units	Improve the quality of owner-occupied housing stock within targeted census tracts and/or to existing building codes (Sustainability)	DON Housing Division	HOME
Improve the quality of housing stock through owner-occupied energy-conservation rehabilitation activities (Decent Housing)	10 housing units	Improve the quality of occupied housing stock by 9 percent, within Census tracts 24.01 & 26, block groups 2014-2020 (Sustainability)	TCDC	CDBG
Rehabilitation	40 housing units	Increase economic efficiency by	EOPA, NHS, ONYX, TCDC, VIVA South	CDBG-R, owner contributions

A. Rehabilitate/repair owner-occupied deteriorated housing				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
<p>Collaboration Program designed to correct moisture, ventilation, and electrical problems allowing weatherization projects to progress, promoting energy efficiency (Decent Housing)</p> <p>Provision of grants for emergency home repairs to income-eligible senior citizen households, including those with disabilities (Decent Housing)</p>	126 housing units	<p>lowering operating costs, fostering energy independence, and providing discretionary income (Sustainability)</p> <p>90 percent of households will maintain housing for at least six months/.17 percent improvement in the quality of housing for senior citizens (Availability/Accessibility)</p>	<p>Toledo CDC, community churches, local nonprofit groups</p> <p>Economic Opportunity Planning Association of Greater Toledo (84), East Toledo Family Center (42)</p>	CDBG
<p>Improve the quality of housing stock through owner-occupied rehabilitation of housing units cited for code violations (Decent Housing)</p>	22 housing units	<p>Improvement of the quality of owner-occupied housing stock by 3 percent, based on the total of eligible housing code violation cases cited (Availability/Accessibility)</p>	Toledo Municipal Court	CDBG
<p>Provision of repairs to the exterior residential structures of owner-occupied homes in targeted neighborhoods (Decent Housing)</p>	11 housing units	<p>Increase economic efficiency by lowering operating costs, fostering energy independence, and providing discretionary income (Sustainability)</p>	EOPA, NHS, ONYX, TCDC, community churches, local nonprofit groups	CDBG-R

B. Rental rehabilitation and repairs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of repairs to exterior residential structures of homes owned by LMI property owners where rental property is occupied by LMI household in targeted neighborhoods (Decent Housing)	7 housing units	Increase economic efficiency by lowering operating costs, fostering energy independence, and providing discretionary income (Sustainability)	EOPA, NHS, ONYX, TCDC, churches, local nonprofit groups	CDBG-R
Rehabilitation of rental units in single-family structures (1 to 4 residential units in a structure) for property owners for units occupied by LMI households (Decent Housing)	18 housing units	Increase neighborhood stability (Sustainability)	CDCs	CDBG-R, owner contribution
Rehabilitation of vacant, subsidized housing units to increase availability of operable housing stock for LMI households (Decent Housing)	20 housing units	Increase neighborhood stability within targeted areas (Sustainability)	CDCs	CDBG
Improve the quality of housing stock through the lead-hazard control of single-family, owner-occupied housing units (Decent Housing)	12 housing units	Increase neighborhood stability within targeted areas (Sustainability)	DON Housing Division	HOME
Improve the quality of housing stock for LMI households through the rehabilitation of rental housing units (Decent Housing)	3 housing units	Improve the quality of housing stock by 2 percent based on the number of housing units in the NSNN Plan for the Sherman area.	UNC	CDBG
Provide decent, safe, and sanitary housing	10 housing units	Increase existing rental unit occupancy	DON Housing Division	HOME

B. Rental rehabilitation and repairs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
through the TBRA program (Decent Housing)		for low-income individuals by ½ percent (Affordability)		

C. Home maintenance education				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of housing maintenance seminars promoting the preservation of homeownership by residents (Decent Housing)	40 households	Preservation of owner-occupied housing units through education (Sustainability)	FNV, NHS	HOME

D. Demolish abandoned houses and other structures				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Conduct demolition to eliminate blighting influences on neighborhoods (Suitable Living Environment)	280 housing units	Reduction of blight through encouragement of rebuilds on vacant lots by 10 percent (Sustainability)	COT Streets, Bridges & Harbor division, Toledo Municipal Court, Mercy Health Care	CDBG, general fund, private funds
Demolition of unsafe structures, primarily within central city neighborhoods: La Onda, Dorr Street Corridor (Suitable Living Environment)	20 housing units	Facilitation of safe and suitable living environments within targeted neighborhoods (Sustainability)	COT Streets, Bridges & Harbor division	NSP
Demolition of dilapidated structures to promote increased property values in identified census tracts (Suitable Living Environment)	65 housing units	Facilitation of safe and suitable living environments within targeted neighborhoods (Sustainability)	COT Streets, Bridges & Harbor division	NSP2
Demolition of dilapidated structures	15 housing units	Facilitation of safe and suitable living	COT Streets, Bridges & Harbor division	NSP3

D. Demolish abandoned houses and other structures				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
to promote increased property values in identified census tracts (Suitable Living Environment)		environments within targeted neighborhoods (Sustainability)		

E. Housing code enforcement and nuisance abatement				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Active enforcement of housing and zoning codes and the abatement of nuisances through diligent inspection/monitoring of properties (Suitable Living Environment)	8,500 housing units	Increase in City of Toledo code compliance by 10 percent (Sustainability)	Department of Inspection, Division of Code Enforcement, Toledo Municipal Court, community groups	CDBG, COT general funds, private funds
Eliminate public health nuisances through enforcement of housing codes addressing rodent activity and rodent harborage (Suitable Living Environment)	1,300 housing units	80 percent of rodent complaints will be resolved through orders, baiting, and summons to avoid court action. (Sustainability)	Lucas County Regional Health District	CDBG

2. Public Service (Social/Human Programs)

A. Promote educational enrichment and life-skills programs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds will not be utilized for the 2011 program year				

B. Soup kitchens and feeding programs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provide food services; specifically, grocery items, food supplements, and food boxes to low-income and homeless families, providing savings to family budgets (Suitable Living Environment)	6,674 persons	Provide an average savings annually to households for utilization of housing and utility expenses/provision of continued access to meals (Availability/Accessibility)	Martin Luther King Kitchen for the Poor (475), Helping Hands of St. Louis (1,750), Toledo Seagate Food Bank (4,449)	CDBG
Provision of hot meals (minimum of one nutritious meal per day) to homeless individuals and families (Suitable Living Environ.)	1,300 persons	Decrease episodes of hunger by providing nutritious meals to the city's homeless population (Availability/Accessibility)	St. Paul's Community Center	CDBG

C. Enhance access to health services, including early childcare				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provide quality healthcare and preventative healthcare services to LMI-eligible households, including children (Suitable Living Environ.)	4,500 persons assisted with access to a service	Decrease in illnesses by percentage through the improvement of access to healthcare services (Availability/Accessibility)	Neighborhood Health Association	CDBG, HHS

D. Legal assistance for housing/landlord tenant relations				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of quality, comprehensive legal services to LMI persons at risk of homelessness (Suitable Living Environment)	96 persons assisted with access to a service	90 percent of persons assisted will secure and/or preserve access to safe, affordable housing (Availability/Accessibility)	Legal Aid of Western Ohio (180),	CDBG
Provision of legal services, both brief	40 persons assisted with access to a	(Availability/Accessibility)	Advocates for Basic Legal Equality (100)	HPRP, ODOD

D. Legal assistance for housing/landlord tenant relations				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
and comprehensive, to meet the HPRP goals of preventing homelessness and quickly re-house those who have become homeless.	service			

3. City Infrastructure

A. Address growing flood and drainage issues in low- to moderate-income areas				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds will not be utilized for the 2011 program year				

B. Replace old sewer, water, and gas lines in low- to moderate-income areas				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds will not be utilized for the 2011 program year				

C. Upgrade/replace street lights				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds will not be utilized for the 2011 program year				

4. Eliminate Homelessness

A. Permanent Supportive Housing (single-room occupancy apartments; housing for: returning veterans; re-entry of ex-offenders; exiting institutionalized individuals; foster kids reaching age of 18; indigent patients leaving hospitals; homeless families with children; and domestic violence victims.				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of safe, scattered-site permanent housing to families (Decent Housing)	85 persons assisted with new access to a service	75 percent will remain in permanent housing for at least six months (Sustainability)	FOCUS	CDBG, SHP

B. Homeless Prevention				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of homeless prevention assistance to families at risk of becoming homeless (Suitable Living Environment)	287 persons	Percentage of persons provided with short-term assistance who will access or maintain housing is not yet finalized for 2011 program year (Availability/Accessibility)	Aurora Project (10), Beach House (44), Bethany House (13), NAOMI (8), Beach House (44), LaPosada (97), Family Promise of Greater Toledo (55), Family Promise of Greater Toledo (11), YWCA of Greater Toledo (5),	ESG,
Provision of direct financial assistance for individuals and families who are homeless due to economic, short-term factors (Suitable Living Environment)	75 persons	75% percent of persons who will obtain and remain in housing for at least six months (Sustainability)	Lucas County TASC, Toledo Area Ministries	HPRP, ODOD
Provision of direct financial assistance for individuals and families at risk of homelessness due to economic, short-term factors (Suitable Living Environ.)	25 persons	75% percent of persons who will remain in housing for at least six months (Sustainability)	Lucas County TASC, Toledo Area Ministries, EOPA	HPRP, ODOD

C. Supportive Services				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of case management and direct financial assistance to special-needs population (persons with HIV/AIDS) to promote maintenance of permanent residence (Suitable Living Environ.)	441 person assisted with new access to a service	85 percent of persons with HIV/AIDS will avoid homelessness (Availability/Accessibility)	AIDS Resource Center Ohio	CDBG

D. Transitional/temporary/emergency shelters				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provision of overnight shelter to homeless persons Suitable Living Environment	1,908 homeless persons given overnight shelter	56.5 percent of total number of persons in shelter will obtain transitional or permanent housing (Availability/Accessibility)	Beach House (260), Catholic Charities LaPosada (195), Family House (460), Family Promise (88), St. Paul's Community Center (430), YWCA of Greater Toledo (475)	CDBG, ESG
Provision of transitional housing for homeless individuals and families with stabilization efforts designed to promote permanent housing placement (Suitable Living Environ.)	173 persons	71 percent of persons exiting the program will obtain and maintain permanent housing for at least six months (Availability/Accessibility)	Aurora Project (61), Bethany House (73), Harbor House (27), NAOMI Transitional House (12)	CDBG, ESG, SHP

5. Economic Development – Job Creation

A. Educate and retrain workforce with needed job skills				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Crave vital, sustainable neighborhoods through education and job training in targeted neighborhoods (Creating Economic Opportunity)	15 persons	2 percent of persons receiving financial stability training will improve household stability (Accessibility/Availability)	United North Corp.	CDBG

B. Technical/financial assistance to small businesses to create and retain jobs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Create viable, sustainable neighborhoods with mixed-use districts within targeted service areas through technical assistance	24 businesses assisted	Economic growth/improvement of .3 percent of businesses in targeted areas (Sustainability)	NHS (6), UpTown Association (5), United North Corporation (7), ONYX (6)	CDBG

B. Technical/financial assistance to small businesses to create and retain jobs				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
for commercial businesses (Creating Economic Opportunity) To create viable sustainable neighborhoods with mixed-use districts within the City of Toledo through technical assistance for commercial businesses (Creating Economic Opportunity)	30 businesses	Economic growth and improvement of businesses located within defined areas inside the City of Toledo (Sustainability)	Lucas County Improvement Corporation (LCIC)	CDBG

C. Secure new capital investment				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Incentive programs, such as EDL, NEDL, will be enhanced to promote retention and creation of businesses within the city (Creating Economic Opportunity)	# of businesses pending for 2011 program year	(Sustainability)	City of Toledo, Department of Development	CDBG

D. Develop urban agriculture/vertical gardens				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Provide resources, educational opportunities and ongoing support to citizens in targeted neighborhoods to convert blighted vacant lots into community gardens (Suitable Living Environment)	165 persons assisted with new access to a service	70 percent of persons will directly benefit from gardens, increasing access to nutritious food (Availability/Accessibility)	Toledo GROWS	CDBG

E. Develop business incubators				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds are not projected to be utilized for the 2011 program year				

6. Enhance Housing Choice

A. ADA accessibility, including helping seniors stay in place				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Housing accessibility modifications including the construction of ramps, low rise steps, handrails, porch lifts, and bathroom modifications to accommodate special-needs populations, including seniors (Suitable Living Environment)	15 persons	90 percent of persons assisted will increase their independent living status (Availability/Accessibility)	Ability Center of Greater Toledo	CDBG

B. Improve outreach of housing programs and services				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds are not projected to be utilized for the 2011 program year				

C. Fair Housing				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Ensure that residents, regardless of income, shall have housing choices regardless of race, color, religion, gender, sexual orientation, familial status, national	112 persons	25 percent of open discrimination cases will be resolved (Sustainability)	Fair Housing Center	CDBG
	5 cases monitored	75 percent of settlements monitored will maintain their	Fair Housing Center	CDBG

C. Fair Housing				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
origin, disability, or military status, and further the development of the Analysis of Impediments (AI) towards the elimination of the community's impediments to fair housing choice complaints (Suitable Living Environment)	Analysis of Impediments annual update report	compliance (Sustainability) Elimination of impediments by completion of 20 percent of AI key action plan steps (Sustainability)	Fair Housing Center	CDBG

7. Improve Housing Affordability

A. Foreclosure Prevention				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Education, case management, and fund disbursement for short-term mortgage assistance ensuring that participants avoid foreclosure (Suitable Living Environment)	100 persons	(Sustainability)	Fair Housing Center	CDBG-R
Prevention of the foreclosure process through loans, thereby preserving home ownership for LMI households (Decent Housing)	45 persons	3 percent of participants will avoid foreclosure, representing .33 percent of homeowner-occupied foreclosure filings for LMI households (Affordability)	Neighborhood Housing Services (NHS)	CDBG

B. Rental Assistance				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Promote affordable rental housing through the use of tenant-based rental	115 housing units	Increase existing rental unit occupancy for LMI individuals (Affordability)	YWCA of Greater Toledo, LMHA	HOME, tenant contributions, LMHA

B. Rental Assistance				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
assistance (Decent Housing)				

C. Homebuyer assistance				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Maintain and expand homeownership through down-payment assistance and/or buyer subsidy (Decent Housing)	45 households	Increase homeownership within affected areas by 1 percent (Affordability)	DON Housing Division	HOME
Acquisition and rehabilitation of foreclosed properties to provide affordable, safe, and decent homes for households at or below 120 percent AMI (Decent Housing)	94 housing units	(Affordability)	CDCs, for-profit organizations	NSP
Improve the quality of housing stock through acquisition, rehabilitation, and sale of housing units to LMI household (Decent Housing)	7 housing units	Increase the number of occupied housing stock by 8.7 percent in census tract 66, block groups 2 & 4, and census tract 74, block group 4 (Affordability)	FNV	CDBG
Education and counseling leading to the provision of loans to LMI homebuyers, increasing homeownership, or preventing foreclosure (Decent Housing)	23 households	Increase by .029 percent, number of owner-occupied householder tenure by LMI householders (Affordability)	NHS	CDBG
Provision of homeownership counseling services to economically disadvantaged, limited English	40 persons	Of those receiving counseling services, 10 percent of persons will become homeowners (Availability/	Adelante, Inc.	CDBG

C. Homebuyer assistance				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
<p>Proficient (LEP) individuals (Decent Housing)</p> <p>Acquisition and rehabilitation of foreclosed properties to provide affordable, safe, and decent homes for households at or below 120 percent AMI through the provision of DPA to qualified homebuyers (Decent Housing)</p>	30 households	<p>Accessibility</p> <p>Support the stabilization of neighborhoods in targeted neighborhoods through increased homeownership (Affordability)</p>	CDCs, for-profit organizations	NSP2

D. Assist mobile home residents purchase their units				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds are not projected to be utilized for the 2011 program year				

8. Improve Neighborhood Conditions

A. Vacant lot improvements				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
<p>Stabilize neighborhoods through the purchase and construction of new homes on vacant properties in specific identified census tracts. (Suitable Living Environment)</p>	6 housing units	Increase vacant lot improvement by conversion to tax-producing units within targeted census tracts (Sustainability)	DON Housing Division, developer partners	NSP2
<p>Stabilize neighborhoods through the purchase and construction of new homes on vacant properties in specific</p>	1 housing unit	Increase vacant lot improvement by conversion to tax-producing units within targeted census tracts	DON Housing Division, developer partners	NSP3

A. Vacant lot improvements				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
identified census tracts. (Suitable Living Environment) Complete sale of brown field parcel for redevelopment of transit authority satellite office	1 business assisted	(Sustainability) Increase in tax producing parcels through redevelopment of un-utilized parcel (Accessibility)	DOD Real Estate Division, Toledo Area Regional Transit Authority (TARTA), Lucas County Port Authority	CDBG

B. Eliminate lead hazards				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Integrate lead-hazard controls into all housing rehabilitation projects initiated by the City of Toledo (Suitable Living Environment)	110 housing units	Decrease lead-based paint hazards in City of Toledo housing stock (percent of decrease pending) (Sustainability)	TLCHD, Catholic Charities, FNV, LMHA, NHS	HOME, HUD Lead Grant

C. Green technology such as community gardens, rain gardens, alternative energy systems, LEED Certification				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Gap financing to support development projects that promote the use of environmentally safe products and promote energy-efficiency	5 businesses assisted	(Sustainability)	Eligible CDCs	CDBG

D. Environmentally clean Brownfield sites				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Remediation of South S. Clair street property for future redevelopment in economically	1 business assisted	Percentage increase in income tax revenue through property value increase (Sustainability)	DOD Real Estate Division, Environmental Services, St. Clair Development LLC	CDBG

D. Environmentally clean Brownfield sites				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
disadvantaged area (1 st year of two-year project) (Creating Economic Opportunities)				
Environmental assessment and remediation of existing brown field within Buckeye Basin targeted area for future redevelopment (Creating Economic Opportunities)	1 business assisted	Improvement of brown field to productive site for re-use as project centered on youth/athletic programs (Sustainability)	DOD Real Estate Division, Lucas County	CDBG

E. Rodent abatement				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Reduce the number of sites with concentrated rodent infestation through placement of rodenticide at demolition sites (Suitable Living Environment)	300 units in a geographically targeted revitalization effort: slum/blight	100 percent of properties where demolition projects are scheduled will be inspected for recent activity and rodents will be eliminated (Sustainability)	Lucas County Regional Health District	CDBG
Resolve housing complaints of rodent infestations, avoiding court action (Suitable Living Environment)	1,300 housing units	80 percent of rodent complaints will be resolved through orders, baiting, and summons to avoid court action (Sustainability)	Lucas County Regional Health District	CDBG

9. Enhance Neighborhood Business Districts

A. Financial incentives to retain existing and to recruit new businesses				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds are not projected to be utilized for the 2011 program year				

B. Infrastructure & streetscape improvements (curbs, street resurfacing, sidewalks, lighting)				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Support neighborhood stability through street and storm drains improvement, including curb and gutter work (Suitable Living Environment)	5 businesses	(Sustainability)	Eligible CDCs	CDBG

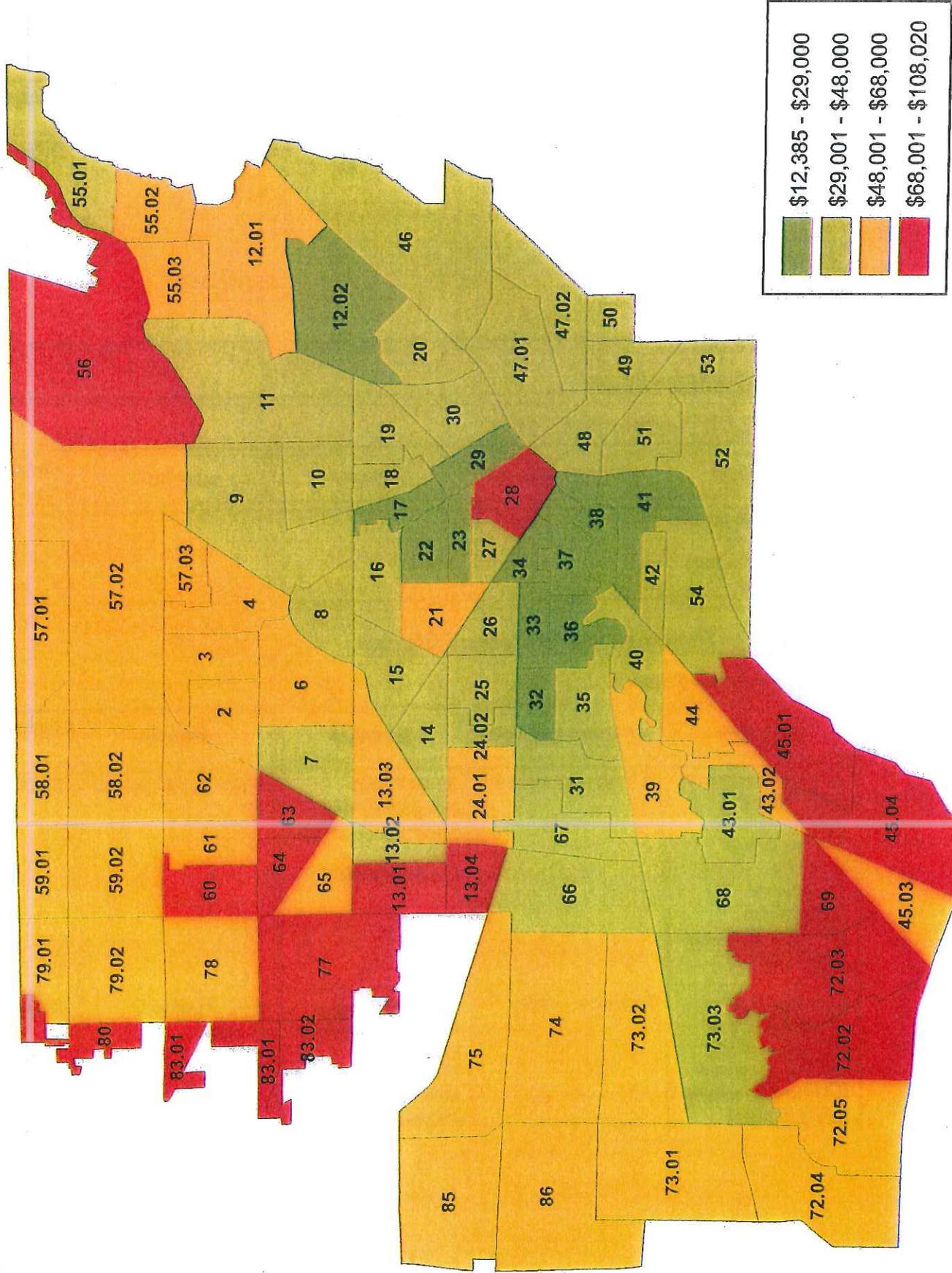
10. Transportation Issues

A. Improve streets, roads, and sidewalks				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Federal funds are not projected to be utilized for the 2011 program year				

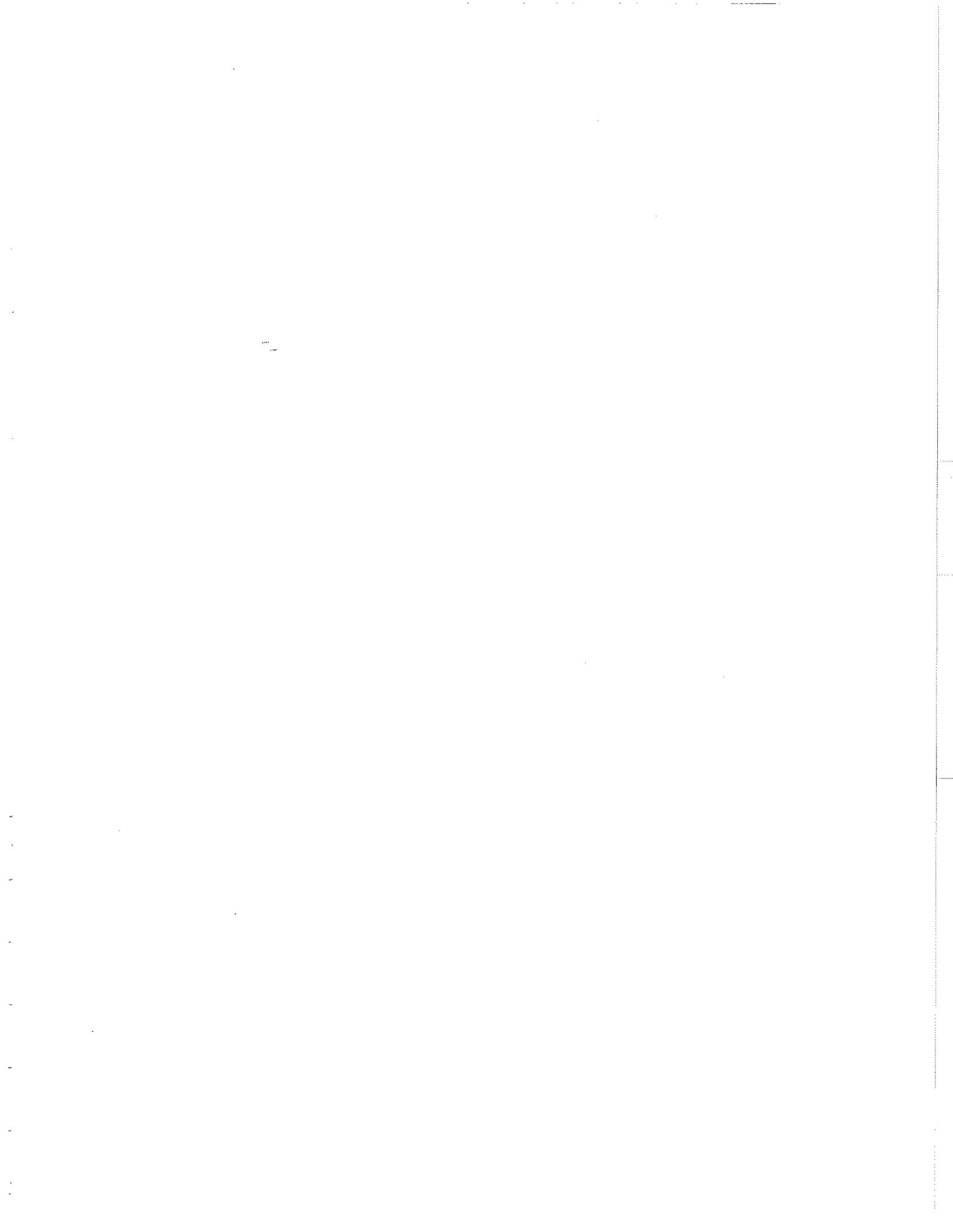
11. Enhance Downtown and Warehouse Districts

A. Expand façade program				
Objectives	Outcome Indicator	Outcomes	Partners	Supporting Funding Sources
Targeted commercial neighborhood improvement utilizing façade grants for concentrated enhancement (Creating Economic Opportunities)	5 businesses assisted	Increase in job retention/creation within the downtown district (Sustainability)	Uptown Association, Inc.	CDBG
Remediation of vacant building in preparation of new business placement (Creating Economic Opportunities)	1 business assisted	Increased access to façade program for retention of businesses in affected districts (Sustainability)	DOD Real Estate Division	CDBG

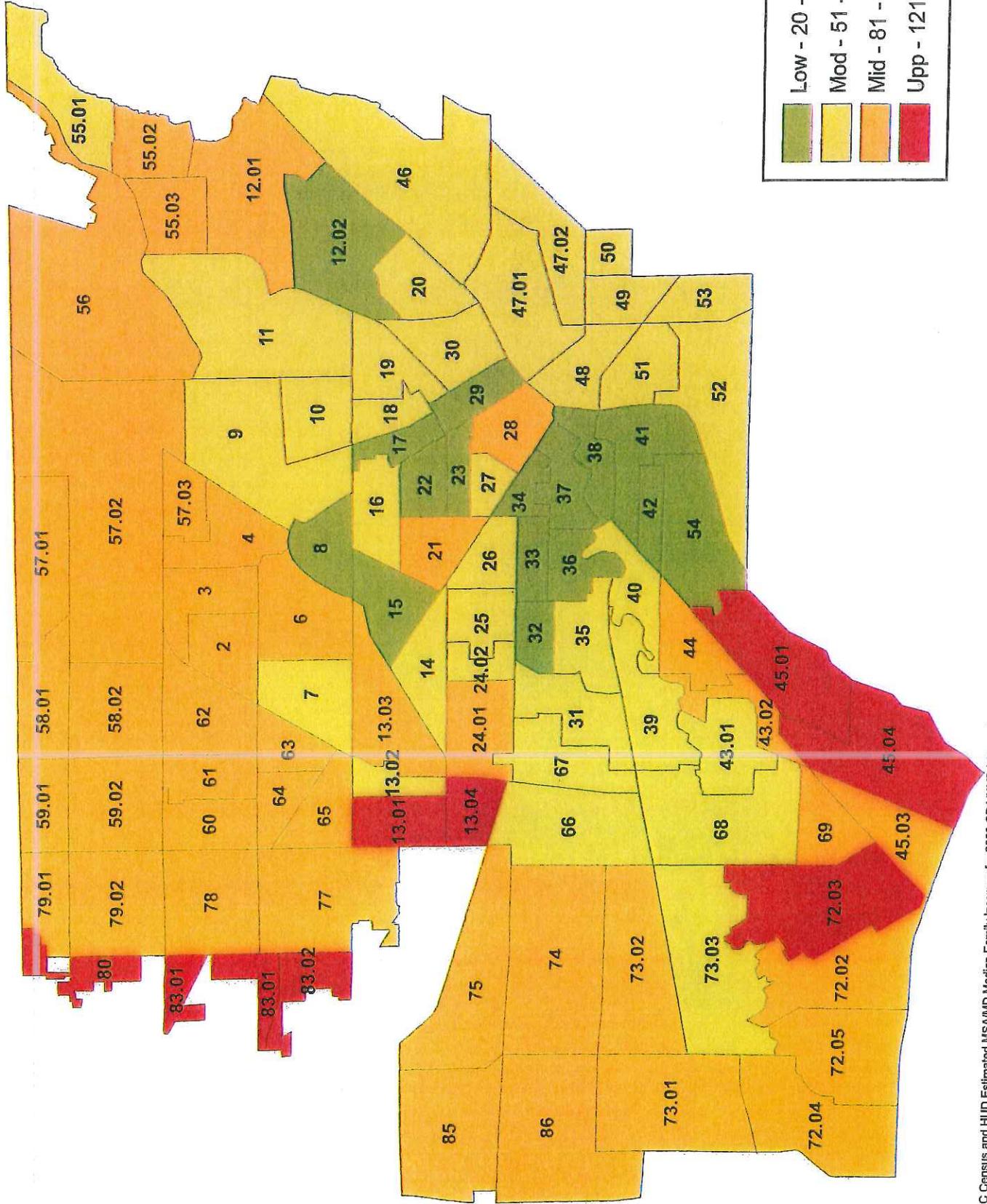
Median Household Income by Census Tract 2009



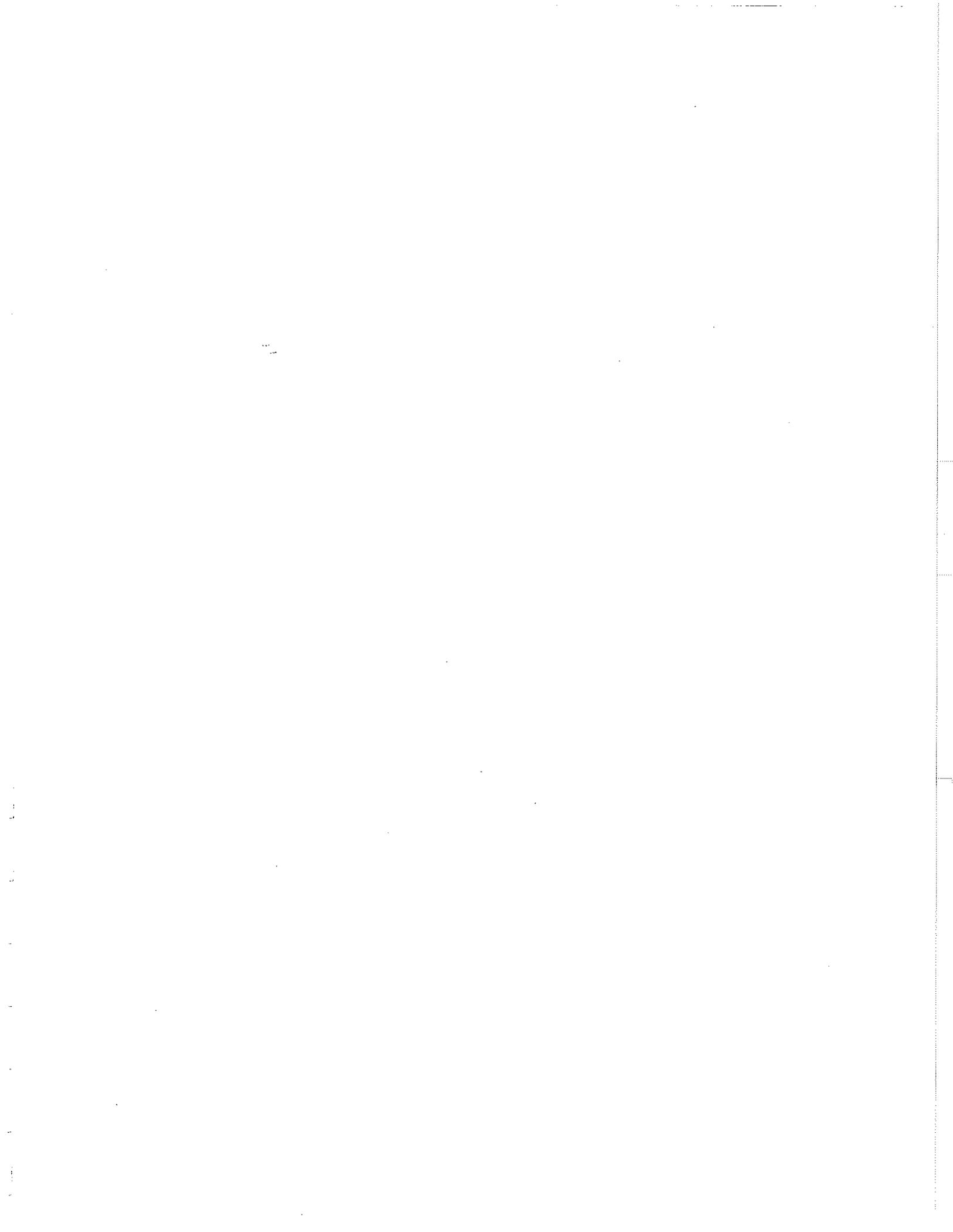
Source: FFIEC Census and HUD Estimated MSAMN Median Family Incomes for 2009. CRA/HTP



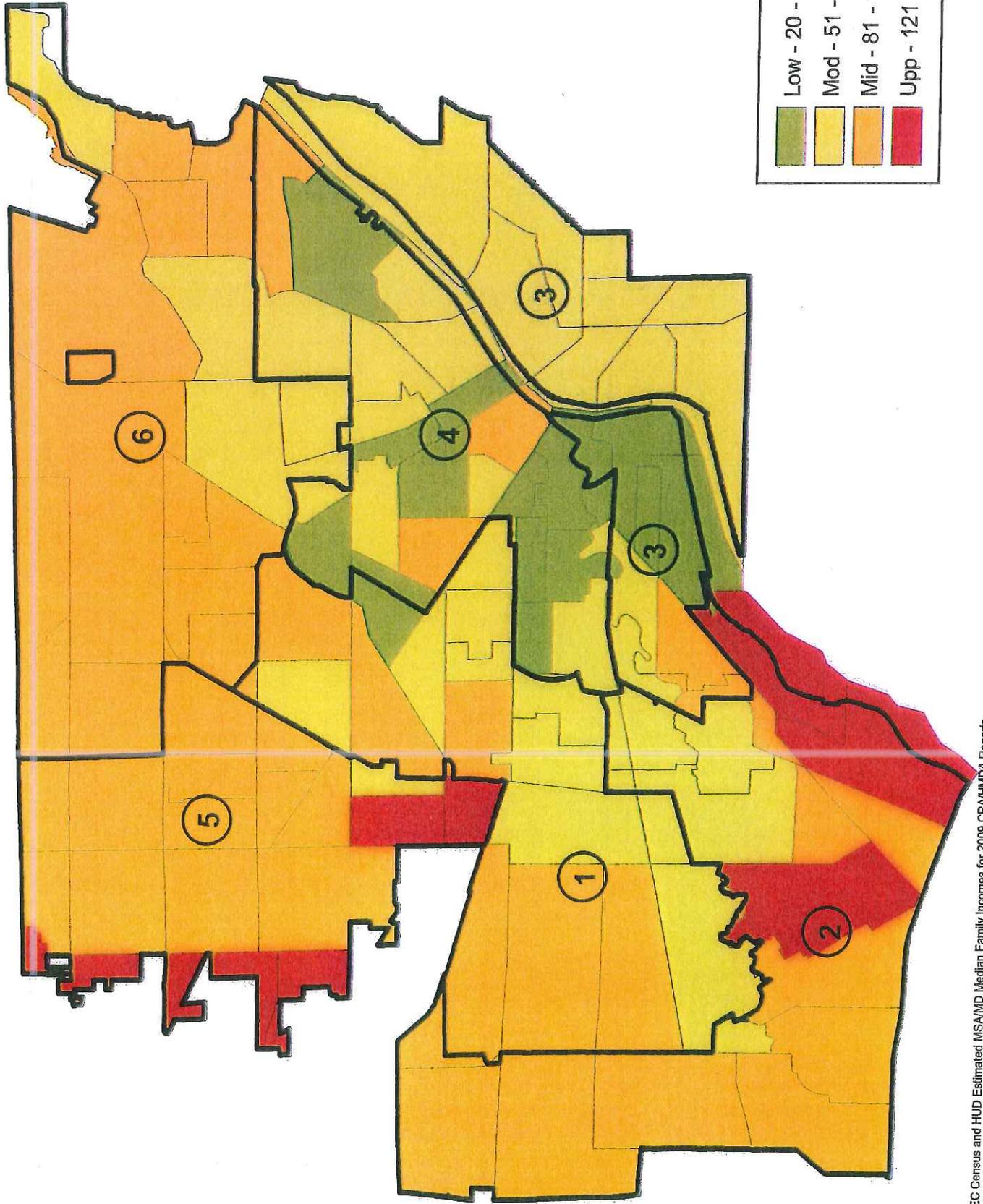
Percent Median Family Income by Census Tract 2009

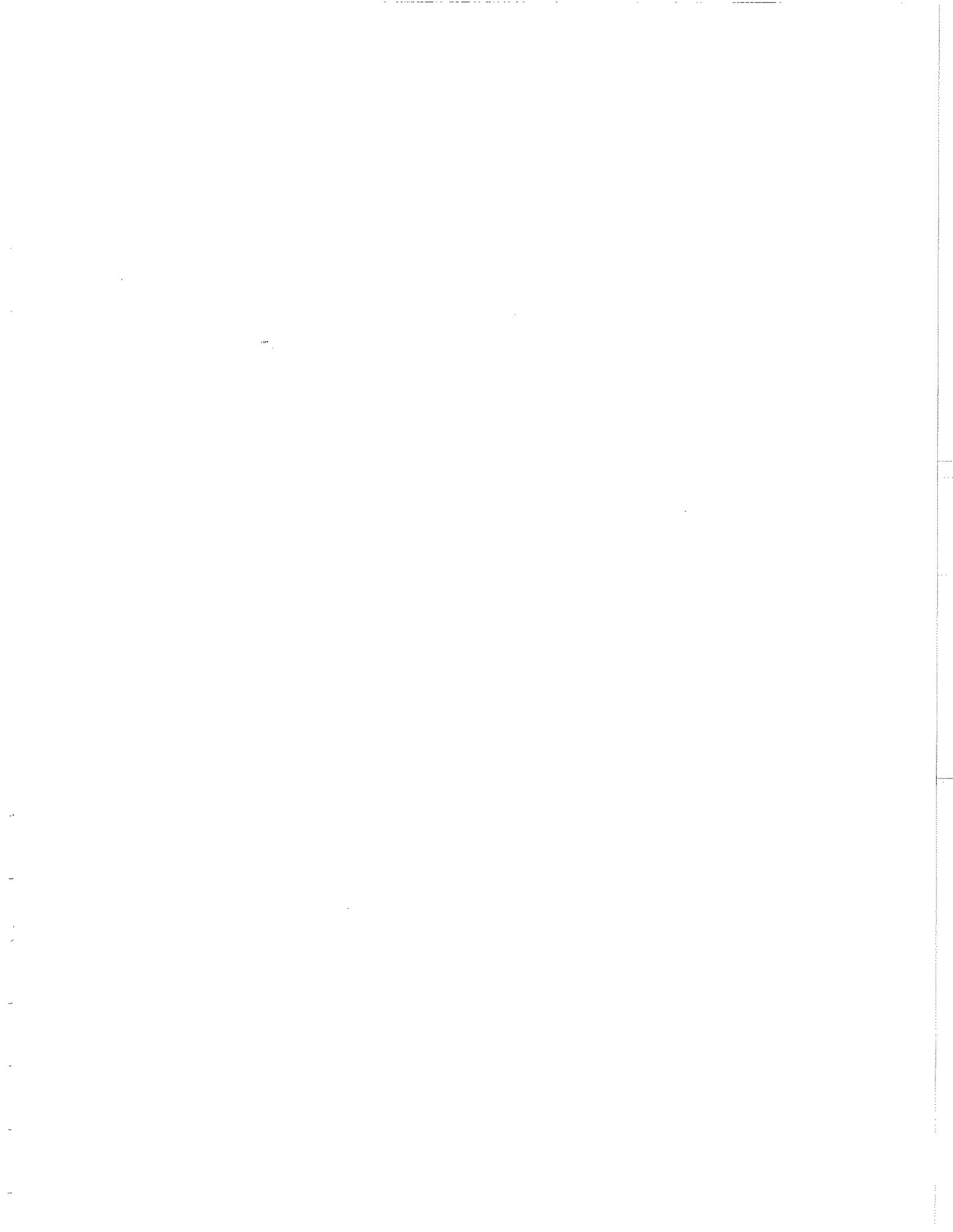


Source: FFIEC Census and HUD Estimated MISAMD Median Family Incomes for 2009 CRA/HMDA Reports

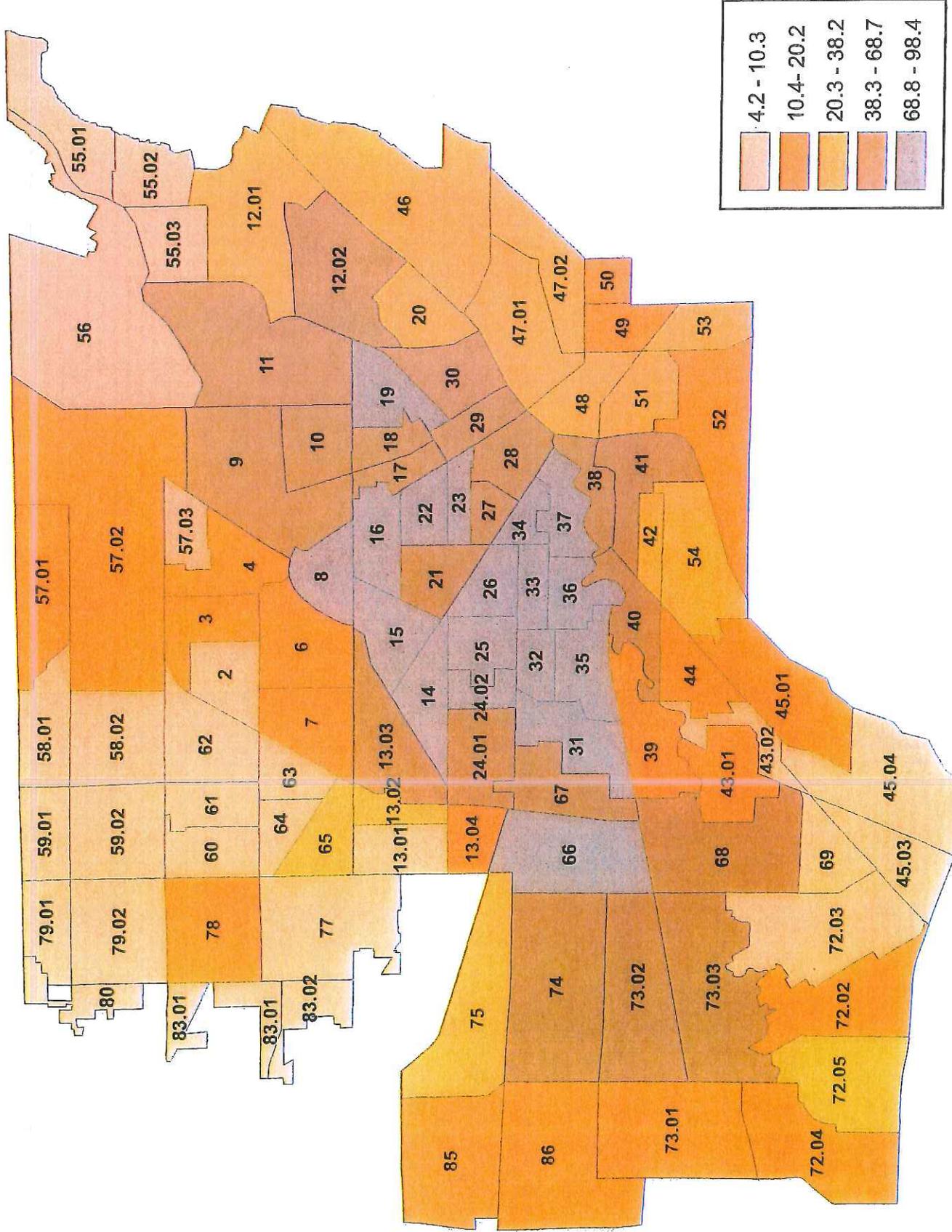


Percent Median Family Income by Council District 2009

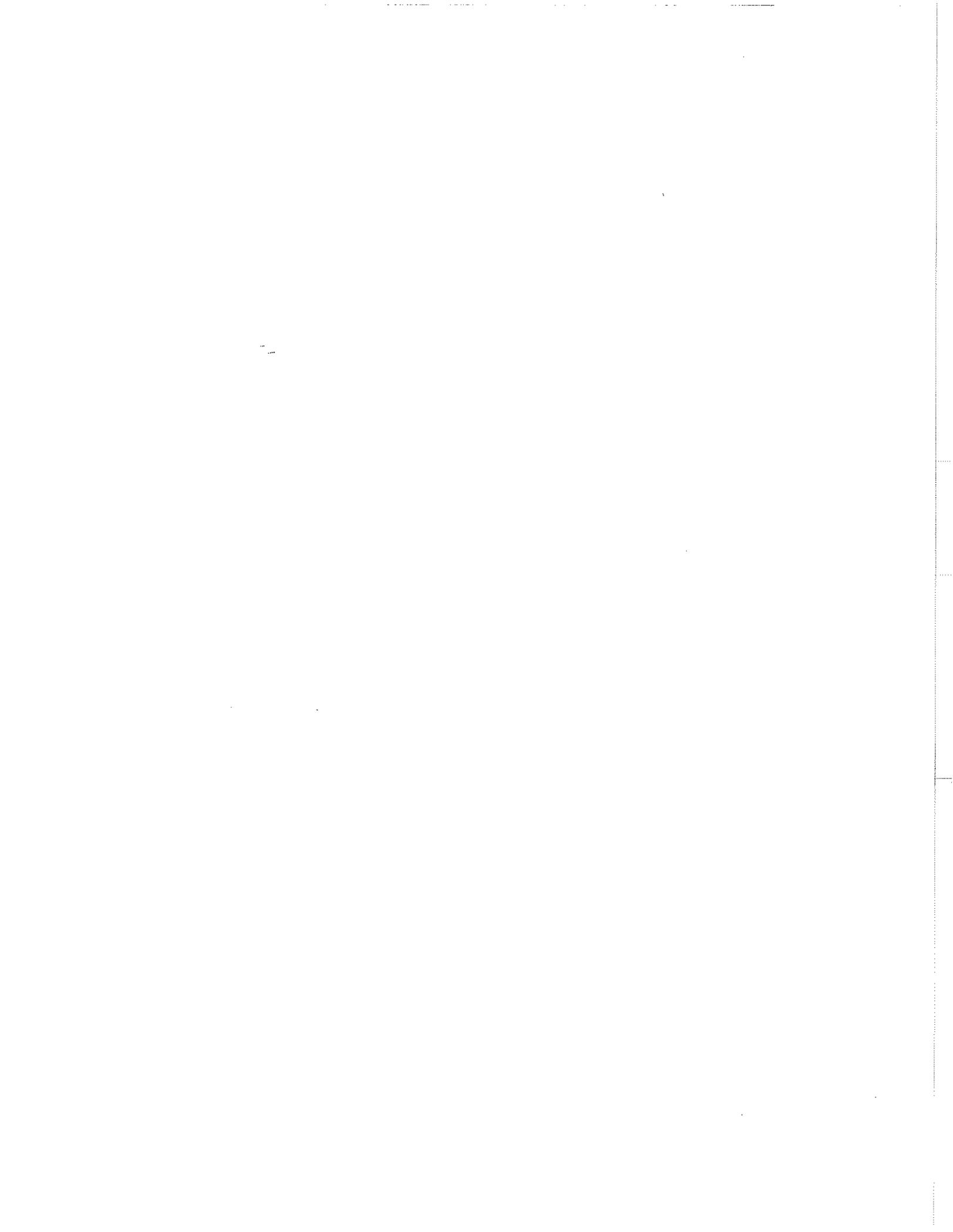




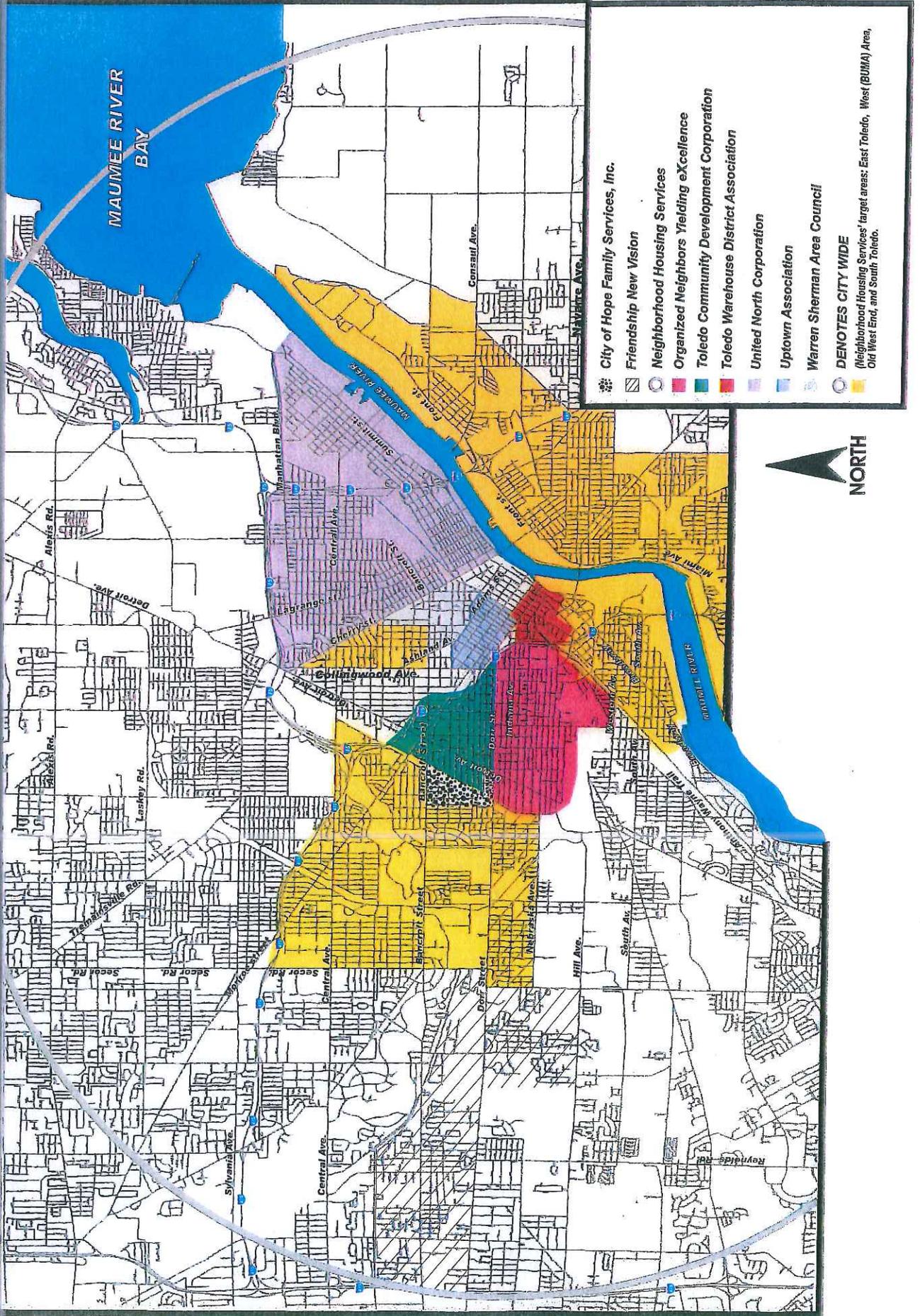
Percent Minority Population by Census Tract 2009

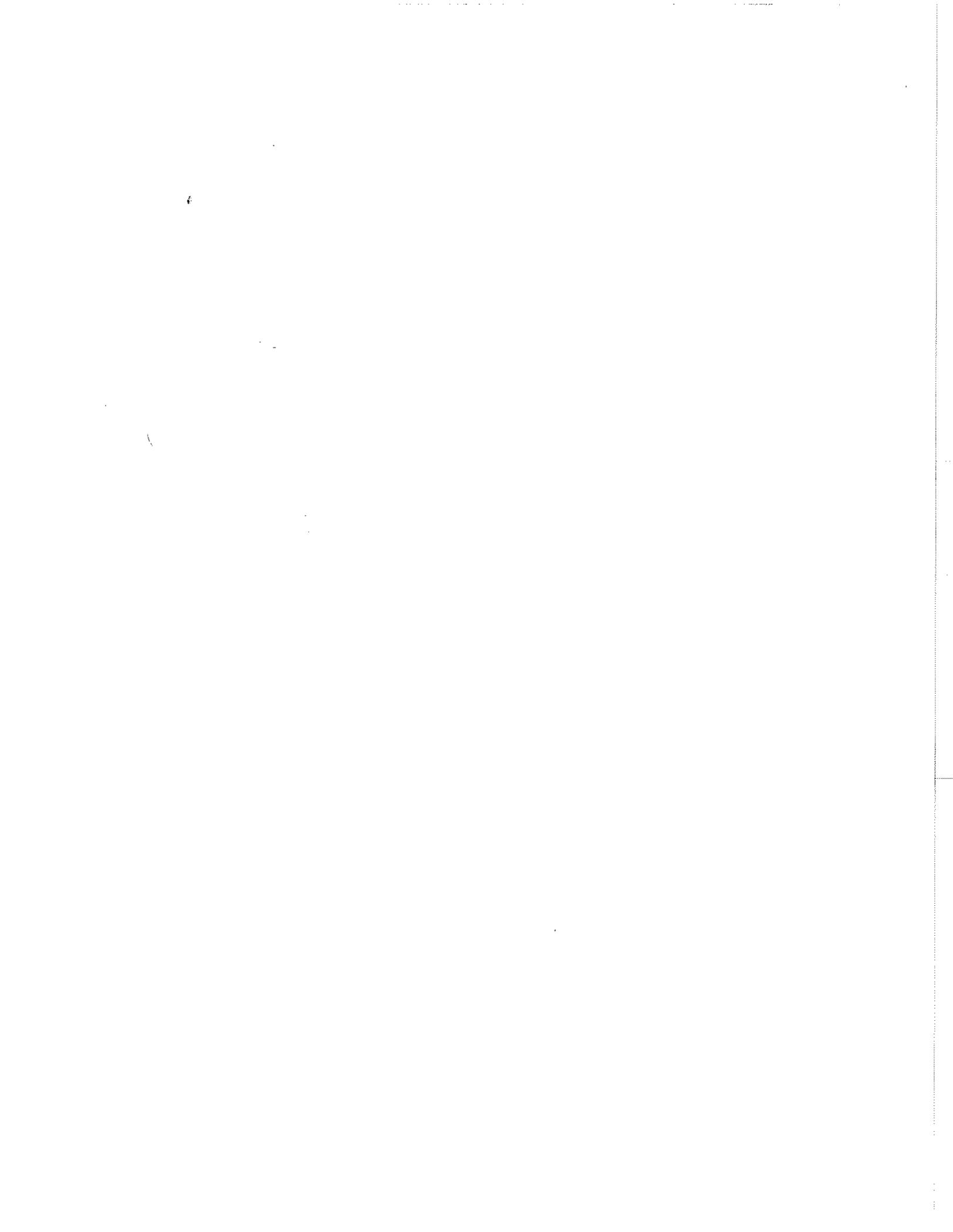


Source: FFIEC Census and HUD Estimated MSAMMD Median Family Incomes for 2000 CRA/HTMA Districts



CDCs in the City of Toledo 2011





GENERAL STRATEGY TO MEET UNDERSERVED NEEDS

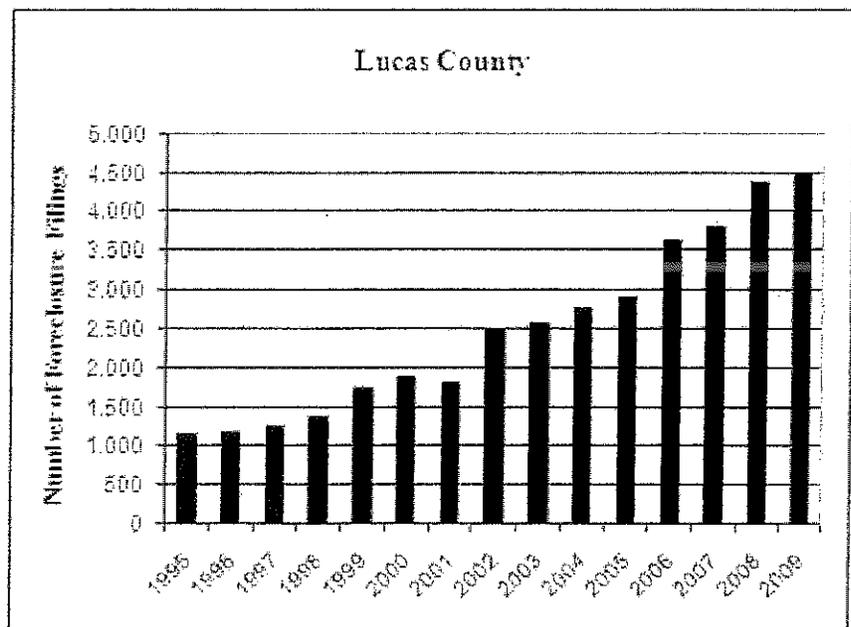
Obstacles to Meeting Underserved Needs

The high rate of foreclosures locally continues to rank as a prime obstacle in meeting underserved needs. The Fair Housing Center obtained information concerning foreclosure filings, trends, and related issues in the area. The data originates primarily from the NSP data files from HUD, the 2009 and 2010 *Home Insecurity: Foreclosure Growth in Ohio* reports by Policy Matters Ohio and the Loan Modification Scam Prevention Network's (LMSPN) Loan Modification Scam Database¹ and materials.

The 2009 and 2010 Policy Matters Ohio reports recognize that the fastest growing rates of foreclosure are occurring in the smaller, non-urban Ohio counties. In fact, while the 2009 report reveals that six of the ten largest urban counties still demonstrated higher growth rates than the state average, in 2010, only three of the ten largest counties witnessed growth rates exceeding the state average. Nevertheless, in 2010, eight (up from seven in 2009) of the largest urban counties had higher than state average foreclosure filing rates. Unlike in 2009, Lucas County was no longer among both of these groups. While Lucas County did show higher than state average filing rates, the county was slightly below the state average in terms of foreclosure growth rates.

Ohio County Foreclosure Filings (1995-2009)

Year	Lucas Filings
1995	1,165
1996	1,170
1997	1,247
1998	1,377
1999	1,718
2000	1,883
2001	1,807
2002	2,509
2003	2,561
2004	2,766
2005	2,903
2006	3,618
2007	3,796
2008	4,359
2009	4,491



Policy Matters Ohio Foreclosure Growth in Ohio 2010 Report: Ohio County Foreclosure Filings (1995-2009) for Lucas County

¹ http://www.preventloanscams.org/resources/for_counselors_and_partners?id=0003

HUD's model estimates the number of foreclosures for Toledo, Ohio over the 18-month period encompassing January 1, 2007 to June 2008 at approximately 5,737. The Ohio Department of Development has identified a portion of Toledo, consisting of 73 census tracts, as one of its Priority Investment Areas to address inner city distress. According to HUD's estimated number of foreclosures for all Lucas County census tracts, the foreclosures in these 73 tracts comprise over 45 percent of total estimated foreclosures in the county. However, the census tracts only make up approximately 34 percent of total mortgages in the county, as represented by the data.

As indicated above, a pattern involving the concentration of foreclosures in Toledo's central city remains. Again, this clustering can be linked to the large percentage of non-conventional financing that has occurred within the city as well as the general economic and employment conditions that have further impacted already distressed areas. However, as the foreclosure and economic crises have evolved, the pattern of foreclosures has persisted in its expansion from the central city into adjacent communities. One explanation for this can be attributed to the increased amount of refinances that have occurred in the sub-prime market. While FHC has previously compiled data regarding the type and level of home purchase loans made in the City of Toledo, there is little data available on the type and level of refinance loans being made. Many of the foreclosures filed were not from home purchase loans, but rather, refinance or home equity loans. In many cases, these refinance and home equity loans have been made at levels that exceed the borrowers' ability to pay. Moreover, many of these loans are made in amounts that far exceed the true value of the home's market value, especially after the negative effects on property values due to the recent economic downturn are taken into consideration. This results in borrowers experiencing the simultaneously detrimental circumstances of becoming over-extended in their debt and not being able to sell their homes; they are left without a means of salvaging their financial situation because they often owe more than the house is worth.

The March 2009 "Interim Report to Congress on the Root Causes of the Foreclosure Crisis" by HUD's Office of Policy Development and Research incorporates an analysis of trends in mortgage delinquencies and foreclosure starts. It also contains a discussion of the academic literature and industry press on the root causes of the current foreclosure crisis, both of which are instructive in regards to factors contributing to the current state of both national and local housing markets.

The analysis reveals that the initial rise in foreclosures occurred as a consequence of inherently risky sub prime loans, which increasingly comprised a greater proportion of the mortgage market, and the hasty escalation in the rates of foreclosure among these loans. Moreover, the "Alt-A" loan segment of the market soon duplicated this experience, and in both areas of the market, adjustable-rate loans accounted for the fastest growing rates of foreclosure. Nevertheless, the continuing economic downturn of 2008 demonstrated a higher frequency of foreclosures, with the effects even extending to include prime, fixed-rate mortgages.

The report also contains an examination of the causes that scholars from various academic disciplines offer for the crisis. One way the field of economics explains the occurrence of mortgage defaults is through the option-based theory, which positions a homeowner who holds a mortgage contract as having the ability to default on their mortgage and, thus, bequeath the home back to the lenders. In accordance with this theory, the main impetus for default is the ratio of the

market value of the house to the amount of outstanding debt. If the value of the mortgage debt becomes significantly greater than the value of the home, relinquishing the home to the lender becomes more advantageous for the owner. This theory, although prevalent in economic literature since the 1980s, does not go far enough to describe the current crisis. Certainly, a lack of equity strongly correlates with the rate of foreclosures, but sudden changes in a borrower's financial situation are far more likely to be the root cause of delinquency, as borrowers rapidly find themselves unable to fulfill all of their debt obligations. These "trigger events" commonly include job loss or other income curtailment, health problems, or divorce. As a result, foreclosures are most accurately thought of as being driven by a two-stage process: first, a trigger event reduces the borrower's financial liquidity, then, a lack of home equity makes it impossible for the borrower to either sell their home to meet their mortgage obligation or refinance into a mortgage that is affordable given their change in financial circumstances. In this view, a lack of home equity is an important determinant of foreclosures as it precludes other means that borrowers can take to resolve an inability to meet their mortgage obligations, but defaults are most commonly triggered by some other event that makes borrowers financially illiquid (HUD Office of Policy Development and Research viii).

Since the frequency of "trigger events" has increased and the process discussed above has happened to more households as a result of the economic collapse, perhaps the most notable change in relation to foreclosures that has occurred throughout jurisdictions of various scales is their indiscriminate presence. Foreclosure is no longer an issue relegated strictly to the margins of destitute, inner-city districts. Foreclosure affects all regions of Ohio and homeowners of exceedingly diverse backgrounds. As the 2009 Save the Dream Annual report explains, "Sudden changes in life circumstances such as unexpected medical bills, unemployment or divorce upset the balance of a homeowner's financial situation and can lead to unmanageable mortgage payments." The continuation of substantial economic turbulence, of course, only intensifies these circumstances.

In March 2007, as a response to this situation, Governor Ted Strickland established the Foreclosure Prevention Task Force, which issued a report in September 2007 that contained 27 recommendations to curtail the foreclosure crisis. The primary suggestion advanced the creation of a public awareness campaign along with borrower outreach events. The aim of these efforts was to urge homeowners who are either having difficulty in paying their mortgage payment or who will soon experience the reset of an adjustable rate mortgage to contact their mortgage service holder. To facilitate the process, the Save the Dream campaign began in March 2008. The state of Ohio remains committed to the campaign and continues working to implement the other recommendations offered in the Task Force's 2007 report.

The observation that foreclosures are becoming far more geographically scattered is further supported by the Economic Opportunity Planning Association of Greater Toledo's (EOPA) 2008 Community Needs Assessment, which demonstrates the magnitude of the foreclosure problem in the City of Toledo as a whole via HUD data, Lucas County Sheriff's sale records, and information available from RealtyTrac. Additionally, the assessment reveals the highest concentration of foreclosures to be present in the following zip codes: 43605, 43609, and 43608. Responses to EOPA's survey show 5.26 percent of people as "buying home, in foreclosure" and 7.27 percent to be "buying home, more than 1 month behind on payments." The report also

comments on the increased frequency of unemployment, health issues, and predatory lending practices as contributing factors in the failure to maintain homeownership.

As illustrated, predatory lending practices have contributed substantially to the foreclosure crisis. According to reports on surveys by Policy Matters Ohio, sheriffs' offices were continuing to report predatory lending as a primary, or even the major cause of foreclosures even in developed stages of the economic crisis. According to a study conducted by the University of North Carolina, loans with prepayment penalties and balloon note provisions have a higher probability of foreclosure.

The study estimates that a prepayment penalty increases the risk of foreclosure by approximately 20 percent. Balloon note provisions increase the risk of foreclosure by about 46 percent. Policy Matters Ohio conducted an analysis of foreclosures filed with one lender. A random sampling of this lender's foreclosures found a variety of reasons for the reported or stated cause of foreclosures. They were as follows:

- 19 percent - job loss/unemployment;;
- 17 percent - no contact with loan service holder: unknown cause;
- 13 percent - money management/overspending;
- 13 percent - divorce/separation;
- 11 percent - health crisis;
- 6 percent - rental property;
- 5 percent - death in family;
- 5 percent - borrower deceased;
- 3 percent - disability or Worker's Comp;
- 3 percent - property taxes, insurance, utility costs;
- 3 percent - other;
- 1 percent - high cost of auto or consumer loan.

While this was a random sampling of one lender, the analysis revealed interesting patterns. The leading stated reason for foreclosure was a loss of employment. The second most frequent reason was a breakdown in communication with the lender. Nonetheless, almost 20 percent of the borrowers in this sample were not able to make contact with their lender when they were notified of a foreclosure.

This parallels responses from consumer credit counseling agencies and matches the experience of the FHC. Many times consumers are unaware whom they should contact when they experience a problem with their loan. Often, loans are sold multiple times and pass through the hands of a number of lenders. Moreover, the originating lender does not service many loans. This can cause confusion for the consumer. Additionally, even when a consumer knows who they should contact (often a loan service holder and not the lender), the consumer is unable to negotiate a modification or loan remediation plan because the service holder does not have the authority to act. Furthermore, customer service representatives might be unresponsive or do not understand the borrower's dilemma, particularly if the loan is predatory. Finally, many consumers are afraid to contact their lenders or have received poor advice regarding the way they should handle a foreclosure notice.

According to HMDA data provided in HUD's NSP3 data files, 25.8 percent of loans were shown to be high-cost in the Lucas County local data area. High-cost loans are characterized by higher interest rates, which HMDA distinguishes to be "at least 3 percentage points above the Treasury security of comparable maturity." As these loans possess markedly higher probabilities of foreclosure risk than loans with lower interest rates, their density is often employed as an indicator of the threat of foreclosures for the locations of observation.

According to figures observed by the Lucas County Clerk of Courts, foreclosure filings were down almost 300 cases for the 2010-year. The Clerk of Courts commented that this signaled a positive shift, as 2008 and 2009 were both record-breaking years, with filings topping 4,000 cases. This is especially notable since foreclosures for January 2010 were 80 percent higher than January 2009 figures. In 1999, foreclosures were around 1,100, but by 2009, they numbered over 4,100. Over the last decade, foreclosures in Lucas County have afflicted over 26,864 homes, with hundreds more moving toward auction and sheriff's sales each month.

These numbers have been detrimental to the city as a whole, as they contribute to a problem that Toledo, in particular, already had struggled with prior to the crisis. As the August 2008 report by the National Vacant Properties Campaign Study Team, "Toledo at the Tipping Point: Strategies for Reclaiming Vacant Properties and Revitalizing Neighborhoods," notes, Toledo is "challenged by a sharply increasing number of foreclosures and a weak housing market. Without aggressive action and political commitment, the number of vacant properties could quickly increase beyond the reach of local programs." The study further observes that a strong correlation exists between rapidly increasing numbers of foreclosures and the long-term vacancy of a greater quantity of properties. Such long-lasting vacancy often signals future, potential abandonment. As Toledo has been experiencing an exceedingly distressing and enduring foreclosure crisis, coupled with a weakening of the housing market, it is especially prone to worsening problems of vacancy and abandonment. For this reason, foreclosure education and prevention programs within the area are invaluable. They not only address the primary issue of foreclosures in Toledo, but they also assist in combating the further aggravation of vacancy and abandonment, which the City might be unable to effectively address otherwise.

As the preceding information has made quite clear, the foreclosure crisis has had detrimental effects on the economy, homeowners and communities nationwide. Although the crisis has been a major issue across the country for several years, federal, state and local responses to foreclosures and their attendant issues have been too limited in their scope to provide truly effective solutions. In fact, as Policy Matters Ohio has noted in their report, *Home Insecurity: Foreclosure Growth in Ohio 2010*:

For the fourteenth straight year, Ohio experienced an increase in new foreclosure filings in 2009. What began as mostly an urban county problem in the mid 1990s has erupted into triple-digit ten-year growth rates in every Ohio county. Ohio set a new foreclosure filing record in 2009, topping 89,000 filings. This represents a major and ongoing blow against families' main source of savings and against stability.

Moreover, the report reveals troubling indicators for the direction of future trends. Roughly one in three Ohioans with a mortgage has negative equity in his or her home or is "under water," and approximately one in every six Ohioans with a mortgage is either in foreclosure or at least 30 days past due. These statistics only become more disconcerting when one considers another finding of the report: "Ohio ranks at the bottom of states for successful mortgage modifications under the federal HAMP program." With legislation, funding and public-private sector efforts that continue to fall far short of providing the kind of solutions that will tackle the foreclosure crisis on a large scale, homeowners at risk are left with few viable options.

Even when free programs, counseling and possible foreclosure solutions exist for at-risk homeowners, homeowners may either not be fully aware of their options (and the laws) and/or may have little confidence that anyone will be able to help them in their particular circumstances. Many homeowners, thus, never seek assistance, losing their homes, having to relocate, and experiencing lasting damage to their credit scores and overall financial profiles. Other at-risk homeowners receive illegitimate offers of "assistance" from individuals and entities attempting to take advantage of homeowners in a time of uncertainty and distress. Thus, the foreclosure crisis has given birth to another major issue of concern: mortgage rescue scams.

In consulting the Loan Prevention Scam Database of complaints, as of February, 2011, Ohio ranked 14th in the country with a total of 172 complaints according to the database's ranking of "Top States" by number of complaints. The average fee paid in Ohio equaled \$2,543.49, with total fees paid exceeding \$373,893. This compares with the somewhat higher national average of \$2,885.72. Among the complaints filed, 37 were Legal Representation Complaints. The complaints originated from 139 different zip codes across the state. Of these, four zip codes were in Lucas County. Thus far, 51 entities and individuals have been identified as scammers operating within Ohio, and 75 complaints have been filed against them. One of these scammers was located in Lucas County, in the City of Toledo (representing one complaint). Of the 160 homeowner complaints filed in Ohio, six have been filed by Lucas County homeowners (three in the City of Toledo, two in Maumee, and one in Sylvania).

Further analysis of Lucas County complaints reveals interesting data about the nature of the mortgage scam situation. As many studies of the foreclosure crisis have noted, the initial wave of foreclosures tended to have the most severe impact on urban centers. Nevertheless, with the spread of economic instability to other areas of the market, foreclosure rates began to soar in peripheral and suburban communities as well. Thus, the fact that homeowners residing both in urban Toledo and the suburbs of Maumee and Sylvania have filed complaints should not be particularly surprising. Where foreclosures have occurred, the scammers seem to follow.

Evaluation of actual complaint files demonstrates the characteristics of the cases in Lucas County in greater detail. As the complaint data indicates, some homeowners identify scammers quickly and seek legitimate, free assistance from housing counseling and other agencies. Unfortunately, other homeowners may take months, or longer, to realize that a scammer has taken advantage of them and that free, legitimate sources of aid exist in their respective communities. Homeowners ranged in both gender and age, but all who filed complaints were Caucasian. The scammers operating in Lucas County, as in many other areas, come from a variety of states, which only emphasizes the need to address the issue of mortgage fraud on a

federal level. Scammers almost always requested homeowners to pay advance fees for services, which were generally never rendered. This is typical of the “Phantom Foreclosure Counseling” scams. Currently, this seems to be the most common type of mortgage rescue scam in the region, but the data available is admittedly limited.

As this issue continues to develop, the Toledo FHC is engaging in numerous investigation and enforcement efforts to combat its detrimental effects. Hopefully, such scams will not hasten or worsen the already dismal rates of foreclosure the area has undergone.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Toledo offers several programs that are designed to not only promote homeownership but address issues arising from the high rate of foreclosures in the area. They are described below.

Neighborhood Stabilization Program (NSP)

This grant, for \$12,270,705, continues its efforts towards the acquisition and redevelopment of foreclosed properties to prevent blighting influences in the City of Toledo’s neighborhoods.

NSP funds are being utilized in three stipulated need categories:

- Areas with the greatest percentage of home foreclosures;
- Areas with the highest percentage of homes financed by sub-prime mortgage-related loans;
- Areas identified as likely to face a significant rise in the rate of home foreclosures.

Funds are utilized to benefit low-, moderate-, and middle-income persons and families whose incomes do not exceed 120 percent Area Median Income (AMI). The City of Toledo has also, by requirement, set aside 25 percent to provide permanent housing for persons and families whose incomes do not exceed 25 percent AMI. Prospective homeowners are required to attend and complete an eight-hour homeownership training session organized by a qualified HUD-approved counseling agency, such as Northwest Ohio Development Agency (NODA), NHS, or FNV.

Funds are expected to be fully expended by the City of Toledo within four years of contract. It has dedicated funds for the following eligible categories:

Acquisition and Rehabilitation

This activity will provide affordable, safe, and decent homes for prospective families and persons primarily in the tipping-point neighborhoods in Toledo, including Library Village, Secor Gardens/Sleepy Hollow, Highland Heights, and the East Side. Partners include Gant, LLC, Home Renewal Systems, Fort Industry, NHS, Summerfield, Valencia, FNV, and Jessco Homes. This category also includes a 25 percent set aside for persons and families whose incomes do not exceed 25 percent AMI.

Demolition

This activity will target central city and east Toledo neighborhoods that include Chase, Garfield, Sherman, Dorr Street Corridor, La Onda, and Ironwood. This activity, undertaken by the City of Toledo, will be used to help create safe and suitable living environments for the targeted neighborhoods.

Redevelopment/New Construction

The activity will help provide affordable, safe, clean, and decent permanent housing for prospective renters or buyers. Again, the City of Toledo will primarily target redevelopment in tipping-point areas identified above. Partners include Gant, Maumee Valley Habitat For Humanity (MVHFH), NHS, ONYX, TCDC, and UNC.

Administration

The City of Toledo budgeted ten percent (\$1,227,070.60) for administrative purposes. The City of Toledo is utilizing funds for personnel costs, with a large portion allotted for contractors, vendors, equipment, and supplies. Marketing costs are also allocated from the administrative line item. The city is also paying HUD-approved housing counseling agencies to provide homeownership-training sessions for prospective income-qualified homebuyers. The budget includes \$20,000 for the purchase and licensing of an additional X-Ray Fluorescence analyzer and \$25,000 for lead training to increase the capacity of properly trained lead contractors for NSP lead hazard reduction/abatement activities.

Neighborhood Stabilization Program 2 (NSP2)

A consortium consisting of the City of Toledo, acting as lead agency, and both nonprofit and for profit organizations received \$10,150,840 from HUD to stabilize neighborhoods that have been severely impacted by the foreclosure crisis.

Foreclosed properties are not confined to the central city as one might expect, but scattered throughout the city. The consortium will primarily target its acquisition and rehabilitation of foreclosed and abandoned properties in the tipping point neighborhoods where properties may have higher values than properties in the central city neighborhoods. Acquisition and rehabilitation activities will also target other areas such as New School New Neighborhoods, areas where existing neighborhood revitalizing plans do exist, and other areas where substantial investments have already occurred.

Funds will be used to benefit low, moderate, and middle-income persons and families whose incomes do not exceed 120 percent AMI. The consortium is also required to set-aside at least 25 percent of the funds to benefit persons and families whose incomes do exceed 25 percent AMI. Prospective homeowners are required to attend and complete an eight-hour homeownership training session organized by a qualified, HUD-approved, counseling agency. NSP2 will focus on NSP target areas in an effort to effectively arrest the decline and degeneration of the property values in the neighborhoods. Though the target areas under NSP2 have been increased to include areas in Lucas County outside the City of Toledo limits experiencing increased foreclosure, efforts will be made to concentrate the funds in the tipping point neighborhoods severely impacted by foreclosure. Oregon, Sylvania Township, and Springfield Township, areas outside the City of Toledo limits, may also be included in the target areas under NSP2.

Third-party partners selected by the city through a Request for Qualifications (RFQs) must meet developer standards that include agency capacity, demonstrated experience, and access to private financing for housing development.

The City of Toledo has dedicated funds for the following eligible categories:

Acquisition and Rehabilitation

This activity will provide affordable, safe, and decent homes for prospective families and persons primarily in the tipping point neighborhoods in Toledo that include Library Village, Secor Gardens/Sleepy Hollow, Highland Heights, and the East Side. In addition, funds will be spent to rehabilitate six homes for persons whose incomes do not exceed 50 percent AMI. Partners include FNV, Gant, LLC, LMHA, MVHFH, NHS, and UNC.

Demolition

This activity, for which the City of Toledo will assume leadership, will be used to help create safe and suitable living environments for residents in targeted neighborhoods (central city, East Toledo neighborhoods that include Chase, Garfield, Sherman, Dorr Street Corridor, La Onda and Ironwood). NSP2 funds may also be used to demolish dilapidated structures outside the boundaries of the City of Toledo but within Lucas County.

Redevelopment/New Construction

The activity will provide affordable, safe, clean, and decent permanent housing for prospective renters or buyers. A portion of the units will be set aside for households whose income does not exceed 50 percent AMI. The partner is KARP and Associates.

Administration

The consortium will budget ten percent, \$1,015,084, for administrative purposes. A portion of the administrative funds will be spent on qualified homebuyers' housing counseling training, supplies, and marketing. Performance measurements will be based upon a comparison of actual total administrative expenses during the one-year period.

Neighborhood Stabilization Program 3 (NSP3)

The City of Toledo received \$3,589,715 from HUD's Neighborhood Stabilization Program 3 (NSP3), which will be concentrated in the highest needs census tract areas having a minimum risk score of 17. These areas represent the highest percentage of home foreclosures, homes financed by subprime mortgage related loans, and areas likely to face a significant rise in the rate of home foreclosures.

The City of Toledo will utilize funds for the following eligible activities: acquisition and rehabilitation, demolition, redevelopment, and administrative costs. It will also further ensure that 25 percent is set aside to address the housing needs of households whose incomes do not exceed 50 percent AMI. The grant will allow the city to respond to the rising foreclosures and declining property values within the city limits. The City of Toledo anticipates utilizing at least one-third of the grant during the 2011-2012 program year.

OTHER EFFORTS THAT FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Toledo utilizes a strategy that is designed to ameliorate its ability to promote affordable housing through owner-occupied rehabilitation and other assisted-comprehensive initiatives, while also ensuring that it adheres to environmental protection laws, preserves older housing stock and offers housing opportunities for first-time buyers, senior citizens, individuals with disabilities, and other special needs populations. This effort, while made more difficult due to the increased need for services, utilizes various agencies and programs that promote and foster stability within the housing market.

The following programs are designed to assist in maintaining and fostering affordable housing:

- **Emergency Repair Program** - Through the use of CDBG funds, two entities offer owner-occupied related services as they relate to emergency repairs: EOPA offers emergency grants for persons 62 years of age or older, or disabled whose household income is between 0–40 percent of area median income; and, East Toledo Family Center offers a program to low- to moderate-income senior households for needed repairs and home rehabilitation to households, thereby allowing them to maintain healthy and safe living environments.
- **Toledo Code Violation Abatement Program (CVAP)** - This program, administered by Toledo Municipal Court (TMC), addresses the housing needs of low- to moderate-income homeowners cited into court for housing code violations. Grants not to exceed \$4,500 are awarded to homeowners whose household income is at, or below 80 percent of area median income to alleviate housing code violations with the intended outcomes being a substantial improvement in the living conditions of the home, physical improvement to the neighborhood through the elimination of slum and blight, and the preservation of housing stock.
- **CHDO HOME Development Fund** - HOME funds are utilized for gap financing to CHDOs acting as an owner, sponsor, or developer of single-family detached housing units to be newly constructed or rehabilitated for homeownership by families earning no more than 80 percent of area median income. DON offers a Buyer Subsidy Program that provides direct assistance to purchasers of housing sponsored or developed by a CHDO. The DON provides a minimum of 15 percent of its annual HOME allocation for this program for income-eligible, first-time homebuyers.
- **Relocation Program** - The City of Toledo follows a non-displacement policy for all commercial or resident tenants in projects using federal, state, and/or local funds for the following activities: demolition, rehabilitation, acquisition, or conversion. The program's goal is to offer fair and consistent treatment through relocation planning ensuring that persons displaced or temporarily relocated are matched with appropriate resources. DON uses the Uniform Relocation Act (URA) of 1970, as amended. In cases of nonfederally-funded projects, the URA guidelines are used for assistance under the "Optional Relocation Plan." This plan is triggered when DON serves a "72-Hour Unfit for Human Habitation" order to an occupant. If the occupant cannot secure decent, safe, and sanitary

temporary housing, DON evaluates each case individually to determine the support needed. Support may include, but is not limited to assistance for a temporary hotel stay, and rental, or storage aid. DON administers referral services and counseling and may assess tenants for Section 8 eligibility.

- Owner-Occupied Rehabilitation - Funds are made available to homeowners living in the City of Toledo who qualify, based on household earnings of less than 80 percent AMI, to address housing code issues, energy efficiencies, and accessibility modifications. The DON, alongside and/or in coordination with community development corporations, local lenders, NODA, and LISC, assumes responsibility for this initiative to improve the quality of occupied, homeowner housing stock.
- Loan Program - NODA, a Community Development Financial Institution, offers below market-rate loan products to assist targeted populations in increasing their financial security through homeownership. It offers loans for home purchases and provides gap financing. It also offers below-market interest rate loans for home repairs and improvements. Qualifying guidelines include owner-occupied homes, location within the target market community, and completing educational components.
- Toledo-Lucas County Housing Fund - Local nonprofit that is a cooperative effort between the City of Toledo, Lucas County, private nonprofit agencies, the business community, and other community stakeholders to promote policies and programs that address unmet housing needs, provide flexible resources to address investment gaps, and actively engage both public and private sector entities to advocate for high quality, safe neighborhoods. It provides opportunity for community partners to submit annual proposals to undertake an array of housing projects.
- Community-Based Development Organization (CBDO) - This specifically designated status given to a subrecipient qualifies an entity to undertake eligible projects under CDBG, specifically construction, under the following categories: neighborhood revitalization, community economic development, and energy conservation. A CBDO must be organized under state or local law to carry out community development activities, maintain at least 51 percent of its governing body's membership from: low- and moderate-income residents of its area of operation; owners or senior officers of private establishments and other institutions in or serving the geographic area of operation; and/or representatives of low- and moderate-income neighborhood organizations located in the geographic area of operation. The City of Toledo currently has three CDCs who qualify as CBDOS: United North Corporation, TCDC and FNV.
- Ramps and Accessibility Modifications - The Ability Center of Greater Toledo constructs ramps and makes accessible bathroom modifications for individuals with disabilities. Those persons with disabilities whose income does not exceed 80 percent of the annual federal poverty guidelines are eligible for services. After application approval and income verification, staff makes a home visit to determine needs. A ramp is designed which adheres to ADA guidelines and is also approved by the City of Toledo's

Department of Inspections before construction begins. Labor, materials, and work are performed at no charge to disabled persons.

- **Affirmatively Furthering Fair Housing** - The City of Toledo is dedicated to affirmatively furthering fair housing choices. It partners with the FHC in the development of the Analysis of Impediments (AI), including facilitating, managing, and monitoring progress towards the elimination of the community's impediments to fair housing choice.

As per the Consolidated Plan regulations (24 CFR 91.225), the City of Toledo conducts a comprehensive review of barriers in the community that inhibit consumers from acquiring the housing of their choice based on race, color, ancestry, national origin, religion, sex, familial status, disability, military status, or sexual orientation. This analysis and respective strategic planning process coincides with the City's Consolidated Plan timeline and is completed every five years.

Impediments to fair housing are defined by HUD as "any actions, omissions, or decisions taken because of race, color, ancestry, religion, sex, disability, familial status, national origin, military status or sexual orientation which restrict housing choices or the availability of housing choices." The most recent five-year analysis, created for the period 2010-2015 by the City of Toledo and the FHC, includes a study of the rental, sales, lending, and insurance markets and looks at advertising issues surrounding those markets. This AI is used as a starting point for the development of a fair housing action plan. The impediment analysis includes jurisdictional background data, an evaluation of the jurisdictions' current fair housing program, identification of impediments to fair housing choices, an assessment of current public and private fair housing programs or activities, and recommendations for addressing identified impediments. It identifies nine impediment areas as priorities: rental, foreclosure/foreclosure prevention, assisted housing, zoning and new construction, fair housing awareness, real estate sales, lending and finance, homeowners insurance, and advertising violations.

The AI is broken down by factors that impact open housing choice and provides a discussion of any identified impediments, followed by conclusions and recommendations for addressing impediments.

For the 2011 program year, FHC has targeted the following Goals/Objectives and ensuing Action Steps, as proposed within its five-year 2010 AI:

Section	Goals/Objectives	Action Steps
RENT	Improve the landlord-tenant relationship in order to promote long-term, sustainable housing of choice	Establish a landlord-tenant agency to address issues arising between housing providers and tenants
RENT	Ensure full enjoyment of rental housing units for disabled tenants	-Assist clients with reasonable accommodation and modification requests -Investigate reasonable

		<p>accommodation denials or complaints</p> <ul style="list-style-type: none"> -Investigate reasonable modification denials or complaints -Assist clients with complaint process as needed
RENT	Ensure equal access to housing regardless of race	<ul style="list-style-type: none"> -Investigate complaints of racial discrimination -Conduct testing using HUD-approved methodologies -Where indicated, file administrative complaints with HUD/OCRC
FORECLOSURE AND FORECLOSURE PREVENTION	Help to reduce and/or prevent foreclosures, thereby stabilizing area neighborhoods	<ul style="list-style-type: none"> -Provide consumers with foreclosure prevention resources including, but not limited to: education, emergency mortgage assistance, and loan modifications -Education: foreclosure prevention counseling, financial management training, credit counseling, mortgage rescue scam identification -Loan Modifications: working with lenders/servicers through such programs as Making Home Affordable
ASSISTED HOUSING	Expand availability of Section 8 housing.	<ul style="list-style-type: none"> -Negotiate for Section 8 units in settlement agreements to increase the number of units available for Section 8 housing in historically closed communities -Encourage HUD to provide sufficient funding to allow LMHA to properly carry out the voucher program
FAIR HOUSING AWARENESS	Ensure that the information regarding fair housing is correct and consistent	Review, update, and revise FHC materials to include local and state protected classes (as needed)
FAIR HOUSING AWARENESS	Increase awareness of fair housing laws and the entities responsible for their enforcement.	<ul style="list-style-type: none"> -Provide outreach to housing industry professionals and public and private organizations -Provide outreach to the general public -Provide outreach in the form of trainings, presentations, resource

		<p>booths, printed materials, media outlets, and website</p> <ul style="list-style-type: none"> -Identify fair housing outreach materials requiring translation into languages other than English and explore possible funding sources to complete task
FAIR HOUSING AWARENESS	Promote more extensive collaboration and increase education and information sharing.	<ul style="list-style-type: none"> -Identify entities that have an influence on impediment areas and facilitate in-person and electronic communications between these entities -Explore utilization of social networking sites/social media marketing
REAL ESTATE	Increase affordable housing opportunities in traditionally underserved communities.	<ul style="list-style-type: none"> -Conduct neighborhood tour for housing industry professionals to highlight housing opportunities -Evaluate viability of Toledo Board of REALTORS Certified Affordable Real Estate Sales professionals program and better incentivize participation
LENDING AND FINANCE	Increase community-lending opportunities through Community Development Financial Institutions (CDFIs)	-Encourage increased funding for the CDFI Fund through the U.S. Department of Treasury
LENDING AND FINANCE	Expand banking and financing opportunities for the traditionally underserved and unbanked	-Work with community lenders and banks to develop a community-wide initiative to alleviate the dependency on check-cashing facilities and payday lenders
HOMEOWNERS INSURANCE	Provide the opportunity for quality, affordable full-replacement cost insurance policies in historically underserved communities	<ul style="list-style-type: none"> -Conduct systemic investigations of minimum age restrictions, minimum value restrictions and redlining -Conduct investigations of differential treatment in customer service issues and risk assessment of dwelling -Educate consumers and the community leaders, organizations, professionals and others who serve them regarding policies and practices of homeowners insurance

		providers, with special emphasis on the differences between full-replacement cost and market value policies
ADVERTISING VIOLATIONS	Decrease the presence, frequency, and dissemination of discriminatory language in the advertisement of housing	-Monitor area print media for fair housing violations, particularly race, familial status and disability -Monitor internet for fair housing violations, particularly familial status, gender, national origin, sexual orientation, and race -Conduct auditing and follow-up testing where necessary

CONTINUUM OF CARE

Toledo Lucas County Homelessness Board

Created in March 2005, the Toledo Lucas County Homelessness Board (TLCHB) is the lead entity of the Toledo Lucas County Continuum of Care (CoC). As such, it assures all components of a successful CoC are in place: outreach and assessment; supportive services; emergency shelter; transitional housing; and, permanent housing. TLCHB promotes an inclusive and comprehensive planning continuum, including an annual community wide event hosted by the TLCHB Community Engagement and Oversight Committee, the CASE to Care meeting for review and input of the community's plan to end homelessness (adopted in fall 2008), *The Community Alliances and Strategic Efforts (CASE) to Prevent, Reduce and End Homelessness Plan*.

The CASE Plan consists of four major goals with numerous objectives and strategies within each goal: homeless prevention; coordinated homeless services; sufficient affordable housing; and community engagement, coordination, and oversight. These goals direct the efforts of TLCHB, the Toledo Area Alliance to End Homelessness (TAAEH), a consortium of homeless service providers and stakeholders, and their public and private partners in addressing homelessness in a manner that provides everyone an opportunity to be "homed". "Homed" is defined as *living in safe, affordable permanent housing with adequate resources and support systems so as to achieve one's potential and contribute to the well-being of one's immediate household and the community at large*.

To accomplish the strategies of the CASE Plan, particularly reducing the chronic homeless population and enhancing homelessness prevention services, TLCHB has four subcommittees working on the following annual activities:

1. Create new permanent housing beds for chronic individuals

Working closely with the City of Toledo, DON, the Lucas County Commissioners, the Ohio Department of Development and the Ohio Supportive Housing for the Homeless Alliance, the TLCHB Sustainable Affordable Housing Committee is concentrating its planning and leadership efforts to duplicate the success of two new recently constructed permanent

supportive housing projects: HAVEN and the YWCA project. In addition, whenever possible without causing harm or service deficiency, transitional housing providers will be encouraged to convert self-contained units to permanent supportive housing.

2. Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent

This goal has been met for the past two years. The TLCHB Coordinated Services Committee and TAAEH will continue to promote and train best practice models of case management which include: client participation; access and receipt of mainstream resources; employment readiness; budget proficiency; and a working understanding of tenant rights and responsibilities. All CoC homeless services providers are expected to work closely with the Lucas County employment center, *The Source*, where clients receive job readiness and job seeking assistance.

3. Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 71 percent

This goal is being met and, in fact, was at 75% for 2009 due in great part to the cooperative work of TAAEH and the TLCHB Coordinated Services Committee. Efforts will continue to seek and adhere to best practices keeping the collaborative spirit and direct services activities focused on housing stability and client participation and satisfaction. The Sustainable Affordable Housing Committee will continue to advocate for and assist providers to secure additional public and private housing subsidies for those households most at risk of homelessness.

4. Increase percentage of persons employed at program exit to at least 20 percent

This goal has exceeded its threshold by 6 percent. Given the high unemployment within our community, this can be attributed again to the cooperative work and spirit of TAAEH and the committee work of TLCHB. The Director of *The Source*, the County's one stop employment assistance agency, serves on TLCHB and staff attends TAAEH meetings regularly, keeping providers and clients aware of employment and training opportunities. TLCHB encourages, directs and monitors TAAEH members to work closely with all federally-funded employment opportunities, especially those funded through ARRA. TLCHB encourages employment placement services and job coaching as a standard part of a client's case management service plan and advocates for a broad range of opportunities for residents to achieve the level of income required to sustain the household.

5. Decrease the number of homeless households with children

Transitional housing with comprehensive employment and childcare services remain a high priority for TLCHB. The most recent Point-In-Time (PIT) taken in January 2011 notes 94 homeless households with children, a decrease of 3 households from the PIT in 2010. The CoC five-year goal is to have that number at or below 75. This can be accomplished with continued emphasis on prevention within the CASE-HPRP. TLCHB will continue to assist, monitor and advocate that legal aid services, community resource centers and the local 2-1-1 entity proactively offer housing stability opportunities to families who are homeless.

TLCHB is committed to fostering a positive response to the McKinney-Vento Act as

reauthorized by HEARTH: in particular, a shift toward community impact, emergency solutions and homeless prevention. The partnerships and activities built within CASE-HPRP (*see below*) will greatly enhance this approach and will serve as a model, with appropriate modification, as the anticipated systematic shift becomes regulated.

In anticipation of this, TLCHB has partnered with the City of Toledo, DON on a proposal to the Strategic Alliance Partnership Grant to support the Community Alliance Project (CAP).

CAP's goal is to expand and strengthen the cooperative decision-making model between the two entities toward a more structured alliance for allocation of the HUD-ESG funds administered by DON and HUD-SHP funds awarded through TLCHB so as to effectively align its resources for homeless services and homeless prevention in a concerted manner.

This effort will prompt collaborations among current subrecipients, reduce operation costs, and limit duplication of services. It will also provide a more efficient mechanism for the institution of gap services as needed and shift the continuum of care from a project-focused model to a community outcome impact that has an increased emphasis on prevention.

The CAP will result in an improved delivery of services to homeless households and those at imminent risk of homelessness by providing housing stability, direct financial assistance, and case management services so as to not to just end the episode of homelessness, but place the household on an achievable path for long-term benefit.

The cut in federal level funding expected, coupled with the new emphasis on prevention, will result in fewer dollars available to current programming within our community. Thus, the CAP will result in providing solution-based opportunities that maximize the reduction in such a manner that services are not lost. TLCHB is committed to finding the resources necessary to achieve CAP.

Homelessness Prevention

The TLCHB Homelessness Prevention Committee maintains four targeted objectives: households at imminent risk of losing housing; persons exiting shelter and transitional housing; persons released by public institutions without permanent housing placement; and, adequate community response in the areas of housing, education and employment. The collaborative and comprehensive nature of the following project significantly addresses all four objectives:

CASE-HPRP

As a result of the ARRA of 2009, the City of Toledo and Lucas County received \$4.2 million collectively, and has instituted the Homelessness Prevention and Rapid Re-Housing Program (HPRP). With additional funds leveraged from United Way of Greater Toledo, the CASE-HPRP provides housing stabilization services and financial assistance to eligible applicants to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.

While the City of Toledo is the oversight and fiscal agent, TLCHB manages the project services component, which involves a coordinated effort amongst seven experienced local

agencies. The program includes centralized intake and coordinated case management services and is projected to serve a minimum of 100 rapid re-housing households and 400 homeless prevention households. As of January 2011, the project has enrolled 462 households, 65 of whom are homeless who received rapid re-housing assistance. The project will likely exceed its goal of 500 households when the program expires in August 2012.

Homeless Management Information System

HMIS, implemented in November 2004, continues to collect and enter data on homeless persons. There is no single point of entry for HMIS. Promoting collaborative efforts among service providers, an administrator oversees the process and provides technical support for operations.

HMIS Action Steps for 2011-2012 include:

- o Maintain the HMIS subcommittee under the governance of TLCHB;
- o Continue to integrate HMIS in the planning, monitoring, and analysis work of TLCHB;
- o Develop reporting mechanisms to monitor progression of the CASE Plan;
- o Expand the data quality program beyond completeness to include incongruity among data elements;
- o Work with funders and program monitors to ensure congruity between case files and data reported in HMIS;
- o Develop and implement automated CDBG/ESG monthly tracking reports;
- o Continue to convene biannual executive director meetings;
- o Continue to convene quarterly end-user meetings.

Toledo Lucas County January 2011 Point-In-Time

Homeless Populations		January 25, 2011		
	Emergency	Transitional	Unsheltered	Total
1. Number of Families with Children	33	49	12	94
1a. Total Number of Persons in Families with Children	88	145	45	278
2. Number of Households without Children	342	129	192	663
2a. Total Number of Persons in Households without Children	342	129	192	663
TOTAL (1a+2a)	430	274	237	941
Homeless Subpopulations				
Chronically Homeless	183	21	20	224
Severely Mentally Ill	80	64	54	198
Chronic Substance Abusers	84	59	53	196
Veterans	56	14	20	90
Persons with HIV/AIDs	0	0	2	2
Victims of Domestic Violence	75	67	3	145
Unaccompanied Youth (under 18)	0	0	0	0

Components of the Toledo/Lucas County CoC System

Outreach & Assessment - Teams of social workers, medical personnel, and a veteran's organization personnel engage the "chronic" homeless through street outreach, providing food, blankets, clothing, "street corner" assessments, hygiene supplies, crisis intervention, peer support, and transportation. Agencies involved in these efforts include Projects for Assistance in Transition from Homelessness (PATH) and Homeless HealthCare for Veterans (HHCV).

Emergency Shelter - In *most* cases, the first level of entry that homeless persons access. The goal is to stabilize an unaccompanied individual, or family in crisis and provide assessment and linkage to other service providers. Referrals are made to transitional and permanent housing providers based on client evaluation.

Toledo's nine emergency shelters serve a vital link in the CoC, providing a safe environment and assistance in locating supportive services and income resources.

Below is the a list of emergency shelters, population served, and their capacity:

Agency Name	Population Served	Number Of Beds	Other (mat/cot)	Maximum Stay (Days)
Beach House	Families & unaccompanied females	22		90
Cherry Street Mission	Unaccompanied men (recovery, mental illness)	160	60	Open
Family House	Families (general)	90	15	90
Family Promise	Families (general)	14		30
LaPosada	Families (general)	38		90
St. Paul's Community Center	Unaccompanied men and women (mental illness)	50	5	30
Sparrow's Nest	Unaccompanied Women (recovery, mental illness)	26		Open
Toledo Gospel Rescue Mission	Unaccompanied males	80		5
YWCA Battered Women's Shelter	Unaccompanied females & females w/children (victims of domestic violence)	28		30
	Total:	508	80	

Transitional Housing - Medium-term temporary housing (up to 18 months) for those with specialized needs. Current transitional programs serve specific subpopulations such as domestic violence victims, those with substance abuse, ex-offenders, and those with a severe and persistent mental illness. Life-skills training, parenting, job training, job placement and case management assist clients as they prepare for permanent placement into housing.

Below is a list of the transitional shelters and their capacity:

Agency Name	Population Served	Number Of Beds	Maximum Stay (Months)
Aurora House	Adult women in recovery,		

Agency Name	Population Served	Number Of Beds	Maximum Stay (Months)
	unaccompanied and households with children	20	18
Bethany House	Adult women experiencing domestic violence, unaccompanied and households with children	34	18
Cherry Street Mission	Unaccompanied men (recovery, mental illness)	44	24
Cherry Street Mission (Sparrow's Nest)	Unaccompanied women (recovery, mental illness)	67	
FOCUS	Unaccompanied men, women, & families (general)	158	18
Harbor House	Unaccompanied Women (recovery)	14	18
NAOMI Transitional House	Unaccompanied Women (recovery)	5	24
Neighborhood Properties, Inc. (Road to Recovery)	Unaccompanied men and women (recovery, mental illness)	17	18
Open Door Ministry	Unaccompanied Men (recovery)	50	18
The Dwelling Place	Unaccompanied men, women, & families (mental illness)	11	24
Toledo Gospel Rescue Mission	Unaccompanied men (recovery)	5	24
	Total:	425	

Permanent Supportive Housing - These housing types vary in their design, promoting a community-based, long-term living setting. Two Shelter Plus Care (S+C) projects continue to provide a total of 30 housing units. The rental assistance provided is matched with an equal value of supportive services provided to a target population - those with mental illnesses. The Toledo/Lucas County CoC, through the TLCHB, will continue to promote permanent supportive housing and permanent housing so that every person desiring to be homed in Toledo and Lucas County has that option.

Listed below is an updated inventory of permanent supportive-housing:

Agency Name	Population Served	Number Of Units
Aurora Project	Families	2
FOCUS PSH	Families	22
Lucas County T.A.S.C.	Homeless, ex-offenders (individuals & families)	27
Mental Health and Recovery Services Board of Lucas County	Affordable Housing for Persons with Mental Illness PACT Partnership Pathway to Shelter	61 14 15
Neighborhood Properties, Inc.	Single men, women, & families (mental illness) A Place Called Home CSH Scattered Sites (State of Ohio) Homeless Veterans	15 5 21

	Families with Mental Illness	24
	Housing First	21
	First Avenue	12
	Families with Mental Illness Expansion	12
	Fresh Start	12
	Haven	12
YWCA of Greater Toledo	YWCA Apartments	16
	<i>Sub-total # of Units (# of available beds = 397):</i>	291
NPI – ODMH/Prevention	<i>*variable</i>	278
	Total:	569

Supportive Services – Programs designed to assist clients with services to facilitate movement toward permanent housing. Specific subpopulations served include:

- Chemically dependent persons;
- Persons with a severe and persistent mental illness;
- Person living with HIV/AIDS;
- Victims of domestic violence;
- Youth;
- Veterans;
- Ex-offenders;
- Chronically homeless individuals.

JURISDICTIONAL DISCHARGE POLICY

While the City of Toledo does not have an established policy in place that oversees the myriad of methods for discharge from publicly funded systems of care institutions, it does, through the Toledo Lucas County Continuum of Care, maintain open communication with the various institutions, such as health care, foster care, and correctional facilities. This linkage ensures that discharge from those establishments does not immediately result in homelessness for persons leaving/entering/re-entering the community.

The TLCHB, of which the City of Toledo is an active member, addresses institutional discharge through its Homeless Prevention committee. The committee’s third objective speaks to its intent: “develop a discharge-planning model from the criminal justice, medical and behavioral health systems that provides for follow-up and flexibility in individual housing plans”. The committee has also included youth aging out of foster care within its scope of service.

All institutions review current policies on a regular basis and have agreed to work together to determine where barriers may exist. The goal is to collect and share information for continued refinement of the various discharge policies within the community.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

Public Housing

The Lucas Metropolitan Housing Authority (LMHA) completed its Annual Plan for 2011 as required by Section 511 of the Federal Quality Housing and Work Responsibility Act of 1998.

The Plan includes LMHA's goals and objectives for serving low-income households, improving the living environment of residents, strategies to encourage involvement with public housing resident councils, and participation in various homeownership programs. Copies of LMHA's 5-year and 1-year plans are made available for public viewing at LMHA's central office, 435 Nebraska Avenue, Toledo, OH 43604, and on its web site (www.lucasmha.org).

LMHA maintains a commitment to continuously carry out strategies that will address inefficiencies, provide better living conditions, and empower residents. LMHA will implement the strategies and activities as described in Toledo's FY 2010-2015 Consolidated Plan, including carrying out the following activities for FY 2011.

Ongoing Annual Goals

- Achieve high performance in the Public Housing Assessment System (PHAS) and in the Section 8 Management Assessment Program (SEMAP);
- Continue upgrades on data management and computer systems;
- Continue improvement in the financial management of the organization;
- Increase the availability of accessible housing;
- Create partnerships to expand housing opportunities;
- Improve the quality of assisted housing;
- Promote self-sufficiency and asset development of assisted households;
- Ensure equal opportunity and affirmatively further fair housing.

Expand Homeownership and Family Self-Sufficiency Opportunities

- Continue to provide homeownership opportunities using the Section 8 Housing Choice Voucher to increase opportunities for eligible participants. As of 12/31/10, there were 68 families receiving Housing Assistance Payments (HAP) to assist with their mortgages, and approximately ten more families are expected to be added in 2011;
- Expand Section 8 Family Self-Sufficiency Program;
- Continue to provide homeownership opportunities for residents of public housing developments; assist ten families per year to purchase their first home;
- Expand the Public Housing Family Self-Sufficiency Program;
- Continue to explore avenues to rehabilitate and resell moderately priced homes.

Continue Modernization and Development Efforts

- LMHA will begin to implement the previous master planning efforts undertaken at Brand Whitlock and Albertus Brown Homes in collaboration with residents, neighbors, and the City of Toledo. Implementation will include beginning relocation of existing residents in mid-2011, with demolition of the Albertus Brown Homes to commence in late 2011. The Boulevard Group is assisting LMHA by acting as the program manager for this comprehensive project.
- LMHA continues to evaluate acquiring an existing affordable apartment community or market-rate community, that currently has very few or no tenants utilizing the Housing Choice Voucher Program to increase the access to affordable housing in the community.

- Develop and construct affordable, single-family housing for homeownership, targeting low- and moderate-income families, using reprogrammed Turnkey III funding and City HOME dollars.
- LMHA currently has plans to submit a 2012 LIHTC application and 2011 HOPE VI application, dependent on the continuation of the program.

Maintain a High Level of Property Maintenance and Management

- Continue partnership with the Toledo Police Department and Lucas County Sheriff's office to ensure that all LMHA developments are safe and marketable to prospective residents;
- Provide daily lease enforcement to maintain high levels of curb appeal;
- Conduct annual inspections on 100 percent of its housing portfolio for physical conditions, and health and safety issues;
- Provide timely response to tenant work order requests.

Maintain Occupancy Activities

- Collaborate with the Lucas County Regional Health District to identify units receiving a HAP subsidy that need lead-paint abatement to provide safe homes for families with small children;
- Increase housing opportunities in low poverty areas and decrease the number of families living in high poverty areas through the Housing Choice Voucher Program;
- Continue with designated housing facilities for "elderly only" households.
- Administer a total of 4,172 Housing Choice Vouchers, which includes Mod Rehab Units, Mainstream and VASH;
- Utilize 98 percent of the funding from the Housing Choice Voucher Program.
- Maintain 98 percent leasing level in the Public Housing's 3,100 units.

Resident and Special Services

The Resident and Special Services Department (RSSD) connects the frail, disabled, and families in need with community and support services. This empowers elderly and disabled residents to remain self-sufficient and to live independently as long as possible avoiding costly and unnecessary transfers to nursing homes. RSSD also assists families by linking them with education, job training, and homeownership opportunities.

Besides the obvious benefit of resident retention, the following is a list of other needs that are addressed by having a strong resident and special service department:

- Prevention of potential vacancy problems;
- Decline in premature apartment turnover;
- Reduction in apartment damages;
- Reduction in resident crisis situations;
- A marketing asset in the competitive market place of senior & family housing;
- Decline in "persistent" housekeeping concerns;
- Significance in stress reduction on manager and other facility staff;
- Assistance to management in maintaining their daily schedules without interruption for resident health, family, or personal crises;

- Increased involvement in facility activities by residents;
- Enhanced cooperation by families;
- Elevated level of residents' self-esteem;
- Heightened sense of "community" among residents and staff;
- Increased awareness of available community services;
- Raised awareness about aging concerns by facility staff.

LMHA will continue to partner with the Central Resident Council, local Resident Councils, the Resident Advisory Board, and Block Watch leaders. Training opportunities will be provided to these various resident groups when available.

Partnership Initiatives

LMHA continues to work with a variety of partners: YWCA, Ohio Department of Education, Job and Family Services- Workforce Investment Agency, *The Source*, Youth Council, Toledo Community Recreation Program Owens Community College, East Toledo Family Center, Penta County Vocational School, Toledo Police Department, Lucas County Sheriff's Office, Girl Scouts, Boy Scouts, St. Vincent Mercy Medical Center, Boys and Girls Club, Toledo Metropolitan Mission, City of Toledo – Department of Environmental Services, the Police Athletic League, ASSETS Toledo, Owens Community College, Meals on Wheels, Unison Behavioral Health Group, Zepf Community Mental Health Center, Area Office on Aging, NPI, Neighborhood Health Association, UMADAOP, Center of HOPE, and many local businesses.

LMHA remains a standard performing public housing authority (PHA) in the Conventional Public Housing and Housing Choice Voucher Programs.

EVALUATION AND REDUCTION OF LEAD-BASED HAZARDS

The City of Toledo continues its commitment to providing lead-safe, decent, safe, and sanitary housing for eligible families. This program uses a highly coordinated network consisting of private health officials, community development corporations, LMHA, social service agencies, and other city departments. The program targets central city neighborhoods where low-income families occupy two of every three residential units and the concentration of pre-1978 structures containing lead paint is estimated to exceed 80 percent.

The program consists of:

- Public education;
- Identifying lead hazards;
- The remediation of lead-based paint hazards in the targeted household; and
- Providing training opportunities for low- to moderate-income citizens.

The City of Toledo, DON's Housing Division administers an owner-occupied rehabilitation program and a CHDO program, both of which are required to be assessed for lead hazards. Licensed personnel conduct the assessment. Properties where lead hazards are discovered are abated through the use of lead abatement contractors, in accordance with federal regulations.

All residential homes that receive down-payment assistance through HOME funds are also assessed visually for lead hazards. Homes where lead hazards exist must be made lead-safe prior to finalization of the sale. Efforts addressing lead-based paint hazards are essential, especially when targeting rehabilitation projects in the central city neighborhoods.

The DON's Housing Division has just completed the Lead Hazard Reduction Demonstration Grant, a three-year contract with the HUD, completing 270 lead-safe units. New funding opportunities have been announced and the City of Toledo along with its community partners will move forward with making application.

In the interim, the DON will continue to assist neighborhoods in carrying out the need to provide funding for lead hazard control activities with HOME funds.

REDUCING THE NUMBER OF PERSONS BELOW THE POVERTY LINE

The City of Toledo faces serious challenges in reducing the number of persons below the poverty line. Foremost in addressing this issue is developing a way to halt the increase in the number of persons who are living below the poverty line. This includes those who have had their wages decreased over the last few years due to the economy.

The economy remains stagnant, albeit with some improvement in the unemployment rate for Toledo. For the first quarter of 2011, Toledo's unemployment rate stood at 10.1 percent, slightly down from the same period in 2010, when it was 12.5 percent. Although this is an improvement, it is unclear whether the trend will continue. In January 2011, the rate of unemployment remained high.

Using federal funds, a concerted effort toward stabilizing those at risk of becoming homeless and/or losing their homes must remain a focus to reduce the cost of continued long-term assistance that may be needed if they are unable to maintain housing or are not quickly re-housed.

Activities that provide the greatest impact for continued employment, job training, and retention of jobs through shared resources and collaborative efforts must be promoted. A regional effort to aggressively market the Toledo area must include continued expansion in the technology field and green energy options. The growth of solar and wind-related green industries continues to be promoted as a viable option in the region. The enticement of businesses into the region would create new jobs through relocation and/or expansion.

These efforts would allow the City of Toledo to expand its efforts beyond manufacturing as its base. Long a mainstay of Toledo, the continued reliance solely upon the automobile industry is not enough to sustain economic growth. Toledo has the potential to expand in the transportation and distribution categories due to its location (waterway, airport, crossroads).

Education is critical in continued efforts at reducing the poverty level. Studies have shown that those with a high school education or less do not fare as well as those who are highly educated or highly skilled.

The city continues to utilize stimulus grants to promote investment in economic development, housing, infrastructure, and other activities, while promoting a systemic change toward collaborative efforts.

DEVELOPING THE COMMUNITY'S INSTITUTIONAL STRUCTURE

In coordination with recommendations as outlined in the proposed 2010-2015 CONPLAN, the City of Toledo continues to promote better collaboration in all efforts. The City of Toledo partners with many institutional structures in carrying out activities designed to improve the quality of life within the city, while stabilizing neighborhoods and promoting economic opportunities. Each year, through the cooperation of major local entities, efforts are aimed at enhancing the coordination between service and housing agencies and private and public sector agencies, in order to address gaps in service. They include, but are not limited to the following:

- Toledo/Lucas County Homelessness Board (TLCHB);
- Toledo Lucas County Port Authority;
- United Way of Greater Toledo;
- Lucas Metropolitan Housing Authority (LMHA);
- Mental Health and Recovery Services Board of Lucas County (MHR SBLC);
- Lucas County Children's Services Board (LCCS).

Each of the City of Toledo's partners brings specialized service components and experience. A continued commitment to these partnerships and collaborations is critical in achieving the desired outcomes for the community. For example, the MHR SBLC provides funding to several entities that provide treatment and support services for youth and adults in the public behavioral health system. Through the inter-relationships of over 25 agencies, a network of potential partners is established for possible collaborative efforts in conjunction with the City of Toledo.

Likewise, an active partnership with the Toledo/Lucas County Homelessness Board (TLCHB) provides direct financial assistance to individuals who are homeless or at imminent risk of homelessness through the CASE-HPRP. The project has broadened its capacity by leveraging funds from both the state and a local foundation.

Other relationships exist that consist of the business community, faith-based organizations, public service entities, housing providers, foundations, and other community organizations that advocate on behalf of those in need. Increased communication with all community stakeholders will continue to result in more formalized relationships that nurture and promote the City of Toledo's annual plans and goals.

CITIZEN PARTICIPATION

In accordance with HUD federal regulations CFR 91.105 and 91.200, the City of Toledo maintains a Citizen's Participation Plan (CPP). This document, amended in June 2009, attests that the City of Toledo solicits and utilizes input from citizens, community agencies and beneficiaries, allowing full participation at all levels such that allocation and utilization of HUD funds are conducted in an open manner with freedom of access for all interested persons.

The City of Toledo utilizes a Citizen's Review Committee (CRC) that is directly involved in the application process for CDBG and ESG funding. This committee is comprised of City of Toledo personnel (Internal Review Committee) and outside citizens, including those from private sector businesses and those directly involved with persons of low- to moderate-income. The sum of these groups collectively comprises the CRC.

The City of Toledo utilizes a two-year funding process for potential applicants. The 2011 program year represents the second of the two-year funding cycle for the 36th/37th CDBG and 24th/25th ESG years. All applicants approved for the 2010 program year were guaranteed funds for the upcoming 2011 program year, contingent upon successful CRC review of funded third-party partners' adherence to performance guidelines, administrative capacity, and availability of funds.

The CRC members' role entailed that they review, score and rank current CDBG and ESG subrecipients, based on activity for the first six months of the 2010 program year as well as proposed 37th/25th year projects. Factors included, but were not limited to: adherence to contract conditions; commitment to meeting its proposed objectives; successful outcome measurements attained; match requirement; and, priority within the 2010-2015 Five-Year Consolidated Plan.

The DON maintained three CRC groups: one for Community Development Corporations funded with CDBG; one for Public Service agencies funded with CDBG; and one for agencies funded through ESG.

As it relates to the 2011-2012 One-Year Action Plan, the public was afforded the following information:

- ▼ March 20, 2011 - Public Notice published in Sunday edition of *The Blade* periodical, announcing two Public Hearings for citizen comments;
- ▼ March 23, 2011 - Public Notice published in weekly editions of *La Prensa* and *The Toledo Journal* periodicals, announcing two Public Hearings for citizen comments;
- ▼ April 5, 2011 - 30-day Public Comment period begins for 2011-2012 One-Year Action Plan *DRAFT* document at 25 locations throughout the city and on the City of Toledo website;
- ▼ April 6, 2011 - First Public Hearing for 2011-2012 One-Year Action Plan;
- ▼ April 13, 2011 - Second Public Hearing for 2011-2012 One-Year Action Plan and public input/comment as to 2011-2012 CDBG and ESG third-party partner recommendations;
- ▼ May 4, 2011 - Conclusion of 30-day comment period for citizen comments.

As per the DON CPP, the announcement for the public hearings appeared in publications at least 14 days prior to the initial hearing. Letters as to the recommended allocations were sent to all interested parties, including organizations that serve primarily low- to moderate-income persons. The location of the public hearings was accessible to potential beneficiaries and accommodations for persons with special needs or requiring auxiliary aids were available upon request. Citizens were provided an opportunity to review a draft of the 2011-2012 One-Year Action Plan during the 30-day public comment period.

As a matter of policy, IRC/CRC recommendations are forwarded to the Mayor, who reviews and evaluates the recommendations. Recommendations are also forwarded to the Community and Neighborhoods Development Committee before full presentation before Toledo City Council for final approval.

The City of Toledo encourages citizens to comment and/or provide feedback throughout the year. All final copies of the One-Year Action Plan are available at a minimum of 25 public locations throughout the city as well as on the City of Toledo website: toledo.oh.gov. DON provides technical assistance to those with questions and those in need of clarification on any aspect of the funding process. The DON also allows public access to all records as it pertains to the distribution of funds, allocation recommendations, and final awards.

Below is the timetable for the 37th Year CDBG and 25th Year ESG year funding process:

January 21, 2011	ESG & CDBG Work Plan/Budget request letters mailed by DON
February 7, 2011	ESG 25 th Year Work Plans & Budgets due from Third-Party Partners
February 14, 2011	CDBG 37 th Year Work Plans & Budgets due from Third-Party Partners
February 16, 2011	Delivery of ESG Work Plan, Budgets, Monitoring Reports, and Third-Party Partner Evaluation Tool to IRC/CRC members
February 23, 2011	Delivery of CDBG Information to CDC & Public Service IRC/CRC members
March 2, 2011	IRC/CRC Scoring and Ranking of ESG Third-Party Partners
March 8, 2011	IRC/CRC Scoring and Ranking of CDBG CDC Third-Party Partners
March 11, 2011	IRC/CRC Scoring and Ranking of CDBG Public Service Third-Party Partners
March 18, 2011	Submit Public Notice to periodicals for Action Plan comment period inclusive of draft 2011-2012 Action Plan and CDBG/ESG 37 th /25 th Year funding recommendations
March 20, 2011	Public Notice appears in <i>The Blade</i> for 2011-2012 Action Plan Public Hearings and 30-day comment period
March 23, 2011	Public Notice appears in <i>The Journal</i> and <i>La Prensa</i> for 2011-2012 Action Plan Public Hearings and 30-day comment period
March 30, 2011	Meeting with the Mayor's Office
April 5, 2011	30-day comment period begins for <i>Draft 2011-2012 Action Plan</i>

April 6, 2011	1 st Public Hearing: <i>Draft 2011-2012 Action Plan</i>
April 13, 2011	2 nd Public Hearing: <i>Draft 2011-2012 Action Plan & 37th/25th Year CDBG/ESG Recommendations</i>
April 20, 2011	Submit legislation for HUD 2011-2012 One-Year Action Plan
May 26, 2011	Agenda Review
May 3, 2011	City Council reading, amendment and passage (<i>due to a delay in notification of the City of Toledo's entitlement allocation, an opportunity for a 1st reading was not available</i>)
May 4, 2011	30-day comment period ends
May 16, 2011	Submit 2011-2012 One-Year Action Plan to HUD

The City of Toledo accepted all writings as to the content of the 2011-2012 One-Year Action Plan. One written comment was received. Toledo Seagate Food Bank (TSFB) forwarded a letter that commented on the CRC recommendation to reduce its 37th year CDBG award by \$5,460 due to historically late reporting by TSFB as it related to contract reporting requirements. This public comment is noted as an attachment to this document.

PROGRAM MONITORING

The City of Toledo, Department of Neighborhoods (DON) has oversight of programs funded by HUD federal dollars, which encompasses the monitoring of CDBG, CDBG-R, HPRP, and ESG subrecipients and subgrantees.

The DON's primary goal is to ensure that third-party partners:

- Comply with all regulations governing their programmatic, financial, and administrative operations; and
- Achieve their performance objectives on schedule and within budget.

For CDBG and ESG, DON executes a contract/grant agreement with all third-party partners based on eligible projects and scope of work. DON's Program Monitoring Specialists ensure that eligible and achievable work plan goals meet performance measurement standards and all conditions of funding exist before a contract is executed with a third-party partner. In addition to all federal regulations, the City of Toledo requires all funded partners to adhere to the following standard: active membership within a selected local community alliance(s), as applicable to its provision of service.

The CDBG/ESG written agreement, or contract, includes the following provisions that cover: Statement of Work; Statement of Budget; Maintenance and Availability of Records; Independent Audit Responsibilities; Adherence to Uniform Administrative Requirements; Reversion of

Assets; Adherence to Federal Regulations; Attachments to OMB Circular 1-102 Requirements; and Compliance with all applicable Public Laws.

Third-party partner monitoring includes, but is not limited to:

- Reviewing activities to ensure federal, state, and local regulation compliance;
- Conducting general financial reviews;
- Monitoring ongoing operations to ensure compliance with contract;
- On-site review of eligibility documentation;
- Determining adequacy of performance within the contract guidelines;
- Ensuring procurement policies and practices are adhered to;
- Communication with the agency and their governing board that includes DON's evaluation of third-party partner performance.

DON uses a series of Progressive Corrective Actions (PCA) to ensure compliance with program guidelines and statutory regulations, and to guarantee funds are expended in compliance with federal requirements. PCA status is identified through the following:

- A **Concern** identifies issues and circumstances that may not be serious, but if left unattended, could result in a more serious occurrence, and is addressed through a *Recommended Action*.
- A **Finding** documents noncompliance with a major component of a contract, i.e., generally accepted accounting principles or federal regulation. This action identifies a *Corrective Action* and a timetable for correction of the deficiency.

DON uses four levels of intervention: Agency Notice, Agency Warning, Agency-At-Risk, and Agency Suspension as a part of its PCA. All third-party partners are notified of DON's policies and standards of performance. The DON also provides opportunities for technical assistance to assist third-party partners in understanding the myriad of rules and regulations that must be adhered to.

Below are the distinct requirements for each funding source:

CDBG-SPECIFIC REQUIREMENTS

The primary objective of the Community Development Block Grant program is to develop viable communities: by providing decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low- to moderate-income (LMI). In addition to the aforementioned HUD objectives, HUD has created the following outcomes as a method for measuring success *within* an activity: Availability/Accessibility, Affordability, and Sustainability. All recipients, including the grantee, must adhere to program-specific requirements.

Each activity shall meet at least one of three National Objectives:

Objective 1: Benefit to Low- to Moderate-Income Persons

The four eligible activities are: Area benefit Activities; Limited Clientele (some select groups, domestic violence victims, elderly persons, homeless persons, etc., are presumed to be LMI by HUD); Housing; and Job Creation or Retention. All include specific 51percent minimum eligibility requirements within their parameters.

Objective 2: Prevention or Elimination of Slum & Blight

Three eligible activities present for slum and blight: Area Blight (an area delineated as such under state or local law, with a substantial number of deteriorating buildings, and addressing one or more of the conditions that contributed to the deterioration of the area); Spot Blight (elimination of specific conditions of blight, or physical decay outside of a slum or blighted area); and Urban Renewal Area (activities located within a Neighborhood Development Program action area).

Objective 3: Urgent Need

Activities designed to meet community development needs or that have a particular urgency due to a serious and immediate threat to the health and/or welfare of the community.

Each HUD-defined objective and implemented activity must meet clear performance standards for tracking accomplishments. It must also be an eligible activity, as defined by HUD standards. Each activity is subject to all other federal requirements.

Eligible applicants include private, nonprofit organizations defined as a secular or faith-based organization described in Section 501(c)(3) of the Internal Revenue Code of 1988.

The applicant organization must:

- Have received Internal Revenue Service (IRS) approval exempting it from taxation under Subtitle A of the code;
- Have an accounting system that operates according to Generally Accepted Accounting Principles (GAAP);
- Have an implemented fund-accounting system;
- Practice nondiscrimination in the provision of assistance;
- Is current with all property and payroll liability taxes;
- Have a location and/or the provision of services within the City of Toledo;
- Submit HUD-approved performance measurements through its objectives, outcomes, and indicators.

HOME-SPECIFIC REQUIREMENTS

The HOME Investment Partnerships Program, referred to as HOME, was established to expand the supply of decent, safe, sanitary affordable housing for very low- and low-income families. To achieve this, HOME allows communities to design and implement strategies for more affordable housing; promote government, private industry, and nonprofit organization partnerships - utilizing all available resources to provide affordable housing and expand CHDO capacities to continue developing affordable housing.

Each Participating Jurisdiction (PJ) incurs a 12.5 percent match requirement for HOME dollars that it expends. Matching contributions must be a contribution that is permanent to affordable housing, provided by any public or private donor, and must come from a nonfederal source.

Objectives

Each activity selected for HOME funding shall meet at least one of the following program objectives:

- Objective 1: To expand the supply of affordable owner-occupied housing for very-low- and low-income families. This activity includes new construction, acquisition, rehabilitation, conversion, buyer subsidy, and demolition.
- Objective 2: To expand the supply of affordable rental housing for very-low- and low-income families. This activity includes new construction, acquisition, rehabilitation, conversion, and demolition.
- Objective 3: To make housing more affordable through the use of tenant-based rental assistance.
- Objective 4: To assist very-low- and low-income families obtain the skills and knowledge necessary to become homeowners and tenants.

Additional Eligibility Requirements

- Housing Developers must own property or have the contractual obligation of a property owner to develop the property on behalf of an existing owner. For HOME-assisted rental housing, the developer must obtain financing, rehabilitate or construct, and also may maintain/manage the project. For first-time homebuyers' programs where the CHDO does not have ownership of the property, the developer must obtain financing, rehabilitate, or construct and transfer title of the property within a specified time frame.
- In the case of a CHDO acting as a housing sponsor for HOME-assisted rental housing, the CHDO may develop a project that it solely or partially owns and agrees to convey ownership to a second nonprofit organization at a predetermined time prior to or during development, or upon completion of the development of the project. A CHDO sponsor must always own the project and shift the responsibility to another specific nonprofit at some specified time.

Eligible Activities

Funds may be used to develop and support affordable rental housing and homeownership affordability through:

- Acquisition (including assistance to first-time home buyers/ buyer subsidy);
- New construction;
- Reconstruction, or moderate or substantial rehabilitation of non-luxury housing with suitable amenities;
- Site improvements or conversion;
- Demolition;

- Tenant-based rental assistance, including security deposits;
- Other expenses including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations;
- CHDO operating expenses;
- Reasonable administrative and planning costs - subject to a ten percent cap.

The housing must be permanent or transitional housing and include permanent housing for disabled homeless persons and single-room occupancy housing.

Projects must benefit income-eligible persons for a minimum period of affordability as follows:

- Acquisition or rehabilitation with a HOME investment under \$15,000.00 - five years;
- Acquisition or rehabilitation with a HOME investment over \$15,000.00 to \$40,000.00 - ten years;
- Acquisition or rehabilitation with a HOME investment over \$40,000.00 - 15 years;
- New construction or acquisition of newly constructed housing - 20 years.

The City of Toledo does not use HOME funds to refinance existing debt secured by multi-family housing being rehabilitated with HOME funds.

ESG-SPECIFIC REQUIREMENTS

The below listed requirements are applicable to the ESG in its current format. Expected changes to the current formula are pending the release of the HEARTH Act.

The primary objective of the Emergency Shelter Grant (ESG) is to provide for adequate and quality number of shelters and transitional facilities for the homeless. It is a formula grant program that uses CDBG data as a basis for distributing funds.

Eligible recipients include private, nonprofit organizations defined as a secular or faith-based organization described in Section 501(c)(3) of the Internal Revenue Code of 1988.

The recipient organization must:

- Have received Internal Revenue Service (IRS) approval exempting it from taxation under Subtitle A of the code;
- Have an accounting system that operates according to Generally Accepted Accounting Principles (GAAP);
- Operate with a voluntary (non-paid) board which includes at least one homeless, or formerly homeless person;
- Involve program participants in the *operation* of the ESG-funded program through employment or volunteering in project activities;
- Practice nondiscrimination in the provision of assistance;
- Submit HUD-approved performance measurements through its objectives, outcomes, and indicators.

DON also implements the following additional minimum requirements for all ESG-funded shelters or transitional facilities:

- Have been in full operation for at least one year;
- Provide a match equal to the total ESG award;
- Have an implemented fund-accounting system;
- Be current with all property and payroll liability taxes;
- Be a full participant within the Homeless Management Information System (HMIS), except where prohibited by statute;
- Be an active member of the TAAEH and actively participate in committees, as defined in TAAEH's bylaws.

Eligible ESG activities include:

- Renovation, rehabilitation, and conversion of buildings for use as shelters or transitional facilities. Renovation is defined as activities where costs involve 75 percent or less of the value of the building before rehab, whereas rehabilitation is defined as costs exceeding 75 percent of the value of the building before conversion. Conversion involves a change in the use of a building to an emergency shelter where the cost of conversion and any rehab costs exceed 75 percent of value before conversion.
- Essential Services, includes services concerned with employment, health, drug abuse, or education. Limitations in this category are set at 30 percent of the total award, subject to waiver by HUD.
- Operating Costs cover expenses incurred by a recipient operating a facility including administration, maintenance, repair and security of housing, utilities, furnishings, and equipment. Limitations for this category are set at 10 percent of the total award, except maintenance and security, which are not subject to this standard.
- Homeless Prevention covers expenses incurred to prevent homelessness, such as payment to avoid eviction or termination of utility services, or security deposits. Limitations for this category are set at 30 percent of the total award.
- Administrative costs are allowable up to five percent of the total award for expenses including costs to operate the program, preparation of progress reports, audits, and monitoring of recipients.

HPRP-SPECIFIC REQUIREMENTS

The City of Toledo (grantee) was required to obligate funds to subgrantees by September 30, 2009. HPRP grantees are also required to expend 60 percent of HPRP funds within two years of the date that funds become available to the grantees (August 3, 2011) and 100 percent of funds within three years of the date funds became available (August 3, 2012). Administrative costs are capped at five percent, which is to be shared with subgrantees.

Funds are intended to target two populations:

- Individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or need assistance to move to another unit (prevention);

- Individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing).

The four eligible categories for HPRP are: financial assistance, housing relocation and stabilization services, data collection and evaluation, and administrative costs.

Financial assistance is limited to the following: short-term rental assistance, medium-term rental assistance, security deposits, utility deposits, utility payments, moving costs assistance and motel and hotel vouchers. Payments are only payable to third parties, i.e. landlords or utility companies.

Housing relocation and stabilization services center on assistance to program participants and are limited to case management, outreach and engagement, housing search and placement, legal services, and credit repair.

Data collection activities involve operating an HMIS for purposes of collecting and reporting data and analyzing patterns of HPRP use. Administrative reimbursement is eligible for pre-award costs, accounting, preparing reports, obtaining audits, and other similar costs related to administering the grant. Administrative costs are limited to five percent of the total amount expended under HPRP.

Certain activities are specifically prohibited and ineligible, including but not limited to mortgage costs for homeowners, consumer debt, car repair, home furnishing, medical, and work or education-related materials.

HPRP eligibility requirements stipulate that the household must be at or below 50 percent of AMI. In addition, any individual/family provided with financial assistance must have at least an initial consultation with a case manager or authorized representative to determine the appropriate type of assistance warranted. The household must be either homeless or at risk of losing housing and meet the following circumstance: no appropriate subsequent housing options have been identified, and the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

In addition, the City of Toledo, and its partner, TLCHB, stipulated that all households must meet at least *one* of the following eight selected *additional* criteria:

- Eviction within one (1) week from a private dwelling (including housing provided by family or friends);
- Severe rental cost burden (paying more than 50 percent of income for rent and utilities);
- Pending foreclosure of rental housing;
- Sudden and significant loss of income;
- Recent traumatic life event, such as death of spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial obligations;
- Significant amount of medical debt;
- Youth with past or current involvement with the foster care system; or
- Past institutional care (prison, treatment facility, hospital).

CDBG-R-SPECIFIC REQUIREMENTS

While HUD encourages grantees to use CDBG-R for development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation/retrofitting of buildings, there are some mandates that all grantees must adhere to.

Section 1602 of the ARRA requires that grantees shall use grant funds in a manner that maximizes job creation and economic benefit. For infrastructure activities, grantees must give preference to projects that can be started and completed expeditiously, with a goal to obligate at least 50 percent of funds for activities that can be initiated within 120 days of enactment of the Recovery Act.

Each activity carried out with CDBG-R funds requires grantees to report on the number of jobs estimated to be created or retained. Grantees must ensure that 70 percent of its CDBG-R grant be expended for activities that benefit low- and moderate-income persons. Public service activities are capped at 15 percent with limitations on administrative costs of ten percent. All CDBG-R funds must be expended by grantees as of September 30, 2012.

NSP-SPECIFIC REQUIREMENTS

In accordance with Section 2301(c)(2) of Housing and Economic Recovery Act (HERA) of 2008, grantees must ensure that NSP funds are distributed to:

- Areas of greatest need, including those with the greatest percentage of home foreclosures;
- Areas with the highest percentage of homes financed by sub-prime mortgage-related loans;
- Areas identified as likely to face a significant rise in the rate of home foreclosures.

In addition, NSP funds shall be used to benefit only individuals and households whose incomes do not exceed 120 percent AMI. The City of Toledo is also required to ensure that at least 25 percent of NSP funds shall be used to benefit individuals and households whose income does not exceed 50 percent of AMI.

For NSP purposes, the definition of “blighted structure” is identified in the context of state or local law.

As required, the City of Toledo submitted a “substantial amendment” to its 2008-2009 One-Year Action Plan, also allowing for the required public comment period for citizens to make remarks about the city’s use of funds.

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0050	AIDS Resource Center of Ohio (ARC)	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG \$ 31,450
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Provide supportive services (case management and direct financial assistance) to prevent homelessness for persons living with HIV/AIDS.	441 Persons with HIV/AIDS?	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 31,450
			Total Prior Funding \$ 0

Help the Homeless? No Yes Start Date: 07/01/11
 Help those with HIV or AIDS? No Yes Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

3450 W. Central Ave., Suite 210, Toledo, Oh 43606

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0027	Ability Center of Greater Toledo Public Services The Ability Center's Home Accessibility Program prevents homelessness and institutionalization by helping low- to moderate-income individuals with disabilities to remain in their homes through the construction of accessibility ramps and other home access modifications.	05B Handicapped Services 570.201(e) 15 Housing Units	CDBG \$ 36,449 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 36,449
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

5605 Monroe Street, Sylvania, Oh 43560

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0055	Adelante, Inc. Public Services To provide homeownership counseling and financial management service to economically disadvantaged, limited English proficient (LEP) individuals with the goal of increasing homeownership among this population.	05 Public Services (General) 570.201(e) 570.208(a)(2) - Low / Mod Limited Clientele	CDBG \$ 30,640 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 30,640
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

520 Broadway Street, Toledo, OH 43602

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0029	Aurora Project, Inc. Public Services Provide homeless women and their children with transitional housing that enables them to ultimately obtain and maintain permanent housing; Provide homeless prevention (direct financial assistance) for persons that exit the program who obtain permanent housing (10).	05 Public Services (General) 570.201(e) 61 Persons who are Homeless	CDBG \$ 74,394 ESG \$ 20,678 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 95,072 Total Prior Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1035 N. Superior Street, Toledo, Oh 43604

Start Date: 07/01/11
 Completion Date: 06/30/12

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0030	Beach House Family Shelter	05 Public Services (General)	CDBG \$ 0
	Public Services	570.201(e)	ESG \$ 58,989
	Provide emergency shelter for adults and adults with children; Provide emergency homeless prevention financial assistance to families at risk of becoming homeless (50).	260 Persons who are Homeless	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 58,989
			Total Prior Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

915 N. Erie Street, Toledo, Oh 43604

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0031	Bethany House - Franciscan Shelters Public Services To provide safe, secure transitional housing and supportive services to adults and their children who are homeless due to domestic violence, with a goal of helping residents obtain and maintain permanent housing.	05G Battered and Abused Spouses 570.201(e) 73 Persons who are Homeless	CDBG \$ 27,412 ESG \$ 12,494 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 39,906
		Total Prior Funding	\$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Suppressed

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0059	Capacity Building (CDC) Other Provide for capacity building services to nonprofit community development corporations to improve administrative, organizational and/or operational ability, as well as technical assistance training.	19C CDBG Non-profit Organization Capacity Building 570.201(p) 6 Organizations	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 30,000 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 30,000 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12
 Eligibility: 570.208(a)(4) - Low / Mod Jobs
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s):

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0032	Catholic Charities Diocese of Toledo - La Posada Shelter Public Services To provide safe emergency shelter with the intent of moving residents to transitional or permanent housing; Provide homeless prevention financial assistance to families at risk of becoming homeless (35).	05 Public Services (General) 570.201(e) 195 Persons who are Homeless	CDBG \$ 10,018 ESG \$ 24,477 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 34,495
		Total Prior Funding	\$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

Start Date: 07/01/11
 Completion Date: 06/30/12

435 Eastern Ave., Toledo, OH 43609

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0014	City of Toledo - Department of Law	15 Code Enforcement	CDBG \$ 57,182
	Other	570.202(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	To support a Housing Court Prosecutor who handles the resolution of misdemeanor violations brought to the Toledo Municipal Housing Court.	1 Organizations	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 57,182
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(b)(1) - Slums / Blight Area
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0067	Core City Facade: Department of Development	14E Rehab; Publicly or Privately- Owned Commercial/Industrial	CDBG ESG
		570.202	HOME HOPWA
	Grants for the development of downtown and central business districts.	1 Businesses	ASSISTED HOUSING PHA
			TOTAL
			Total Prior Funding
			\$ 0
			\$ 0
			\$ 0
			\$ 0
			\$ 0
			\$ 0
			\$ 0
			\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

One Government Center, Suite 2200, Toledo, Oh 43604

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	DOD - Autolite 108 Loan Economic Development Partial payment of principal and interest for the loan obtained to assist with the demolition of the Autolite plant.	19F Repayments of Section 108 Loan CDBG Principal 570.705(c) 1 Organizations	\$ 13,225 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 13,225
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(b)(2) - Slums / Blight Spot
 Subrecipient: Local Government
 Location(s): Addresses

One Government Ctr. Suite 2200, Toledo, Oh 43604

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0010	DOD - Economic Development	18B ED Technical Assistance	CDBG \$ 546,623
	Economic Development	570.203(b)	ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 546,623
	Efforts include the continued development of neighborhood and downtown districts, the creation and/or retention of jobs in the central business and neighborhood business districts, and the provision of business incentives through facade grants, EDL and NEDL loans. Process CRA tax abatement applications, coordinate the landbank program, and coordinate all transactions, including the sale of city owned Real Estate.	30 Businesses	Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(4) - Low / Mod Jobs
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0013	DOD - PICO 108 Loan Economic Development Repayment of a 108 loan that was used to develop an incubator project that is no longer viable.	19F Repayments of Section 108 Loan CDBG Principal 570.705(c) 1 Businesses	\$ 135,841 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 135,841
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(4) - Low / Mod Jobs
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0012	DOD- Jeep 108 Loan	19F Repayments of Section 108 Loan CDBG Principal	\$ 12,916
	Economic Development		ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 12,916
	Partial repayment of principal and interest for a loan obtained to assist with the development of the new Jeep plant.	570.705(c) 1 Businesses	
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12
 Eligibility: 570.208(a)(4) - Low / Mod Jobs
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

4000 Stickney Avenue, Toledo, Oh 43612

**U.S. Department of Housing & Urban Development
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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	DON - HOME Admin	21H HOME Admin/Planning Costs of FQDBG (subject to 5% cap)	\$ 0
	Other	ESG	\$ 0
		HOME	\$ 237,683
		HOPWA	\$ 0
		ASSISTED HOUSING	\$ 0
		PHA	\$ 0
		TOTAL	\$ 237,683
	Administration costs of HOME funded programs	1 Organizations	
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	DON - HOME Programs, TBRA Housing	05S Rental Housing Subsidies (if HOME, not part of 5% Admin cap) 570.204	CDBG \$ 0 ESG \$ 0 HOME \$ 100,000 HOPWA \$ 0
	Non-obligated funds to be used for one or more of existing HOME eligible project categories, including tenant-based rental assistance.	10 Housing Units	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 100,000
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Other ...
 Location(s): Addresses

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0005	DON - Housing Court CVAP Program	14A Rehab; Single-Unit Residential	CDBG \$ 100,000
	Housing	570.202	ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	The program assists low- to moderate-income (LMI) homeowners through small grants (not to exceed \$4,500) who have been cited into Toledo Housing Court housing code violations. Each grant provides the homeowner an opportunity to bring their property into compliance with the City's housing codes by providing funds for minor repairs that will make a substantial improvement to their home.	22 Housing Units	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 100,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Other ...
 Location(s): Community Wide

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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding Sources
0002	DON - Housing Rehabilitation Admin	14H Rehabilitation Administration	CDBG	\$ 1,131,383
	Housing	570.202	ESG	\$ 0
	Administration costs for the rehabilitation and development programs operated.	1 Organizations	HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			TOTAL	\$ 1,131,383
			Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0070	DON - Owner-Occupied or Rental Unit Lead Hazard Control		CDBG \$ 0
	Housing		ESG \$ 0
			HOME \$ 389,148
			HOPWA \$ 0
		20 Housing Units	ASSISTED HOUSING \$ 0
	Conduct lead-hazard control through rehabilitation of single-family, owner-occupied units; Conduct lead-hazard control thorough rehabilitation for single-family rental units (12).		PHA \$ 0
			TOTAL \$ 389,148
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	DON - Planning & Administration	21A General Program Administration	CDBG \$ 1,471,979
	Planning and Administration	570.206	ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	General operations as it relates to administration and reporting requirements, administration and monitoring of programs, neighborhood revitalization and fiscal oversight.	1 Organizations	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 1,471,979
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): Addresses

One Government Ctr, Suite 1800, Toledo, OH 43604

**U.S. Department of Housing & Urban Development
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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0047	DON- Buyer Subsidy/ DPA	13 Direct Homeownership Assistance	CDBG \$ 0
		570.201(n)	ESG \$ 0
		45 Households (General)	HOME \$ 150,000
	Provide financial assistance, buyer subsidy, downpayment and closing cost assistance to low- to moderate-income households who are buying single-family housing units.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 150,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient:
 Location(s):

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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	DON- CHDO Housing Development	13 Direct Homeownership Assistance	CDBG
	Housing	570.201(m)	ESG HOME HOPWA
	Provides gap financing assistance to CHDO's for housing development projects.	7 Households (General)	ASSISTED HOUSING PHA TOTAL
			\$ 0 \$ 0 \$ 300,000 \$ 0 \$ 0 \$ 0 \$ 300,000
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: Other ...
 Subrecipient: Community Wide
 Location(s):

**U.S. Department of Housing & Urban Development
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 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0056	DON- CHDO Special Assistance	13 Direct Homeownership Assistance	CDBG \$ 0
	Other	570.201(n)	ESG \$ 0 HOME \$ 100,000 HOPWA \$ 0
	Provide assistance to CHDO's for operating or predevelopment loans.	2 Households (General)	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 100,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s):

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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	DON- Multi-Unit Rental(s) Housing New construction and rehabilitation of buildings with two or more residential units for low- to moderate-income families. Low Income Housing Tax Credit will fund the majority of these projects.	14B Rehab; Multi-Unit Residential 570.202 35 Housing Units	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 0 \$ 0 \$ 650,000 \$ 0 \$ 0 \$ 0 \$ 650,000 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Other ...
 Location(s): Community Wide

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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0053	DON- Owner-Occupied Rehab Housing Assist existing low-income single-unit homeowners with the rehabilitation of their homes to restore them to decent, safe, and sanitary conditions.	14A Rehab; Single-Unit Residential 570.202 30 Housing Units	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 0 \$ 0 \$ 450,000 \$ 0 \$ 0 \$ 0 \$ 450,000 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: Other ...
 Location(s):

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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	Department of Inspection - Demolition/Nuisance Abatement 15	Code Enforcement	CDBG \$ 1,044,568
	Other	570.202(c)	ESG \$ 0
	To coordinate demolition activities to eliminate blighting influences on neighborhoods; Active enforcement of housing and zoning codes and the abatement of nuisances through diligent inspection/monitoring of properties (8,500).	280 Housing Units	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
		TOTAL	\$ 1,044,568
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding Sources
0033	East Toledo Family Center	14A Rehab; Single-Unit Residential	CDBG	\$ 14,019
	Public Services	570.202	ESG	\$ 0
	Assist low- to moderate-income senior citizen homeowners residing within the City of Toledo to complete needed repairs and home rehabilitation in order to maintain a healthy, safe and sanitary living environment.	43 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			TOTAL	\$ 14,019
			Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1020 Varland Avenue, Toledo, Oh 43605

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	Economic Opportunity Planning Association of Greater Toledo	14A Rehab; Single-Unit Residential	CDBG \$ 375,673
	Public Services	570.202	ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 375,673
	To provide emergency repair to eligible very low to low-income homeowners (including those with disabilities).	84 People (General)	
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11

Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
Subrecipient: Subrecipient Private 570.500(c)
Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0064	Enterprise Development Loans (EDL) Economic Development Provide loans to promote the retention and creation of jobs for low-to moderate-income residents by providing subordinated term-financing at attractive rates.	18A ED Direct Financial Assistance to For-Profits 570.203(b) 2 Businesses	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient:
 Location(s):

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0057	Environmentally Safe "Green" Development Projects Economic Development Provide for and support economic development projects which promote the use of environmentally safe products and promote energy-efficiency. Costs are limited to "hard" project costs. Projects must have all other secured financial backing in place.	17C CI Building Acquisition, Construction, Rehabilitation 570.203(a) 5 Businesses	CDBG \$ 100,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 100,000 Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient: 570.208(b)(1) - Slums / Blight Area
 Location(s): Subrecipient Private 570.500(c)

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0034	Fair Housing Center Planning and Administration Ensure that residents, regardless of income shall have housing choices regardless of race, color, religion, gender, sexual orientation, familial status, national origin, handicap or financial status through the investigation of complaints of housing discrimination, monitoring of settlement agreements, educational seminars for the general public and the housing industry, affirmatively promoting targeted City neighborhoods, and furthering the development of the Analysis of Impediments, including facilitation, management and monitoring progress toward fair housing choice.	21D Fair Housing Activities (subject to 20% Admin cap) 570.206 112 People (General)	CDBG \$ 150,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 150,000 Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

432 North Superior, Toledo, Oh 43604

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0035	Family House	05 Public Services (General)	CDBG \$ 82,047
	Public Services	570.201(e)	ESG \$ 171,596
			HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 253,643
			Total Prior Funding \$ 0

Provide safe and clean shelter, meals, and comprehensive case management to families in crisis for 90 days; Provide direct financial assistance to those persons who are homeless or at risk of homelessness (55 persons).

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

669 Indiana Avenue, Toledo, Oh 43602

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0036	Family Outreach Community United Services (FOCUS)	05 Public Services (General)	CDBG \$ 77,282
	Public Services	570.201(e)	ESG \$ 0
	Provide scattered site permanent supportive housing and services to assist homeless adults and their children maintain stabilization.	85 Persons who are Homeless	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 77,282
			Total Prior Funding \$ 0

Help the Homeless? Yes Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

2283 Ashland Avenue, Toledo, Oh 43620

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0019	Family Promise of Greater Toledo	05 Public Services (General)	CDBG \$ 0
	Public Services	570.201(e)	ESG \$ 21,628
	To provide emergency shelter housing to homeless families in order to meet their immediate basic needs for shelter while initiating/continuing the progression towards transitional or permanent housing; Provide homeless prevention assistance through the allocation of funds for security deposits and short-term subsidies for rent and/or utility arrearages (15 persons).	88 Persons who are Homeless	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 21,628
			Total Prior Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

434 Western Avenue, Toledo, OH 43609

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0042	Friendship New Vision Housing Improve the quality of existing housing stock in targeted neighborhoods through acquisition and rehabilitation of housing units to support affordable homeownership opportunities for low- to moderate-income households.	14H Rehabilitation Administration 570.202 7 Housing Units	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 82,226 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 82,226 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

5301 Nebraska Ave., Toledo, Oh 43615

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0037	Harbor House/300 Beds, Inc. Public Services Provide transitional housing and supportive services for homeless women to obtain permanent housing	05 Public Services (General) 570.201(e) 27 Persons who are Homeless	CDBG \$ 9,914 ESG \$ 12,239 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 22,153
			Total Prior Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

3322 Cherry Street, Toledo, Oh 43608

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0038	Helping Hands of St. Louis	05 Public Services (General)	CDBG \$ 21,814
	Public Services	570.201(e)	ESG \$ 0
	Distribution of groceries through pantry assistance to low- to moderate-income persons, thus allowing them increased wage availability for essential housing expenses (rent/utilities).	1750 People (General)	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 21,814
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

443 6th Street, Toledo, Oh 43605

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0062	Infrastructure, Bricks/Mortar Grant Infrastructure To provide for hard project costs that may include street and storm drains, curb and gutter work, including sidewalks as a peripheral part of a street improvement. Hard project costs sustained by community development corporations for activities with other secured sources of financing for neighborhood development are also eligible under this grant.	17C CI Building Acquisition, Construction, Rehabilitation 570.203(a) 5 Businesses	CDBG \$ 100,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 100,000 Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding Sources
0039	Legal Aid of Western Ohio, Inc. (LAWO)	05C Legal Services	CDBG	\$ 46,017
	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			TOTAL	\$ 46,017
			Total Prior Funding	\$ 0

To provide comprehensive, high-quality legal services to low- to moderate-income persons residing within the City of Toledo.

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

525 Jefferson Ave. Suite 400, Toledo, OH 43604

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	Lucas County Regional Health District	15 Code Enforcement	CDBG \$ 112,271
	Other	570.202(c)	ESG \$ 0
	Reduce the number of sites with rodent infestation (300); eliminate public health nuisances through enforcement of housing codes addressing rodent activity and rodent harborage (1,300).	300 Housing Units	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 112,271
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(b)(1) - Slums / Blight Area
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

635 N. Erie Street, Toledo, OH 43604

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0040	Martin Luther King Kitchen for the Poor	05 Public Services (General)	CDBG	\$ 48,794
	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			TOTAL	\$ 48,794
			Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

650 Vance Street, Toledo, Oh 43602

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0061	Maumee Valley Habitat For Humanity Housing Improve the quality of housing stock through the rehabilitation of owner-occupied housing units.	14H Rehabilitation Administration 570.202 16 Housing Units	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 45,500 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 45,500 \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12
 Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

6855 Spring Valley Drive, Suite 100, Holland, OH 43528

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0049	NAOMI Transitional House Public Services	03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e)	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL
	To provide transitional housing and supportive services to women in recovery from substance abuse; Provide direct financial assistance (deposits and rent/utility payments) to those who are homeless or at risk of homelessness (12).	11 Persons who are Homeless	\$ 0 \$ 15,271 \$ 0 \$ 0 \$ 0 \$ 0 \$ 15,271
		Total Prior Funding	\$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Addresses

2321 Warren Street, Toledo, OH 43620

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0066	Neighborhood Business District Facade Grant	18B ED Technical Assistance	CDBG \$ 0
		570.203(b)	ESG \$ 0
		2 Businesses	HOME \$ 0
	Grant program to promote the business development and expansion of entities through facade assistance.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 0
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
 Subrecipient:
 Location(s): Addresses

One Government Ctr, Suite 2200, Toledo, OH

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0041	Neighborhood Health Association	05M Health Services	CDBG \$ 167,803
	Public Services	570.201(e)	ESG \$ 0
	Provide quality primary health care and preventative health care services for low- to moderate-income persons in the central city of the Toledo community.	4500 People (General)	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 167,803
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

- 313 Jefferson, Toledo, OH 43604
- 732 South Ave., Toledo, OH 43609
- 2101 Jefferson Ave., Toledo, OH 43624
- 923 N. Huron, Toledo, OH 43604
- 117 Main Street, Toledo, OH 43605
- 430 Nebraska Ave., Toledo, OH 43607
- 2 Aurora Gonzales, Toledo, OH 43609

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0020	Neighborhood Housing Services (NHS)	13 Direct Homeownership Assistance	CDBG \$ 290,000
	Housing	570.201(n)	ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 290,000
	Increase eligibility for homeownership through education and counseling, leading to the provision of loans to low- and moderate- income homebuyers; Provide foreclosure intervention for at-risk consumers through education, counseling and applicable financial services (45); rehabilitation/administration (13); and business technical assistance (5).	23 People (General)	Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

704 Second Street, Toledo, OH 43605

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0023	Organized Neighbors Yielding eXcellence (ONYX)	14H Rehabilitation Administration	CDBG \$ 90,304
	Housing	570.202	ESG \$ 0
		4 Housing Units	HOME \$ 0
	Improve the quality of housing stock to support community stability and neighborhood revitalization efforts through owner-occupied rehabilitation activities; Attract new commercial ventures/businesses into the ONYX area and create vital sustainable neighborhoods with mixed-use districts through technical assistance for commercial businesses to secure funding for facade improvements (6).		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 90,304
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

525 Hamilton Street, Suite 302B, Toledo, Oh 43602

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0044	St. Paul's Community Center	05 Public Services (General)	CDBG \$ 42,029
	Public Services	570.201(e)	ESG \$ 14,369
			HOME \$ 0
			HOPWA \$ 0
		1300 Persons who are Homeless	ASSISTED HOUSING \$ 0
	To meet the immediate needs of homeless persons through the provision of meals; To provide emergency shelter housing and support services to homeless men and women (including those with severe and persistent mental disorders) in order to meet their immediate basic needs for food and shelter through homeless assistance (430).		PHA \$ 0
			TOTAL \$ 56,398
			Total Prior Funding \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

230 13th Street, Toledo, OH 43667-9564

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0068	Targeted Neighborhood Development Projects	14A Rehab; Single-Unit Residential	CDBG \$ 56,500
	Housing	570.202	ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 56,500
	Direct project costs for community development activities for neighborhood areas not currently serviced by CDCs.	5 Housing Units	
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s):

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0026	Toledo Community Development Corporation (TCDC) Economic Development Improve the quality of housing stock through owner-occupied rehabilitation for repairs/retrofitting of energy-efficient elements; Reduce energy loss by providing energy improvements to the envelope of an owner-occupied home resulting in lower energy usage on average of 20%.	14H Rehabilitation Administration 570.202 10 Housing Units	CDBG \$ 89,586 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 89,586 Total Prior Funding \$ 0

Help the Homeless? No
 Help those with HIV or AIDS? No
 Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1611 N. Detroit Avenue, Toledo, OH 43607

Start Date: 07/01/11
 Completion Date: 06/30/12

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0021	Toledo GROWS	05 Public Services (General)	CDBG \$ 26,528
	Public Services	570.201(e)	ESG \$ 0
	Provide resources (seeds, plants, and soil improvements) and educational opportunities and ongoing support to citizens in targeted neighborhoods to convert blighted vacant lots into community gardens.	165 People (General)	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 26,528
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

5403 Elmer Drive, Toledo, OH 43615

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0046	Toledo Seagate Food Bank of NW Ohio, Inc.	05 Public Services (General)	CDBG	\$ 30,430
	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	To provide balanced nutritional food supplements to low- to moderate-income families in Toledo	4449 People (General)	ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			TOTAL	\$ 30,430
			Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

526 High Street, Toledo, Oh 43609

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0015	Toledo-Lucas County Plan Commission	20 Planning	CDBG \$ 176,677
	Planning and Administration	570.205	ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0
	Process applications appropriate to City of Toledo Subdivision Rules and Regulations & the City of Toledo 20/20 Comprehensive Plan; Complete rezoning studies, detailed development plans and assist neighborhood groups.	10 Organizations	TOTAL \$ 176,677
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	United North Corporation Housing Improve the quality of housing stock to support community stability and neighborhood revitalization efforts through rehabilitation (Year 2 of 2); Owner-occupied rehabilitation (16); construct new lease purchase rental units (10) for 1st of 2-year project; technical assistance for commercial businesses to secure funding for grants and loans (7); and create vital sustainable neighborhoods through education/job training for area residents (15).	14H Rehabilitation Administration 570.202 3 Housing Units	CDBG \$ 330,400 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 330,400 Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

3106 Lagrange Street, Toledo, Oh 43608

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0069	Uptown Association, Inc. Economic Development To create viable sustainable neighborhoods with mixed-use districts through technical assistance for commercial businesses.	18B ED Technical Assistance 570.203(b) 5 Businesses	CDBG \$ 40,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 40,000
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 07/01/11
 Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

412 14th Street, Toledo, OH 43604

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0048	YWCA of Greater Toledo Public Services To provide emergency shelter housing to victims of domestic violence while initiating their progression towards permanent housing; Provide rent/utility and deposit assistance for persons who are either homeless or at risk of homelessness.	03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e) 475 Persons who are Homeless	CDBG ESG HOME HOPWA ASSISTED HOUSING PHA TOTAL Total Prior Funding
			\$ 0 \$ 13,590 \$ 0 \$ 0 \$ 0 \$ 0 \$ 13,590 \$ 0

Help the Homeless? Yes
 Help those with HIV or AIDS? No
 Start Date: 07/01/11
 Completion Date: 06/30/12

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1018 Jefferson Avenue, Toledo, Oh 43624

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

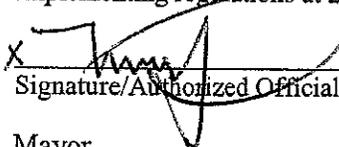
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

X 
Signature/Authorized Official

5/12/11
Date

Mayor
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

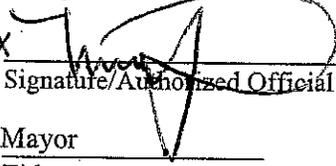
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

OK X 
Signature/Authorized Official
Mayor
Title

5/12/11
Date

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

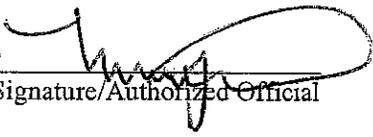
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

JK
5/12/11


Signature/Authorized Official
Mayor

Title

5/12/11

Date

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

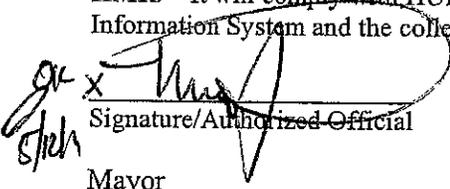
Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS -- It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

 Signature/Authorized Official

5/12/11
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Toledo, Department of Neighborhoods

One Government Center, Suite 1800

Toledo, OH 43604

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

PUBLIC NOTICE
CITY OF TOLEDO
ONE-YEAR ACTION PLAN

To all interested agencies, groups, and persons:

The City of Toledo is seeking comments on proposed amendments to its One-Year Action Plan, which is a part of the Five-Year Consolidated Plan for housing, community, and economic development.

The One-Year Action Plan includes a description of available federal funds and other resources. It contains a description of the activities to be undertaken when using these resources and the expected results of those activities, a geographic distribution of assistance, special needs activities, general and public housing actions, and actions specific to the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships Program (HOME), Neighborhood Stabilization Programs (NSP, NSP2, NSP3), Homelessness Prevention and Rapid Re-Housing Program (HPRP), and Community Development Block Grant Recovery (CDBG-R) Program. In addition, the plan will contain HUD-required certifications.

1. Affordable Housing

- Improve Housing Conditions
- Enhance Housing Choice
- Improve Housing Affordability

2. Community Development

- Social Human Programs
- Infrastructure
- Eliminate Homelessness
- Improve Neighborhood Conditions
- Transportation

3. Economic Development

- Job Creation
- Enhance Neighborhood Business Districts
- Enhance Downtown and Warehouse District

The draft One-Year Action Plan is available for review beginning April 5, 2011 at the following locations:

- | | |
|--|---|
| 1) Department of Neighborhoods
One Government Center, 18 th Floor
Downtown Toledo, Jackson & Erie | 5) The Ability Center of Greater Toledo
5605 Monroe Street
Sylvania, Ohio |
| 2) Department of Development
One Government Center, 22 nd Floor
Downtown Toledo, Jackson & Erie | 6) The Fair Housing Center
432 N. Superior Street
Toledo, Ohio |
| 3) Clerk of Council
One Government Center, 21 st Floor
Downtown Toledo, Jackson & Erie | 7) Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, Ohio |
| 4) All local branches of the Toledo-Lucas County
Public Library
(Refer to local telephone directory or
toledolibrary.org for locations) | 8) Toledo Lucas County Homelessness Board
1946 N. 13 th Street, Suite 437
Toledo, Ohio |

The One-Year Action Plan, including a description of the planned use of resources for the period July 1, 2011 through June 30, 2012, will be considered by Toledo City Council at its regular public meetings on Tuesday, April 19, and Tuesday, May 3, 2011, at 4:00 P.M.

A public hearing on the draft One-Year Action Plan is scheduled for **Wednesday, April 6, 2011, beginning at 2:00 p.m. in City Council Chambers**. A second public hearing, which will announce funding recommendations, is scheduled for **Wednesday, April 13, 2011, beginning at 1:00 p.m. in City Council Chambers**. One person from each recipient agency will have five minutes to address the Council Committee and answer questions. Agencies will proceed in alphabetical order.

The City of Toledo will receive comments from the public at the public hearings on April 6 and April 13, 2011, or in writing at the following address:

CITY OF TOLEDO
DEPARTMENT OF NEIGHBORHOODS
ONE-YEAR ACTION PLAN
ONE GOVERNMENT CENTER, SUITE 1800
TOLEDO, OHIO 43604
(419) 245-1400/FAX: (419) 245-1413

Comments received through May 4, 2011 will be included in the plan submitted to HUD.

* Reasonable accommodations will be provided upon request.

2011 Entitlement Grants
Department of Neighborhoods
Bonita Bonds
245-1401

ORD. 213-11

Authorizing the Mayor to accept a consolidated entitlement grant estimated to be \$7,359,894.36 Community Development Block Grant, \$2,697,406.00 HOME Investment Partnerships program and \$493,206.00 Emergency shelter Grant for a total of \$10,550,506.36 for the program year of July 1, 2011 through June 30, 2012; and to submit to the United States Department of Housing and Urban Development a One-Year Action Plan; and declaring an emergency.

SUMMARY & BACKGROUND:

Beginning in federal fiscal year 1995, the United States Department of Housing and Urban Development (HUD) began requiring local communities to undertake a consolidated planning process in order to receive funding from a number of HUD programs. The amounts estimated up to \$7,359,894.36 is available from HUD to fund the City of Toledo's 37th Year Consolidated budget for Community Development Block Grant eligible activities; \$2,697,406.00 is available from HUD to fund the City of Toledo's 20th Year Consolidated budget for HOME Investment Partnerships program eligible activities; and \$493,206.00 is available from HUD to fund the City of Toledo's 25th Year Consolidated budget for Emergency Shelter Grant eligible operations. A One-Year Action Plan must be prepared, incorporating any other comments deemed appropriate by the City, and submitted to HUD under the rules and regulations promulgated by it. The One-Year Action Plan (July 1, 2011-June 30, 2012), must be submitted to HUD by May 17, 2011 and qualify under the regulations of the Consolidated Entitlement Program to receive the money necessary to carry out the City of Toledo's planned community development activities for the year beginning July 1, 2011 and ending June 30, 2012. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to accept an entitlement grant estimated to be \$7,359,894.36 for the purpose of funding the Community Development Block Grant Program.

SECTION 2. That the Mayor is authorized to accept an entitlement grant estimated to be \$2,697,406.00 for the purpose of funding the HOME Investment Partnerships Program.

SECTION 3. That the Mayor is authorized to accept an entitlement grant estimated to be \$493,206.00 for the purpose of funding the Emergency Shelter Grant Program.

SECTION 4. That the Mayor is authorized and directed, after receiving and considering comments from citizens on the One-Year Action Plan to prepare and submit this plan to the United States Department of Housing and Urban Development in the estimated amount of \$10,550,506.36 and make the Plan available to the public.

SECTION 5. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety, and property and for the further reason that same must be immediately effective in order to permit the City to submit the One-Year Action Plan, and qualify under the regulations of the Consolidated Entitlement Program to receive the money necessary to carry out its planned community development activities for the year beginning July 1, 2011 and ending June 30, 2012.

Vote on emergency clause: yeas 11, nays 0.

Passed: MAY - 3 2011, as an emergency measure: yeas 11, nays 0.

Attest: [Signature] Clerk of Council
Wilma R. Brewer President of Council

Approved: MAY - 4 2011
[Signature] Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council MAY - 3 2011.

Attest: [Signature]
Clerk of Council

37th Year CDBG
Department of Neighborhoods
Bonita Bonds
245-1401

ORD. 214-11

Authorizing the Mayor to deposit a 2011 grant in the amount estimated to be \$7,359,894.36 from the U.S. Department of Housing and Urban Development; authorizing miscellaneous revenues of \$21,600.00; authorizing the disappropriation of \$1,679,311.12 from previous years CDBG Funds; authorizing the estimated appropriation and expenditure of \$9,060,805.48 in total from the unappropriated grant proceeds of the CDBG Fund; authorizing submission to the U.S. Department of Housing and Urban Development of a One-Year Use of funds; and declaring an emergency.

SUMMARY & BACKGROUND:

This legislation provides funding for a variety of programs both for the administration of the CDBG program and programs operated internally by various City Departments and operations, Community Development Corporations, and Social Service agencies. This legislation authorizes the acceptance and estimated deposit of \$7,359,894.36 in federal funds, provides for estimating miscellaneous revenues in the amount of \$21,600.00, disappropriates \$1,679,311.12 from prior funding, allows for future use by the Department of Neighborhoods of these funds, and appropriates from the unappropriated balance of the Block Grant fund for a total program allocation of \$9,060,805.48. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. Authorizing the Mayor to accept a One-Year Action Plan, and to accept a 2011 grant from the U.S. Department of Housing and Urban Development in the amount estimated to be \$7,359,894.36 and provide for estimating miscellaneous revenues in the amount of \$21,600.00 for the purpose of funding the CDBG Program and depositing said funds into various account codes.

SECTION 2. Authorizing the disappropriation of \$1,679,311.12 from previous years' CDBG Funds and appropriation of said grant proceeds into 37th Year CDBG per Schedule B - attached hereto and made a part hereof as if fully written herein, and further authorizing the expenditure of same.

SECTION 3. Authorizing the appropriation estimated to be \$7,359,894.36 from the unappropriated grant proceeds in the Community Development Block Grant Fund per Schedules A into various accounts, and further authorizing the expenditure of same.

SECTION 4. Authorizing the Mayor and the Director of Neighborhoods to enter into any necessary agreements for the purposes listed herein subject to the terms and

conditions deemed proper and requisite according to the Director of Law, not to exceed the estimated \$9,060,805.48 for the 37th Year CDBG.

SECTION 5. That the Finance Director be and is hereby authorized and directed to issue his warrant or warrants in an amount not to exceed the estimated \$9,060,805.48 from the Account Codes authorized above in payment of all obligations authorized under the 37th year CDBG allocation upon presentation of properly approved documentation.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that same must be immediately effective in order to permit the City to submit a One-Year Action Plan, qualify under the regulations of the Block Grant Entitlement Program, and to receive the money necessary to carry out its planned community development activities for the 37th year beginning July 1, 2011 and ending June 30, 2012.

Vote on emergency clause: yeas 10, nays 0.

Passed: MAY - 3 2011, as an emergency measure: yeas 10, nays 0.

Attest: [Signature]
Clerk of Council

Wilma D. Brown
President of Council

Approved: MAY - 4 2011

[Signature]
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council MAY - 3 2011.

Attest: [Signature]
Clerk of Council

REVISED 4/29/2011 PER CITY COUNCIL REQUESTS
CITY OF TOLEDO
DEPARTMENT OF NEIGHBORHOODS
CRC RECOMMENDATIONS - 2011 PROGRAM YEAR
(July 1, 2011 - June 30, 2012)

PUBLIC SERVICE ACTIVITIES

SUBRECIPIENT/3RD PARTY PARTNERS	CDBG	ESG
Ability Center	\$ 36,449.00	
Adelante, Inc.	\$ 30,640.00	
AIDS Resource Center Ohio	\$ 31,450.00	
Aurora Project, Inc.	\$ 74,394.00	\$ 20,678.00
Beach House, Inc.	\$ -	\$ 58,989.00
Bethany House	\$ 27,412.00	\$ 12,494.00
Catholic Charities - La Posada	\$ 10,018.00	\$ 24,477.00
East Toledo Family Center	\$ 14,019.00	
Family House	\$ 82,047.00	\$ 171,596.00
FOCUS	\$ 77,282.00	
Family Promise	\$ -	\$ 21,628.00
Harbor House	\$ 9,914.00	\$ 12,239.00
Helping Hands of St. Louis	\$ 21,814.00	
Legal Aid of Western Ohio	\$ 46,017.00	
Martin Luther King Kitchen	\$ 48,794.00	
NAOMI Transitional House	\$ -	\$ 15,271.00
Neighborhood Health Association	\$ 167,803.00	
St. Paul's Community Center	\$ 42,029.00	\$ 14,369.00
Toledo Botanical Garden (Toledo GROWS)	\$ 26,528.00	
Toledo Seagate Food Bank	\$ 30,430.00	
YWCA	\$ -	\$ 13,590.00
TOTALS	\$ 777,040.00	\$ 365,331.00

COMMUNITY DEVELOPMENT CORPORATION ACTIVITIES

SUBRECIPIENT/3RD PARTY PARTNERS	CDBG
Friendship New Vision	\$ 82,226.00
Maumee Valley Habitat for Humanity	\$ 45,500.00
Neighborhood Housing Services	\$ 290,000.00
ONYX, Inc.	\$ 90,304.00
Toledo Community Development Corporation	\$ 41,547.00
United North Corporation	\$ 330,400.00
Uptown Association	\$ 40,000.00
Viva South	\$ -
Brick and Mortar Projects (including infrastructure)	\$ 100,000.00
Green projects with secured financial backing from others	\$ 100,000.00
Direct project costs for community development activities for unfunded areas	\$ 56,500.00
TCDC - Direct Project Costs	\$ 48,039.00
Capacity Building - CDC's	\$ 30,000.00
TOTAL	\$ 1,254,516.00

OTHER ACTIVITIES

DEPARTMENTAL ALLOCATIONS	CDBG	HOME
City - Department of Development and Department of Neighborhoods	\$ 6,030,315.14	\$ 2,710,740.00
- EOPA Emergency Repair	\$ 375,673.00	
- Plan Commission	\$ 176,677.00	
- Fair Housing Center	\$ 150,000.00	
- Housing Court CVAP Program	\$ 100,000.00	
- Lucas County Regional Health District	\$ 112,271.00	
City - Law Department	\$ 59,043.00	
City - Debt Management	\$ 26,141.00	
TOTALS	\$ 7,030,120.14	\$ 2,710,740.00
GRAND TOTAL - CDBG	\$ 9,061,676.14	

* All awards contingent on contract conditions.

Schedule E
Community Development Block Grant
33rd - 34th Years

Appropriation

<u>Fund</u>	<u>Organization</u>	<u>Year</u>	<u>Personal Service</u>	<u>Other</u>	<u>Total</u>
2015 - CDBG	16800 - Code Enforcement	35		340.35	340.35
Total				340.35	340.35

<u>Fund</u>	<u>Organization</u>	<u>Year</u>	<u>Personal Service</u>	<u>Other</u>	<u>Total</u>
2015 - CDBG	16200 - Housing	32	12.78		12.78
2015 - CDBG	16200 - Housing	33	42,561.01	21,000.00	63,561.01
2015 - CDBG	16100 - Admin	34	32,490.30	41,917.92	74,408.22
2015 - CDBG	16200 - Housing	34	70,951.64	451,233.62	522,185.26
2015 - CDBG	16400 - Econ Development	34	14,197.60	3,620.00	17,817.60
2015 - CDBG	16500 - Real Estate	34		15,895.80	15,895.80
2015 - CDBG	16700 - Third Party Partners	34	5,256.92		5,256.92
2015 - CDBG	16700 - Third Party Partners	35	334,939.17		334,939.17
2015 - CDBG	16800 - Code Enforcement	33		473,385.89	473,385.89
2015 - CDBG	16800 - Code Enforcement	34	38,104.48	133,743.99	171,848.47
Total			538,513.90	1,140,797.22	1,679,311.12

The majority of the disappropriations are from budgeted vacant positions and unused portions in various line items from both the Department of Development and the Department of Neighborhoods. Third Party Partners did not spend all of the dollars allocated in the 34th or 35th year. Various programs that were anticipated of being funded have not occurred as of this date.

The unappropriated monies will be appropriated for various programs.

20th Year HOME
Department of Neighborhoods
Bonita Bonds
245-1401

ORD: 215-11

Authorizing the Mayor to accept the One-Year Action Plan and a grant from the U.S. Department of Housing and Urban Development in an estimated amount of \$2,697,406; authorizing the deposit estimated to be \$2,697,406 into the Toledo Home Program Fund for the purpose of funding the 2011 HOME Investment Partnership Program; appropriating and expending the estimated sum of \$2,697,406 from the unappropriated balance of the grant proceeds in Fund 2025 into Account Codes 2025-16200-5GH2002STDREH and 2025-16200-5GH2011STDREH; declaring an emergency.

SUMMARY & BACKGROUND:

Beginning in federal fiscal year 1995, the United States Department of Housing and Urban Development (HUD) began requiring local communities to undertake a consolidated planning process in order to receive funding from a number of HUD programs. The estimated amount up to \$2,697,406 is available for HUD to fund the City of Toledo's 20th Year Consolidated budget HOME program activities. The City of Toledo's One-Year Action Plan was prepared incorporating any other comments deemed appropriate by the City and to be submitted to HUD by May 17, 2011.

This ordinance will provide budget for the Department of Neighborhoods to operate this grant and the authority to enter into specific encumbrance transactions, which are designated in this ordinance. These funds will be available for the Department of Neighborhoods and HOME eligible projects. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. Authorizing the Mayor to accept the One-Year Action Plan and to accept a 2011 grant from the U.S. Department of Housing and Urban Development in the amount estimated to be \$2,697,406 for the purpose of funding the HOME Program and depositing said funds into Account Code 2025-16200-5GH2002STDREH.

SECTION 2. Authorizing the appropriation of the estimated amount of \$2,697,406 from the unappropriated grant proceeds in the Toledo Home Program Fund into various accounts within 2025-16200-5GH2002STDREH and 2025-16200-5GH2011STDREH, and further authorizing the expenditure of same.

SECTION 3. That the Mayor and the Director of Neighborhoods are hereby authorized to enter into any necessary agreements for the purposes listed herein subject to terms and conditions deemed proper and requisite according to the Director of Law, not to exceed the estimated amount of \$2,697,406 for the 2011 HOME Program.

SECTION 4. That the Finance Director be and is hereby authorized and directed to issue his warrant or warrants against Account Code 2025-16200-5GH2002STDREH and 2025-16200-5GH2011STDREH in an estimated amount not to exceed \$2,697,406 in payment of all obligations

authorized under the HOME allocation upon presentation of properly approved documentation.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that same must be immediately effective in order to permit the City to submit the One-Year Action Plan and qualify under the regulations of the HOME Program and to receive the money necessary to carry out its HOME eligible projects.

Vote on emergency clause: yeas 12, nays 0.

Passed: MAY - 3 2011, as an emergency measure: yeas 12, nays 0.

Attest: [Signature]
Clerk of Council

Wilma H. Brown
President of Council

Approved: MAY - 4 2011

[Signature]
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council MAY - 3 2011.

Attest: [Signature]
Clerk of Council

Schedule A
2011 HOME
Investment
Program
20th Year HOME Funds

Appropriation

<u>Fund</u>	<u>Organization</u>	<u>Personal</u> <u>Service</u>	<u>Other</u>	<u>Total</u>
2025	16200-Admin. SVC	<u>269,740.60</u>	<u>2,427,665.40</u>	<u>2,697,406.00</u>
		269,740.60	2,427,665.40	2,697,406.00

25TH Year ESG
Department of Neighborhoods
Bonita Bonds (1401)

ORD. 216-11

Authorizing the Mayor to accept a One-Year Action Plan and a 2011 grant estimated to be \$493,206 from the U.S. Department of Housing and Urban Development to fund Emergency Shelter Program activities; Authorizing the Mayor to deposit the estimated \$493,206 into the Operations Grant Fund for the purpose of funding the 2011 Emergency Shelter Grant Program; appropriating and expending the estimated sum of \$493,206 from the unappropriated grants proceeds in the Operations Grant Fund for the program year of July 1, 2011 through June 30, 2012; and declaring an emergency.

SUMMARY & BACKGROUND:

Beginning in federal fiscal year 1995, the United States Department of Housing and Urban Development (HUD) began requiring local communities to undertake a consolidated planning process in order to receive funding from the Emergency Shelter Program. The amount estimated up to \$493,206 is available from HUD to fund the City of Toledo's 2011 (25th Year) Consolidated budget for Emergency Shelter Grant operations. The City of Toledo's One-Year Action Plan was prepared incorporating any other comments deemed appropriate by the City and to be submitted to HUD by May 17, 2011. This ordinance will provide budget for the Department of Neighborhoods to operate this grant and the authority to enter into specific encumbrance transactions, which are designated in this ordinance. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. Authorizing the Mayor to accept a One-Year Action Plan and to accept a 2011 grant estimated to be \$493,206 from the U.S. Department of Housing and Urban Development to fund Emergency Shelter Program activities and depositing said funds into Account Code 2016-16100-5GE2502.

SECTION 2. Authorizing the appropriation from the unappropriated grant proceeds in the Operations Grants Fund in an amount estimated to be \$493,206 into Account Code 2016-16100-5GE2502, and further authorizing expenditure of same.

SECTION 3. That the Mayor and the Director of Neighborhoods be and are hereby authorized to take Request for Proposals and enter into any necessary agreements for the purposes listed herein subject to terms and conditions deemed proper and requisite according to the Director of Law, not to exceed the estimated amount of \$493,206 for the 2011 Emergency Shelter Grant Program.

SECTION 4. That the Finance Director be and is hereby authorized and directed to issue his warrant or warrants against Account Code 2016-16100-5GE2502 in an estimated amount not to exceed \$493,206 in payment of all obligations authorized under the 25th Year Emergency Shelter

Program allocation upon presentation of properly approved documentation.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Ordinance is necessary to continue funding emergency and transitional shelter services in the City of Toledo on behalf of the Department of Neighborhoods.

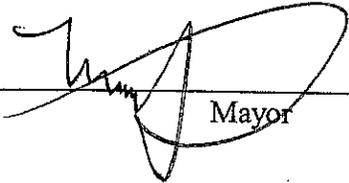
Vote on emergency clause: yeas 11, nays 0.

Passed: MAY - 3 2011, as an emergency measure: yeas 11, nays 0.

Attest: 
Clerk of Council


President of Council

Approved: MAY - 4 2011


Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council MAY - 3 2011.

Attest: 
Clerk of Council

Schedule C
2011 Emergency
Shelter Program
25th Year ESG Funds

Appropriation

<u>Fund Organization</u>	<u>Personal Service</u>	<u>Other</u>	<u>Total</u>
2016 16100-Admin Svc.	0.00	<u>493,206.00</u>	<u>493,206.00</u>
		493,206.00	493,206.00

NEIGHBORHOODS, COMMUNITY DEVELOPMENT & HEALTH
COMMITTEE MEETING

Re: The Draft 2011-2012 One-Year Action Plan.

DATE OF MEETING: Wednesday, April 6, 2011
TIME: 2:00 p.m.
CHAIRMAN OF THE MEETING: Councilman Adam Martinez
LOCATION OF MEETING: City Council Chambers
One Government Center
Toledo, OH 43604

MARTINEZ: Good afternoon. Welcome, welcome. We are going to go ahead and get started here promptly. I always try to start on time, if possible. My colleagues will be joining us as it trickles in, so we will begin with the Toledo City Council Neighborhoods Community Development Health Committee, Wednesday, April 6, 2011, to speak about the draft for the 2011-2012 One-Year Action Plan. Just some brief housekeeping -- if you are here to testify or have input, we'll do it after the Administration makes their presentation. If you have cell phones, I would ask that you put them on vibrate or silent. Any side conversation, certainly, just step out to the rear of the Council Chambers. With that being said, let's go ahead and get started. Mr. Clerk, please read the roll.

DENDINGER: Martinez.

MARTINEZ: Present.

DENDINGER: Hicks-Hudson. Copeland. Craig.

CRAIG: Here.

DENDINGER: McNamara. Steel. Two present.

MARTINEZ: Okay. Welcome, Director Bond.

BOND: Thank you.

MARTINEZ: I'm not sure who would like to start -- Deputy Mayor or Director.

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federal funds that the City of Toledo, Department of Neighborhoods is responsible for. At press time, we have not yet received an announcement on when our funds would be, so we are basing our Plan and our goals on level funding. If you look on page two of the Plan, beginning on page two and ending on page three, you will note that it states unknown and the reason why it states that is because we do not know what the City of Toledo is going to be awarded in Community Development Block Grant, our HOME program, and the Emergency Shelter Grant program. As you begin to go through the rest of the Action Plan, you will note that there were other federal funds that the City was allocated in 2008 and 2009 through HERA, which is the Housing and Economic Recovery Act of 2008 and, ARRA, the American Recovery and Reinvestment Act of 2009, which includes our NSP-1 and 2 program and Homelessness Prevention and Rapid Re-Housing, as well as Community Development Block Grant Supplemental. And with that being said, I have pretty much covered what I wanted to talk about as it relates to activities leading up to the published draft Action Plan. Veronica, would you like to make any comments?

MARTINEZ: Hold on one second. I just need to recognize Councilman McNamara, Councilman Steel, and Councilman Collins for attendance. Before we move forward, were there any questions up to this point? Okay, go ahead; continue.

BURKHARDT: The only comment I wanted to make was the goals, which is the second year based on our ConPlan, are based on 11 priority goals, so I know that the housing goals that Mike Badik intends to speak to are addressed within those and if you'll look at, I think those charts start on page 13, and the first goal is Improve Housing Conditions, and those from 11 on out are priorities as defined by the community stakeholder meetings and forums that were held a year ago.

BOND: Any additional questions?

MARTINEZ: Not at this point. I may interrupt you just to clarify the major goals and objectives and based on how they came to be just for reminding us as a Council, so we'll be looking at that a little later.

BOND: Okay.

MARTINEZ: Oh, and Councilwoman, Paula Hicks-Hudson...

BOND: Okay.

MARTINEZ: ...I'd like to recognize. Thank you.

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CROTHERS: Well, for the record and since you asked me, Mr. Chairman, I'd be delighted to say a few things. Before you is the brain trust, if you will, of the Department of Neighborhoods. They do a fantastic job for our community; have done so for many years working with many community partners. Today, the purpose of the hearing, as you know, is to discuss the One-Year Action Plan, which Council members and committee members have a copy and, with that, I'll turn it over to Director Bond.

BOND: Thank you, Deputy Mayor Her...or Crothers, our new boss. Thank you for having us here today, Chair Martinez, to talk about our One-Year Action Plan. As you may or may not know, the One-Year Action Plan is, in layman's term, our bible on how we are going to spend the federal dollars over a year's process beginning on July 1 through June 30 of various funding years. Per our Citizen's Participation Plan, the City of Toledo is required to convene two public hearings, of which this is the first of two. Here with me today, to my left, is Veronica Burkhardt. She is our Admin Analyst in our Administrative Section who works very hard on making sure we submit all of our documents in a timely manner and, to my right, is our Commissioner of Housing and Administrative Services, Mike Badik, and Mike will be able to go over some of our items that we plan as a department as it relates to housing. Again, this is our first of two hearings that we are required to hold as a part of our Citizen's Participation Plan and our One-Year Action Plan and our Five-Year Consolidated Plan. The draft of this Action Plan is now available at the following locations: all public libraries; the Toledo Lucas County Homeless Board; LMHA; the Ability Center; of course, City Council Chambers; Department of Neighborhoods; Department of Development; and the Fair Housing Center. The draft includes proposed projects that we expect to complete or undertake utilizing 11 operational goals. If you want to know what those operational goals are, you can look on page 12 of the Action Plan, again, understanding that this is the first hearing and this Plan just recently came out and you have, you know, another whole week or 30 days to comment on it, so you can review anything in the Action Plan or ask any questions that you have as it relates to the One-Year Action Plan. The Citizen Participation Plan -- the following activities has occurred as follows: on March 20, we submitted a public notice that was published in the Sunday edition of The Blade announcing the public hearing for citizens' comments. On March 23, we also published in the weekly editions of the La Prensa and The Toledo Journal periodicals announcing our two public hearings for citizens' comments. On April 5, which was yesterday, the 30-day public comment period began and the draft Action Plan was submitted and distributed to 25 locations throughout the City of Toledo, and it is also on the City of Toledo's website for comment as well. Today, of course, is our first public hearing and on April 13, which is next Wednesday, at 1:00, is our second public hearing. If you turn to page one of the Action Plan, there's the Executive Summary, which speaks about the One-Year Action Plan, the

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BOND: All right, thank you. Mike.

BADIK: Yes, the housing goals that are being established for this year to be completed this year emphasize rehabilitation and repairs. That is the number one housing priority within the city and, to that effect, it is anticipated that we'll be able to complete about 81 single-family homes that will be rehabbed. This is broken down in a number of different ways through various partners, including 30 from a Lead program that we'll going to fund through the HOME and NSP will make the bulk...will be the remaining portion of those. Of those homes, it is anticipated that only two of those 81 are only going to be dedicated towards people with low income, 55 of those units will be dedicated to people at moderate income, and the rest of those will be dedicated to people with middle income that are under our NSP and that's up to 120 percent of the area median income. Under the repair's section, it's...we anticipate through our funding through both HOME, NSP, and CDBG to address and repair, through our various partners, up to 156 units, most of those being single-family houses and a vast majority of those will be dedicated to people at low-income levels. One hundred five of those and 36 of those will be moderate income. We're happy to announce that there's a significant number of rehabs...rental rehabs that will occur; a number of units that will be completed, we think, before July 1, 2012, for 295 units. Those include Genesis Retirement Village, which we've been told will begin construction. They're closing at the end of this week with their construction loan. Most of those are not low- and moderate-income units. Legacy Hills, which is being funded in combination of NSP and HOME funds; that's 78 units. We've already put roofs on three of those buildings. We'll be renovating the interior of the others. Renaissance Senior Housing, which is attached to the Valentine Theatre -- those units are underway and 55 units will be completed this year. We'll be doing some additional rental rehab through both CDBG funding and through CDBG-R funding and Sherman School, New Schools New Neighborhoods, is included in that amount. In addition to those units, we have 94 new constructions that are either underway or we anticipate being completed. Fourteen of those units are with NIA Heights Program. Those are being funded through NSP -- that's 100 percent NSP between the State and ourselves. Crane's Landing, which is a new senior housing project for 40 units, will be on the old Chase School site. They will begin construction in November and will be completed before July 1 -- that's the timeline. That's received some tax-credit funding; that was just announced a few weeks ago and they're finalizing that, and then Chestnut Hill, which is a permanent supportive housing project -- that project is under construction; that's next to the VOA...Veteran, excuse me, Volunteers of America site on Champlain Street -- that is under construction and should be completed, so we have a rather large number of units. In addition to that -- now, we're not funding directly the full amounts of any of those, we're just participating in filling the gaps in those -- in addition to

that, 75 units at the Triangle Building, of which we don't have any federal funding – that's beginning construction now.

MARTINEZ: That's fantastic, it seems like lots going on. I do have a couple questions because I know I've received a few questions about NSP funding, so if you could give us an overview of it; more specifically, on the site selection of the properties and the amounts that you pay because there was a question that, you know, is that appropriate amounts...is it not, in terms of the amount of rehab that goes into it versus...compared to doing it in other areas, so if you could just kind of touch on those, I'd appreciate it.

BADIK: I can say that all of the purchases are below market rate and it's required by law to be at least one percent below the appraised value, so every property is appraised at the time of purchase. Those have to be within two months of the purchase...those appraised values, or those appraisal reports. In addition to that, the amount of funds that are allocated to individual houses are based on the rehab that's needed to complete that and, of course, the occupancy – to be able...the goal is to get those occupied, so that would be the case. We've so far, under our NSP-1, purchased 64 properties...parcels. Twenty-nine have already been completed – the rehabs. Thirteen have been sold, another 15 have been leased including, well, not included in the 64 total are single-family houses under United North's School Home's II Project. Ten of those, we helped assist with NSP and those have been leased, so we have 28 of our...29 of our...28 are currently occupied. We have nine under construction. The goal of this is, obviously, to get these...in addition to that, we have three new constructions and we've limited those to specific areas – our tipping point neighborhoods. Two of those, Habitat for Humanities have funded, they've identified the buyer, and we're just finishing up our due diligence to insure that they meet all of the qualifications and those will be closing, and we've closed on our market-rate, single-family house a couple of weeks ago and that was on Dorchester. You can see that one from Dorr Street.

BOND: We also have...we just...Mike has been out of town at a conference, so he is not aware that we do have pending offers on three...two others and one that he was aware of is right next to the new construction on Dorchester and the one that we just recently came to City Council to purchase at; I think it's 4102 Dorchester. We have a pending offer on that and two other units, so we have three pending offers.

MARTINEZ: That's fantastic, and then the construction companies that were rehabbing them – are they all local, or who are they?

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The fifth priority is Economic Development-Creating Jobs – that includes education and retraining of workforce. Six is Enhance Housing Choice, and this is where you're promoting and supporting ADA accessibility. Seven is Improve Housing Affordability, and this is where foreclosure prevention, homebuyer assistance, and rental assistance are included, as well as a goal that was new in this ConPlan, which is assisting mobile home residents to purchase units. The eighth priority is Improving the Neighborhood Conditions – this has to do with vacant lot improvements, eliminating lead hazards, and promoting green technology. The ninth priority – Enhance the Neighborhood Business Districts, and this encompasses ideas where you're providing financial incentives and infrastructure and, maybe, streetscape improvements. Ten – Transportation Issues; obviously, streets, roads, and sidewalks, and the eleventh priority is Enhance the Downtown and the Warehouse District – expanding the façade program, and the second through the sixth one are more City policies and those are business recruitment, expanding financial incentive programs, and promoting safety.

MARTINEZ: Okay. Councilman Steel.

STEEL: Thank you. If I missed this, I apologize, but I'm just looking at number eleven, which is Enhance Downtown and Warehouse, then it says its partner is UpTown, so I guess I wonder what the definition of downtown is. Does it extend all the way through the UpTown Association area?

BURKHARDT: Yes, it does.

STEEL: Okay, thank you.

MARTINEZ: Any other questions? Okay, I guess the last remaining question I have before I open it up to the public questions – in terms of economic development, does this address 108 issues or any public policy issues, or anything like that? And, if not, should it?

BOND: It does not, and I would say that it should and, as a draft, we can include that.

BADIK: Yes, I would say that it would fall under Priority Number 5, Economic Development, so we would add that to that section.

MARTINEZ: That would be my only recommendation. I guess just from the debates that we've had in finding out that there's a lot of interest in using these funds, so we want to make sure we're doing it appropriate...we're doing it to ensure public access and equity and that we have good sound public policy on it also. I think we have a sign-up sheet? If there's anyone that would

BOND: The majority of the contractors are all local. There is one developer who is not local.

BADIK: The developer takes the risk of purchasing the properties and they have to...they actually hold title to those properties so, if they're not sold, then they have to come up with the operating costs to maintain those, so...and that company that's outside of Toledo has done a number of units...single-family homes in Detroit area. They're rather large corporation that carries out NSP for a number of actual jurisdictions. Our case, we didn't choose one developer, we chose to go with multiple developers.

MARTINEZ: That's great. From what I can tell, the program's been very successful and I've heard nothing but good things about the homes, and the people that are purchasing them have been extremely happy from what I've heard. Any questions this far? Okay. Is there any other...anything else, or?

BOND: We would like to go over the goals.

BURKHARDT: The goals, as they were inputted into the 2010 - 2015 Consolidated Plan and in each subsequent One-Year Action Plan – there are 11 of them. Each one has categories underneath it that are prioritized that were based on the stakeholder meetings and the forums, you know, low, medium, and high priority so, I won't go over those, I'll just go over the 11...the main priorities. The first one is Improve Housing Conditions, which that can include rehab; you know, rental, home maintenance, things like that.

MARTINEZ: This is on page 13?

BURKHARDT: No, well, it starts on page 13.

MARTINEZ: Okay, just for my colleagues.

BURKHARDT: Right, and it also includes demolition. If you'll look on page 13 right where it says Improve Housing Conditions, and then, as you go on, if you're going to 14, 15, these are the categories underneath the priorities, such as the rehab, demolition, you know, housing code enforcement, and then, we'll get to the second one, which is Public Service, and this encompasses the social and the human programs, such as soup kitchens, educational enrichment programs, and things like that. The third priority is the City Infrastructure – has to do with flood and drainage issues in LMI areas and upgrading and replacing streetlights. The fourth priority – Eliminate Homelessness, and this is where shelters, transitional facilities, permanent housing, and also homeless prevention, which will be key over the next year or so when the HEARTH Act goes through.

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like to come up to the podium with any questions or concerns based on the One-Year Action Plan, now's the time. If not, we can just keep moving forward. Okay, well, I guess we don't need a sign-up sheet. Are there any other questions seeing that we have the whose-who of neighborhood development in our mist? Any...? Councilman Steel...Collins.

COLLINS: Thank you, Councilman Martinez. Mr. Badik, I heard you say that the Dreamplex is moving now.

BADIK: Yes, that's correct. We received the last piece of documentation they need from the cities and assignment of leases. They're talking about closing this Friday, or early next week on the construction financing.

COLLINS: How's the delinquency holding out there as far as the taxes go?

BADIK: Those have to be taken care of prior to the close...at the closing, and so we're not releasing any of our funds. All we're doing is signing documents. Our funds will be released upon the construction...verification of the construction of the funds, which includes the...we've included in that is they have to make...take care of all outstanding debts. That's suppose to occur on Friday...

COLLINS: Okay.

BADIK: ...or when they close.

COLINS: Because my concern has been, when we passed this legislation back in July of 2010, the commitment was that this project would be completed by the end of Fall of 2010 and now we're beyond the first quarter of 2011 and I'm, you know, I was just confused because I...what I thought was going on was they were, you know, it was – which came first – use the money, clear the taxes in order to be able to move forward and, hence, the question – have they completed, you know, have they satisfied their obligations to the County?

BADIK: They have not. They will be doing that at closing. Otherwise, our money is...are not available to them and they're well aware of that.

COLLINS: Okay, because I still have some...I'm still somewhat of a skeptic on this whole project.

BADIK: We'll know at closing whether, in fact, those taxes have been taken care of. The assurances we've gotten, and we actually received

those assurances today from Jim Oedy that those were going to be taken care of because we had discussions last week and I reminded them of the obligations to take care of that.

COLLINS: Okay.

BADIK: And our funds cannot be used to take care of back taxes.

COLLINS: And, my question then becomes -- it they...if this doesn't happen as we've been informed it will over this week and into next week, is it possible for us to reconsider our funding position?

BOND: Absolutely, and probably -- it's been about almost three weeks ago, I gave them a deadline as it relates to the funding that we have to take those funds back and reallocate them because we're required to spend HOME funds in a certain period of time and they are well aware of that.

COLLINS: Okay, thank you, Director Bond. I think that we...what we need to do is we need to stay on top of this and if this doesn't close out before the end of this week and we carry into next week, I think we should be prepared with legislation to withdraw our funding position on this project and, you know, I think that should be done. If this isn't done and we're not moving forward, or we don't see anything moving forward with this, I would like to see us remove our funding from this before the end of this month.

BOND: We can definitely un...we don't even need legislation to uncommit our funds...the HOME funds. We can do that via the HUD system.

COLLINS: But, it was...it was our legislation, which created the vehicle for these funds to move into that...

BOND: Correct, and Council...

COLLINS: ...appropriation.

BOND: ...and Council can uncommit those funds.

COLLINS: Okay, well, I would like to be kept abreast of that because, if it isn't done within the next 14 days, I would like to have legislation prepared to withdraw the funding.

BOND: We will let you know.

COLLINS: Thank you. Thank you, Mr. Chair.

MARTINEZ: Okay, any other comments? Okay, last call from the audience if there's any comment on the One-Year Action Plan -- just want to double-check.

Fannie Effler then spoke on behalf of the St. Vincent Hospital Legacy Group regarding preservation of the Old West End and Toledo Olde Towne neighborhood.

After a brief discussion, Councilman Martinez asked if there were any other issues. There were no further comments.

Councilman Martinez adjourned the meeting.

NEIGHBORHOODS, COMMUNITY DEVELOPMENT & HEALTH
COMMITTEE MEETING

Re: 37th Year Community Development Block Grant (CDBG) & 25th Year
Emergency Shelter Grant (ESG) Funds.

DATE OF MEETING: Wednesday, April 13, 2011
TIME: 1:00 p.m.
CHAIRMAN OF THE MEETING: Councilman Adam Martinez
LOCATION OF MEETING: City Council Chambers
One Government Center
Toledo, OH 43604

Councilman Adam Martinez called the meeting to order; Julie Gibbons, Assistant Clerk of Council, read the roll; then Katie Bond, Director, Department of Neighborhoods, began her presentation.

BOND: Katie Bond, Director, City of Toledo's Department of Neighborhoods. At the table with me here today is Veronica Burkhardt, Admin Analyst, Department of Neighborhoods, and Mike Badik, Commissioner of Housing and Administrative Services. Veronica Burkhardt will cover the Public Service and ESG recommendations and Mike Badik will cover the CDCs. Before we get started, I would like to give a brief update about where we are with CDBG. Yesterday, we received an email from one of our advocates who indicated that, in the current budget that was passed, CDBG was reduced by 16 percent, HOME - 12 percent, and ESG was actually increased. Those are not the definite numbers that would flow down to, necessarily, to the City of Toledo. There's many other factors that would be involved in that, for example, poverty rate, how many entitlement communities are involved this year, so we're not sure that our actual reduction would be the 16 percent. We could end up with more funding, which I really doubt, we could be at level funding, or we would have some reduction, I just don't know. I anticipate, though, that we should probably hear something very soon.

MARTINEZ: Okay, so how will that affect these allocations then?

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BURKHARDT: We have been providing them information on this for the last year and a half.

MARTINEZ: Okay, so it should be no surprise then. Okay.

BURKHARDT: Okay, what the HEARTH Act is meant to do is to reduce the time spent in shelters, reduce the rates of homelessness, reduce the rate of recidivism, and increase the percentage of those that are obtaining housing. Right now, there is no information from Congress on when that will be, but when we made these recommendations, it was with those caps in mind, so without any other further questions, I'll go ahead and go to the allocations for ESG. We did base our decisions on level funding, which is the same exact amount that we got this year. What we did was, the dollars that they received were based on percentages, so should our allocation go up or down, we'll adjust the percentages accordingly. For Beach House - their recommendation was for \$58,989.00. This included an additional \$25.12, which came from the St. Paul's allocation because their cap, the \$25.12, was over their operating cap so, and since they don't provide homeless prevention dollar...services, we gave it to one of the higher performing agencies. Catholic Charities was recommended for a \$24,477.00 allocation, same as last year. Family House - \$171,596.00; Family Promise of Greater Toledo - \$21,628.00; St. Paul's Community Center - \$14,369.00; Aurora Project - \$20,678.00; Bethany House - \$12,494.00; Harbor House - \$12,239.00; NAOMI Transitional Housing - \$15,270.63; and the YWCA - \$13,590.00. All the amounts that I just listed were the same amount that they received last...this current year, with the exception of the Beach House and the St. Paul's, which we gave you the explanation. Any questions on that?

MARTINEZ: I would like to recognize Councilwoman Hicks-Hudson. You have a question?

HICKS-HUDSON: I just need you to clarify what you just said at the end of that statement as it relates to Beach House and the other one that there's...are there differences in the amounts from the prior year?

BURKHARDT: Yeah, did you just...I just...I didn't know if she was in...there was a cap placed on homeless assistance dollars from HUD for upcoming...based on the HEARTH Act, and the amount expended as of the end of 2009 for St. Paul's was \$25.12 less than what was the amount there, so in order to maintain that ceiling. Okay.

HICKS-HUDSON: I just need to understand it. Thank you.

BURKHARDT: Okay, thanks.

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BOND: Based upon...these current allocations...we'll go back and probably apply some sort of formula across the board, but we have internally discussed it, agencies at a certain dollar amount - it really didn't make sense, say, perhaps below \$9,000, to apply that, but we, you know, that's...we need to discuss that further.

MARTINEZ: Okay, and you'll keep us in the loop with that...

BOND: Oh, absolutely.

MARTINEZ: ...also. Okay, thank you. So, if you want to go ahead and get started with Public Service activities.

BURKHARDT: All right, we'll start with the ESG, which is the Emergency Shelter Grant. When preliminary information I want to provide you in terms of the Emergency Shelter Grant is for the year that's going to be starting 2011 - July 1st. There was a cap placed on the homeless assistance dollars, which is comprised of essential services, operating, and any rehab or renovation. The reason this was placed was in anticipation of the HEARTH Act, which instructed communities that the cap would be either 60 percent of their allocation, or the maximum expended for the most recent completed year, which for us, that would have been 2009.

BOND: Veronica, can you explain a little bit about the changes that are going occur so that everybody understands what is coming down the road.

BURKHARDT: Okay, the HEARTH Act - that stands for Homeless Emergency and Rapid Transit to Housing - that's the act of 2009. What it's designed to do is act like an impetus beyond the Homeless Prevention and Rapid Re-Housing grant, which we have right now. This will provide an influx of homeless prevention dollars into the community and what HUD sees is that this portion of the Emergency Shelter Grant, in the future, being used for up to 40 percent of our allocation. What we anticipate, once this actually comes out, will be that our ESG allocation will double, so, right now, we get somewhere around \$350,000.00 a year. We anticipate that that will double. On the flip side, though, our Homeless Assistance program, which is the SHP annual allocation; that's where the ten percent will come from, so what it will force communities to do is really look at their existing systems...shelters, transitional, permanent housing, and all that, and really make hard decisions, so what the - go ahead.

MARTINEZ: I was just curious - are the service providers aware of this change and are they doing...?

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MARTINEZ: And I'd like to welcome Councilman Copeland. Are there any further questions regarding the ESG allocation for the Public Service activities? No? I will open it up to the public if there's anyone that would like to comment on, specifically, the ESG allocation from your prospective organization. Okay, moving on - the CDBG allocation.

BURKHARDT: Okay, for CDBG allocation, we also used the same level-funding amount that they had received for this current year - the 36th year. These aren't in alphabetical order or anything, so I will just list the amounts...their recommendations. Helping Hands of St. Louis - their 37th year recommendation was \$23,634.00; MLK-Kitchen for the Poor - \$50,613.50; Adelante - \$30,640.00; Catholic Charities - \$10,018.00; AIDS Resource Center - \$31,449.50; and, actually, I'm listing these cents; I think we rounded these amounts up, so...so if you notice that discrepancy, that's why. The Ability Center - \$36,449.00; Harbor House - \$9,914.00; Toledo Seagate Food Bank - \$24,970.00; East Toledo Family Center - \$14,019.00; Legal Aid of Western Ohio - \$46,017.00; Neighborhood Health Association - \$167,803.00; St. Paul's Community Center - \$43,849.00; FOCUS - \$77,281.50; Bethany House - \$27,411.50; Aurora Project - 74,394; Family House - \$2,047.23; Toledo GROws - \$26,527.52; BOPA - \$375,672.75; Toledo Municipal Court - 100,000, and that was it for the Public Service. And the difference is - all the agencies were recommended for level funding. There were four exceptions of agencies that received different amounts other than what they're receiving this year, and those would be Toledo Seagate Food Bank - there was discussion on the lack of consistent reporting through the years. Their recommendation was that they were recommended for a decrease of \$5,460.00. Those dollars were then divided into the three other soup kitchen providers, which was Helping Hands of St. Louis, Martin Luther King Kitchen for the Poor, and St. Paul's Community Center.

MARTINEZ: Okay, any questions from Council? Councilman Waniewski.

WANIEWSKI: Thank you, Mr. Chairman. So, the 5,460 that was going to Seagate Food Bank was then split evenly among the three soup kitchens?

BURKHARDT: Yes, that's correct.

WANIEWSKI: Okay. You don't know what the capacity of each of those is - do you?

BURKHARDT: In terms of...?

WANIEWSKI: How many they serve annually.

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BURKHARDT: They serve different...what we provide for two of them...we help fund their grocery and food program. For St. Paul's, we provide funds for their meal program.

BOND: He wants to know the numbers.

BURKHARDT: Right...not right off hand...no, I don't.

WANIEWSKI: Okay, could I get those by way of referral, if you would?

BURKHARDT: Sure.

WANIEWSKI: Thank you. Thank you, Mr. Chairman.

MARTINEZ: Councilman Craig.

CRAIG: I was just wondering -- of the three soup kitchens, how many of them are clients of the Food Bank?

BURKHARDT: All of them are.

CRAIG: Can you imagine where I'm going with this?

BURKHARDT: That they would use the funds for receiving...

CRAIG: For the Food Bank and increase them for the clients that they serve. It's, you know, you don't have to go very far down that road to see a train wreck -- okay. Did Seagate Food Bank indicate why they...why they were having trouble...why they were having trouble meeting their...their goals...their reporting goals?

BURKHARDT: Well, it wasn't so much they weren't meeting their goals, it was reporting requirements. For this year, they had been submitting some of their financial information late. I know the board minutes...not quite as...more there, but even Request for Funds, and they said for a period during the winter, they did lose their accountant and a CPA to death, but the pattern at Toledo Seagate has been that this was just not an anomaly, it has been a continuous pattern even before this year.

CRAIG: Okay, so they've been warned in previous years that for not meeting their reporting deadlines?

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COPELAND: Okay. I just...I don't even know -- have you gotten down all of this yet? Have we...? If not, then maybe, I better hold off then. I may be getting a little ahead...

MARTINEZ: Right...right now we're on Public Service -- the top page, the first section -- so we haven't gotten down to the CDCs.

COPELAND: Okay, go ahead.

MARTINEZ: Okay.

COPELAND: I'll wait 'til later.

MARTINEZ: Okay, if there's anyone from the public that would like to comment on the Public Service activities for CDBG? We have one taker -- great. Come on down. If you can say your name, your address, and the organization you're representing...

MULDER: Sure.

MARTINEZ: ...for the record.

MULDER: Kevin Mulder, Executive Director, Legal Aid of Western Ohio. You look kind of lonely up here, so I thought I would say something. I just want to thank the City for support of our services to low-income litigants in the City of Toledo. Just let you know that, in 2010, Legal Aid represented 1,332 clients in all of our cases, through all of our funding sources, and secured over \$3.2 million in benefits and that's all funds that went directly into the...into the pockets of low-income individuals in the city, or were monies they did not have to pay out that they otherwise would have been obligated to pay to different creditors or adverse parties and, oftentimes, our clients come to us in a time of crisis. With our CDBG funds, we represent folks in housing situations who are facing the loss of their home generally through eviction; sometimes through utility shutoffs, which is an ongoing issue within the city where landlords take it upon themselves to, in essence, practice self-help evictions by shutting off utilities and, oftentimes, the calls come to us late on a Friday afternoon and so our staff have developed a good procedure for addressing those calls and getting into court when necessary to have the utilities either prevented from being cut off or restored. But just let you know that the investments that the City makes in Legal Aid go to represent folks who otherwise would not have access to legal help, and they go to provide legal help, really, to help people maintain their basic needs -- physical safety, food, shelter, and access to income. Thank you very much for your support.

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BURKHARDT: I believe they have. They have monitors, and while our monitors, you know, are providing technical assistance, it is one of the things that HUD looks at for us as well.

CRAIG: Okay, I...just as a referral, I'd like to see the previous year's monitor's reports concerning financial reporting and see it for this year also.

BURKHARDT: Okay.

MARTINEZ: 'Cause, is this the second year that they took a reduction?

BURKHARDT: Last year, I believe, they were recommended for reduction. That may have had to do with their attendance at the TAAEH Alliance, though, if I remember correctly.

MARTINEZ: Gotcha. Okay. Miss Bond, did you have something to add? No? Okay. Mrs. Councilwoman Hicks-Hudson.

HICKS-HUDSON: I must be having problems hearing. You mentioned two other entities -- EOPA and the Municipal Court in terms of funding and I don't see where, if I'm looking at the right document, where their funding is.

BURKHARDT: They are probably on the second page...

HICKS-HUDSON: Okay.

BURKHARDT: ...under departmental allocations.

HICKS-HUDSON: Okay, I see. Thank you.

BURKHARDT: You're welcome.

MARTINEZ: Okay, is there anyone -- Councilman Copeland?

COPELAND: I just had a couple questions for Miss Bond.

MARTINEZ: Microphone.

COPELAND: Can you hear me, Katie?

BOND: Yes.

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MARTINEZ: Great, thank you. We have one more taker. You can state your name and the organization you represent for the record.

VAS: I'm Debbie Vas with Toledo Seagate Food Bank -- the Executive Director. First of all, I do acknowledge that we received a decrease in funding this year. I've really taken that to heart. We did experience a death of our CPA and Accountant; quite frankly, he committed suicide and we dealt for two and a half months in getting our new CPA together and on the right track. I'm not here to challenge the decision. It is what it is, but for the record, I would like to say that I do not want Seagate's name tarnished because of lack of reporting. In the past years, we've always been compliant, and in the past year...Councilman Martinez, you asked if we received a reduction -- we did receive an increase last year. We will continue to service the community as we have in the past and if we do receive a decrease, I assure you that we will attempt to make that up and the community will never see a reduction in service from Toledo Seagate Food Bank. Thank you.

MARTINEZ: Thank you, Ms. Vas.

VAS: Any questions?

MARTINEZ: Council Copeland.

COPELAND: Yes, I guess this is for Miss Bond. They received a decrease? Can we get a reason why they're receiving that decrease?

BOND: We...they received a decrease due to lack of reporting...timely reporting.

COPELAND: Well, my next question would be -- I think you just said up there that the person that was taking care of that committed suicide and, you know, with all of that going on, I mean, you know, to me, that's a horrible thing to happen. I wouldn't wish that on anybody, but that had to put some kind of little glitches in their program. I mean, for them to try to get it back together, so, I mean, is there any way we can look at...look at that again?

BOND: The Council...you can take a second look at that. I don't know if we were aware of that when the CRC met. Are you aware of that, Veronica? The...yeah...you don't know?

VAS: I did email to Juenethia, our Monitor, and as well as when I received the reduction notice, I did email to Miss Bond. Like I say, I'm

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not here to challenge this, I just want to make sure that all those in the community, as well as you, respect what we do and it is what it is. May he rest in peace.

COPELAND: And they're not looking at you here to challenge it. I'm the one that brought that up because...

VAS: Yeah, well...

COPELAND: ...it's...we're here to try to help the citizens of Toledo and not necessarily, you know, if there are circumstances why something like that shouldn't be done, then it shouldn't be done as far as I'm concerned.

VAS: Thank you.

MARTINEZ: Thank you, Miss Vas. I think there's one more question. Miss Hicks-Hudson, did you have a question for Miss Vas?

HICKS-HUDSON: Not of Miss Has, but my question is more just in terms of procedure...just to be on the record that - and I didn't know if it's from you, Mr. Chair, or from you, Director that - if in fact, we disagree with the recommendation - that there's...it's in the purview of Council to make changes to...

BOND: That's correct. I have our monitors who monitored Seagate Food Bank to...here to make a few comments. Juenethia's their new monitor, and Brenda Oliver is their old monitor. Juenethia Fisher and Brenda Oliver.

OLIVER: Hi, I'm Brenda Oliver and I would just like to say, in past reporting for Toledo Seagate, while their monitoring reports do not indicate that they had been late reporting, they've always not reported like on the 15th of the month, which is when it's due, but bottom line, when it was time for me to prepare their reports, all of the documentation was in.

FISHER: Hello, my name is Juenethia Fisher and I am a Program Monitor for Toledo Seagate Food Bank. In the reporting with HUD, one of the recommendations is the information does need to be in the file on a timely basis and I did receive information from Toledo Seagate Food Bank, but basically, not in a timely manner as if HUD would come check my files today, we would not be in compliance. I did notate and I did know that there was a death in the business...in Toledo Seagate Food Bank, but in checking the records before, information was submitted late also, and the issue came when my second report was due and I didn't have any information at all. So, just basically, we were aware

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In addition to those organizations, level funding was continued for Green Projects, receiving an allocation of 100,000, and Bricks and Mortar Projects, which received \$100,000.00, as well as a Capacity Building fund, which received 30,000. Those were all previous year's allocations that were carried forward based on their performances. There are other organizations that received a funding decrease based upon either their application and/or performance and I'll go through those now. The Toledo Community Development Corporation received \$89,586.00 - currently has that for this year. The proposed allocation is \$41,547.00 - that's based on the application itself. One of the projects - although the project is a good project, it's currently still within the predevelopment stage and these CDBG funds are not eligible for predevelopment and that's the Toledo Grows Center, so that's why they received their decrease in that...it was based on the application. VIVA South Toledo CDC has ceased operations, did not submit an application and, therefore, was recommended by the CRC - the Citizen's Review Committee - for zero funding and I'll explain how we distribute that in a moment, and then for ONYX - their previous allocation was \$90,304.00. The recommendation was for zero funding. This was due for a number of reasons that the CRC talked about including minimal operations, reporting and, this year - the 36th year - at the time that they had...they deliberated...the CRC had received...there was very few reports that had been submitted, there was a late submission of the 36th year contract, the contract wasn't consummated until after the first of the year although the allocation was allocated in July. Most agencies had negotiated contracts by September - theirs was not negotiated and signed until January. They had a... additionally, they have failed to meet some conditions of previous contracts, including not submitting the last two annual audits, which makes them ineligible for any payments even under this year's allocation until those are met, and the agency itself is on...was on Agency-at-Risk. Those are the primary reasons why ONYX was recommended for zero funding. What the Citizen's Review Committee recommended was to take the \$90,000.00...\$90,304.00 reduction and combine that with the...combine that with the VIVA South Toledo CDC reduction of 56,500 in general to create a new Direct Project Cost Allocation, which allows any developer who wants to develop in unfunded areas access to cash for projects. Those projects would be reviewed as to their viability, and if they were so deemed viable, those dollars would be provided to those agencies. In addition, the allocation...the TCDC allocation...their reduction was set aside specifically for their service area and this was due...the difference was that it was due to ineligible activity, not their capacity to carry out an activity.

MARTINEZ: Okay, can you explain just a little bit about the CRC and the makeup of the review committee?

BADIK: The CRC is the Citizen's Review Committee and those are citizens that were identified and selected based upon their experiences,

of the issue and Deb and I...we were in communication and we constantly emailed each other, but at that point, I did not have the information that I needed and we did have HUD on our premises, so, basically, to keep the guidelines and to follow the rules, and also with the contract conditions, that is something that does need to be met and I have been flexible in that aspect, but basically, I was just following the contract conditions, following the regulations by HUD, and doing what we needed to do as the City of Toledo to make sure my files and my documentation was updated and, yes, Toledo Seagate Food Bank - they do an excellent job. I did go out there and monitor the site, I watched the facility, and I see what they are doing in the community, but as a community, what rules we set out there, they do need to be met by all of the agencies. Thank you.

VAS: And also, our board meetings are the last Thursday of every month and I am not able to get the paperwork to the monitor by the 15th. It's just...that's what it is. I'm not going to send in financials or minutes without board approval.

MARTINEZ: Sure.

VAS: So, that's something, you know, you need to take a look at.

MARTINEZ: Sure, absolutely.

VAS: Thank you.

MARTINEZ: I've been monitored before, I know how that goes and I think...you were my monitor at the time, Veronica, and I think I was late, too, so I completely understand. Any other further questions? I would like to recognize a lot of Councilpersons that have just stepped in that I haven't had the chance to recognize - Councilman McNamara, Councilman Ludeman, Councilman Copeland, Councilman Steel. Did I miss anyone? No? Okay. Is there any further questions, comments on the Public Service activities? If not, we'll move into the Community Development side of the house. For those of you that were here for the Public Service activities, you're free to go if you like, so we'll move on.

BADIK: Yes, Mike Badik, Commissioner of Housing and Administrative Services. I'll present the recommendations that were forwarded from the Citizen's Review Committee. There are several agencies that received level funding from the previous year. Those include Neighborhood Housing Services with \$290,000.00; Habitat for Humanity, which received 45,500.00; United North Corporation, which received \$330,400.00; Friendship New Vision, which received \$82,226.00; and UpTown Association, which received \$40,000.00.

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and there were...there are citizens identified for two categories - one - or excuse me - one is - there's a Citizen's Review Committee from...actually, three categories - one would be for Community Development Corporations - the housing portion of that. Those folks included four individuals, and then Public Service had three individuals that were identified, and the Emergency Shelter Grant had six people identified. They have some expertise within the field. They are not agencies that are funded by the City of Toledo through the CDBG allocation process. What they do is they receive the applications, they score those applications, and then, together, they submit those and then there's discussions at the review committee. They meet separately; they review each individual application, then come forward and make a recommendation to the administration.

MARTINEZ: Okay, we have some questions. Miss Hicks-Hudson, you were first, I believe.

HICKS-HUDSON: Thank you, Mr. Chair. As it relates to...just to piggyback on your description of the Citizen's Review Committee, do they, at any time, interview or just have discussions with the actual agencies that are being funded, or is it merely a paper review?

BADIK: The Citizen's Review Committee has, in the past year, gone out and visited agencies in the past not after they received the applications, but prior to that, and then they review the application and those who made the visits then comment upon the operation of those agencies - it's part of the discussion.

HICKS-HUDSON: Is it during a specific time period that there's a visit and then the application, or... because you're saying within the year.

BADIK: Within a year of the application itself.

HICKS-HUDSON: Okay, so if there have been changes or circumstances either during...after the visit, or after the application - is that additional information provided?

BADIK: Yes, the information that's provided are the monitoring reports from the City of Toledo. Each of the Citizen Review members receive those monitoring reports, or have access to those monitoring reports, and the monitors are also present at the review so they can ask questions.

HICKS-HUDSON: Okay, I have a couple of questions that relates to the ONYX not being funded and you gave four conditions under which was the basis for their not being funded, and it appears that you're saying that there

was...and I want to start with number four – Agency-at-Risk – what does that exactly mean?

BURKHARDT: The City of Toledo uses a series of Progressive Corrective Actions. Agency-at-Risk is the third level. The first level would be Agency Notice, which is, you know, there may be some things that have...not quite of a serious nature yet, but they could be. Agency Warning is the second level and that would consist of some findings that the City actually found at the agency. Agency-at-Risk is been...they've been out of compliance with at least, you know, some issues for a while, and then the final one is Agency Suspension.

HICKS-HUDSON: So, Agency...when you say for quite a while – for a while – is that for a program year, or what...?

BURKHARDT: It could be two or three times within a program year. Depending on the monitoring schedule, agencies may have visits two or three times a year.

HICKS-HUDSON: And then, you're talking about there was failure, Mr. Badik, failure for some terms under contract – I'm not sure exactly what that meant, and that there was audits or something.

BADIK: Yes, there are two issues regarding that. The first is – CDBG year starts in July and there's often times to renegotiate contracts because either the amounts of funding decreased, the budgets that were submitted do not meet all the rules and regulations, or there may be substitute projects after the time of the application received. Agencies often... may move forward and make some adjustments based on their work plans. The ONYX contract was not signed until January of this year even though negotiations had started some time in July or August.

HICKS-HUDSON: And do you have a...isn't it true that...that part of that reason is because their director was out ill and not able to participate in those negotiations?

BADIK: That's true once we got to November...

HICKS-HUDSON: Okay.

BADIK: ...but prior to that that's not necessarily the case.

HICKS-HUDSON: But you're just saying...but my understanding is that they're moving parts with these processes and so it's possible that some of

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information...monthly information regarding the business technical assistance breaking down the activities by month of July through December. We received information the beginning of this week in regard to the owner-occupied rehabilitation; however, all the information that was submitted was activities that took place from either the 33rd year in 2007 through the end of the 35th year of 2009. Obviously, our contract for the 36th year starts July 1 of 2010; so none of the information can be used towards this year's activity.

HICKS-HUDSON: Okay, but you are receiving the...you have received the reports up until...starting...what you're saying March 7th...

CULKOWSKI: March...in...on March...

HICKS-HUDSON: ...from...you just tell me from March 7th...

CULKOWSKI: Well, let's say...

HICKS-HUDSON: ...until...

CULKOWSKI: ...March of 2011, we received information from July 1...pertaining to July 1 through December 31st of 2010.

HICKS-HUDSON: I understand, but I'm just trying to get my question...

CULKOWSKI: Oh, sure.

HICKS-HUDSON: ...just to verify what you're saying – so...because the contract was just signed at the end of...at the beginning of this year of '11. For whatever reason, you know, negotiations – what have you – it was just done, and then upon that...from that time to now, you have been receiving some reports from the agency – correct?

CULKOWSKI: We have received partial reports for activity through December 31, 2010.

HICKS-HUDSON: Okay.

CULKOWSKI: I would point out, it is April 13th - we have not received any information regarding January, February, or March.

HICKS-HUDSON: Okay. That's all I have right now, thank you.

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these parts in a normal circumstance are not done immediately after the awarding of the...of the, you know, the timeframe for the award to be made. Isn't that a fair statement?

BADIK: That's a true statement – yes.

HICKS-HUDSON: Okay, and then you're...so when you're...so, are we talking about that there are three indices or four indices as to why the basis for the...for not being funded because I wrote down four things, and...

BADIK: Right, well, there's actually more than that. I only highlighted the major ones. Second was, obviously, since they hadn't signed their contract, we received very little reporting, so we didn't have much activities to review because the monitoring reports hadn't been submitted.

HICKS-HUDSON: But have you since received some of those reports?

BOND: Yes. I'll ask Jerry Culkowski to come up and speak to that.

HICKS-HUDSON: I appreciate that.

CULKOWSKI: Hello, my name is Jerry Culkowski and I'm the Program Monitor for ONYX for the City of Toledo. Just a brief summary – we did start budget negotiations as of the beginning of July. We were not able to come to a conclusion until...sorry; we did start budget negotiations for the contract, or contract negotiations, which included the work plan and the budget, in July. We weren't able to come to a conclusion of that until the end of December 2010. A contract was sent for signature that first week of January of 2011. Upon submission of the contract to ONYX for signature, there was an immediate follow-up correspondence from the Department of Neighborhoods letting the agency know that the contract was in the mail and, at this point, that we would need, essentially, six months – from July through December – information on the two funded activities, as well as all of the other regulatory documentation that we require – bank statements...monthly bank statements, reconciliations, board minutes, etc. – all things that are standard, have been standard for the last several years for...in our contracts for the Department of Neighborhoods. That was sent out in January. The earliest response that was received was in March...on March 7th, so by the time any of the information was received, it was past due for the Department of Neighborhoods or the CRC to review anything for the recommendations. Since that time, ONYX is...has been contracted for two eligible CDBG activities – one for business technical assistance, another for owner-occupied rehabilitation administration. We have received

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MARTINEZ: Before I go into Councilman Waniewski, I'd like to recognize Councilman Collins for his attendance. Councilman Waniewski, you have the floor.

WANIEWSKI: Thank you, Mr. Chairman. I want to make sure I understand this, Mr. Badik. So, the 90,000 that had been allocated last program year for ONYX and the 56.5 allocated for VIVA South last year will go where?

BADIK: It goes into the direct...the direct project cost for community development activities for unfunded areas line item – there's some additional dollars which was left over, so...

WANIEWSKI: Where am I seeing that? Sorry.

MARTINEZ: Direct projects?

BADIK: Direct projects. It's the third from the bottom under the CDC.

MARTINEZ: And can you clarify where these funds will be used...

WANIEWSKI: Oh, I see, okay.

MARTINEZ: ...for in terms of census tracts?

WANIEWSKI: And then who will...oh, I'm sorry – did you ask a question?

MARTINEZ: I just wanted to clarify where these funds could be used for in terms of census tracts.

WANIEWSKI: That was my next question.

BADIK: Yes, they're in low- and moderate-income census tracts that are not served by a community development corporation. So, there are projects within those areas, which could include both ONYX and VIVA South, but there are several other areas that currently are not served including the Warren Sherman area, the TOTCO area, the Old West End area – all of those. If a developer brought forward a project for those areas, those dollars would be available for that.

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WANIEWSKI: You're familiar with my district.

BADIK: Yes.

WANIEWSKI: Any fit into that because we have no CDCs.

BADIK: No, because they're not in low- and moderate-income census tracts. And I can verify...there might be a tiny slice, but it would be very small, if at all.

WANIEWSKI: And does the CRC review these allocations then, too?

BADIK: Oh, the individual applications for the projects? No, they haven't...they are not been part of that application process. You're talking about any new application -- correct?

WANIEWSKI: I'm talking about this 146,000 then.

BOND: The CRC and the IR...or the CRC, along with the IRC, made the recommendation to set aside those funds for those areas, as well as the Green Projects and also the Bricks and Mortar.

WANIEWSKI: Okay, but then as new projects that may come in...in these tracts that are not supported by a CDC...

BOND: That's correct.

WANIEWSKI: ...who reviews them?

BOND: Those would be reviewed by the Department of Neighborhoods.

WANIEWSKI: Okay. Bear with me, Mr. Chairman. And then on the...so that would differ from the line item below that to...for directed project costs -- Toledo Community Development Corp., of 48,000, because there's one project that's been identified?

BADIK: There was one project that was identified as eligible; the second project was not. They have the capacity to carry out those, but it was an ineligible project because it's still in the predevelopment stage, or was at the time of the application.

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that there may be a 16 percent reduction in CDBG, 12 percent reduction in HOME, and ESG actually received an increase; however, we are not...we do not know how that will trickle down to the City of Toledo, so all of the recommendations that have been made here today are based upon what we received in the 36th year.

BADIK: Let me say, the CRC realized that there might be cuts coming and their recommendation was to take...not cut the existing allocations in the 37th year from agencies, but take it from the Green Project, Brick and Mortar projects, the Direct projects, and the Capacity Building category. If you take 12 percent cut, it equals to just over \$200,000.00; therefore, it wouldn't necessarily negatively impact the agencies that are being funded, but that's the recommendation of the CRC.

WANIEWSKI: Thank you. Thank you, Mr. Chairman.

MARTINEZ: Okay, Councilman Copeland.

COPELAND: Question -- you said earlier that you recommended that that 90...whatever...the 150,000...the 90 and the...

BADIK: Yeah.

COPELAND: ...56 would probably wind up in three places -- what was that?

BADIK: Well, it...where those go into the category Direct Project Costs for community development activities in unfunded areas. The ONYX neighborhood and the VIVA South service areas would be unfunded areas, so that those...those project dollars could be used in those neighborhoods.

COPELAND: Who would be -- I guess my question -- I'm sure you know much more than I do about this, but -- who would be...who would be...so them would be about the three places where that money would go?

BADIK: Oh, it could go in other areas. It could go in the Warren Sherman area, which is unfunded, TOTCO area, and the Old West End as well. Any development that could bring forth a project that met all of the community development regulations and the project was a viable project, none of which is 100 percent funded with federal funds, but given those circumstances, those projects could be brought forward. They could either be a nonprofit or a for-profit developer.

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WANIEWSKI: And then on that 48,000, it's noted that it would...that money's is pending an acceptable work plan and budget.

BADIK: Correct.

WANIEWSKI: Okay, what if the work plan and budget is not accepted?

BADIK: Then the funding will remain and will be reallocated in the following years as a closeout item.

WANIEWSKI: It carries over the next program year as opposed to...

BADIK: It could carry over, but the likelihood is it will be recaptured and reallocated the following year.

WANIEWSKI: All right, then what was...do you recall what last year's...last program year's total CDC/CDBG allocations were?

BADIK: Yes, it's actually \$1,254,516.00. The category's kind of a misnomer because it's CDC and housing development. For instance, Habitat for Humanities is not really a community development corporation, they're a nonprofit housing development, but it's the same category.

WANIEWSKI: So, last program year's...it's the same amount of money.

BADIK: That's correct.

WANIEWSKI: All right, thank you.

BOND: These recommendations...

BADIK: Right.

BOND: ...are based on level funding...

WANIEWSKI: I see.

BOND: ...because we are not...we are not privy to what our 37th year allocation for CDBG will be. I don't think...I'm not sure if you were here when I talked about where we are, or what we heard lately about CDBG

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COPELAND: My question was maybe a little silly. I...when you was recommended, you said it might go to these places...

BADIK: Right.

COPELAND: ...and one of them might be ONYX...

BADIK: Yes, it could.

COPELAND: ...and I...

BADIK: The ONYX service area.

COPELAND: Yeah.

BADIK: Yeah, not...

COPELAND: Well, I had...I probably had it mixed up. I was wondering why you want to take it from ONYX then...

BADIK: Right.

COPELAND: ...so if it might wind up back there anyway.

BADIK: It might wind up in a project in their neighborhood -- correct...not necessarily done by ONYX.

COPELAND: Right.

BADIK: It could be carried out by another developer.

COPELAND: Another developer -- would that be another agency, or just...?

BADIK: It could be.

COPELAND: There's two different...

BADIK: A developer can be both a nonprofit developer or a for-profit developer, so it could be either or just based upon projects that are brought forward. I don't have any specific projects that I can identify.

COPELAND: Okay.

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MARTINEZ: Councilwoman Hicks-Hudson.

HICKS-HUDSON: So, so, theoretically, ONYX could bring a project forward in one of these unfunded areas -- that would be acceptable? Is that possible because they are a nonprofit corporation that if they had a project that was...that met their qualifications?

BADIK: Let me say it's possible, but they would have to be able to bring other funding to the table because we're not funding 100 percent.

HICKS-HUDSON: Sure, but...but it is...so, they're not necessarily foreclosed or precluded from accessing these dollars if they have a project.

BADIK: They are not precluded -- that is correct.

HICKS-HUDSON: Thank you.

MARTINEZ: Councilman Collins.

COLLINS: Thank you, Mr. Chair. I apologize for being late -- I was tied up at another meeting, but just to catch me up -- was ONYX funded in 2000...in the 2010 cycle at 90,000? --

BADIK: That's correct.

COLLINS: And VIVA South at 56,000?

BADIK: That's correct.

COLLINS: Okay, and then I read in your...in your correspondence...in your memorandum to the chairman on April the 8th, when you were doing the CDC analysis of agencies, that the recommendation for ONYX was for zero funding...was because of lack of adherence or compliance.

BADIK: That's correct, both in reporting and failure to submit annual report...annual audits.

COLLINS: Okay, now, when they fail to submit annual audits, how do you then deal with the monies that they receive, I mean...

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BADIK: That's correct because they have to comply with the submission of an audit.

COLLINS: Okay, and going back to the previous fiscal year, they were in compliance at that time because that -- if memory serves me correctly -- the recommendation was to reduce their funding from the 2009 cycle through the 2010 cycle by about 60,000, I thought it was.

BOND: It's...I don't know that it was that dollar amount, but there was a recommendation in reduction for the 35th year.

COLLINS: Okay, so it's...it's...we can assume, then, they were in compliance when the 35th year's funding cycle went through.

BOND: Correct.

COLLINS: And for the 36th cycle, they fell out of compliance and; therefore, received nothing.

BOND: That's right.

COLLINS: Okay, then when I look at VIVA South -- submitted one ineligible activity -- this is on your...on that same memorandum?

BOND: No, it wasn't VIVA South; it was Toledo Community Development Corporation.

COLLINS: Oh, Toledo's...I'm sorry...that's it...TCDC submitted one ineligible activity.

BOND: That's right.

COLLINS: And can you help me with that? What does...what does that mean?

BADIK: Their...their activities that are funded...not administrative dollars...they have to be tied to a project that is moving forward. Their project that they requested is a good project; the problem is it's...was in predevelopment stages. These funds are not eligible for predevelopment funding.

COLLINS: So, they use funding where they really didn't have the...

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BADIK: They currently can't receive any funding, even though they have an allocation currently, until those audits are received. They can't be reimbursed for those expenditures.

COLLINS: How much have they...how much of the 90,000 have they received prior to?

BADIK: Zero.

MARTINEZ: Councilman Collins...

COLLINS: So, they received...

BADIK: Hold on...90,000. Excuse me; I thought you were talking about for this year's allocation.

COLLINS: No, I'm talking about the pre-fiscal year. How much money did they receive in the previous fiscal year?

BADIK: Yeah, for this...oh, previous to the current year...

COLLINS: Not...not for the...not for the current funding cycle...

BADIK: Yeah, I don't...

COLLINS: This is...this is...this funding cycle begins in June of 2011 -- correct?

BADIK: Right, for this...for this year, from July 1, 2010 and forward, they've received zero funding because they have to submit the audit to be able to receive it.

COLLINS: Okay, so the monies that they were approved...the monies that were appropriated for them that they were eligible to receive from June...from July 1, 2010...

BADIK: Correct.

COLLINS: ...through this year -- June 30, 2011 -- they've received no monies.

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BADIK: Well, that was their request for funding for a project, I mean, they hadn't done it yet. This was their request to use that and that's why they...there was...the reduction was based upon the amount they had requested for that particular project.

BOND: Simply, the project they requested in their application was ineligible.

COLLINS: Okay, and then, on your fourth bullet point -- VIVA South, which has ceased operations -- when did that...when did that CDC cease operation?

BADIK: It would have been just after the first of the year, I believe somewhere around January 4th, 5th, when we received notification.

COLLINS: Okay, had they received anything from Jan...from July the first 2010 forward?

BADIK: Yes, they had received some of their allocation...

COLLINS: And, is...

BADIK: ...I don't remember.

COLLINS: ...there an accounting for that allocation?

BADIK: Yes, it's always done on reimbursement basis, so; therefore, there is an accounting of their funds.

COLLINS: Okay. Thank you, Mr. Chair.

MARTINEZ: Actually, I'm glad you pointed that out that everything's on a reimbursement basis. That's kind of how some of the CDCs get into trouble and you also have to have separate funding to match, and so forth. Before we move forward and open it up to public input, I'd actually -- do we have any of the CRC members in the audience? I'd like them to stand and I'd really like to thank them for their hard work and dedication to this process because it's kind of long and grueling, and a lot of these applications tend to be very monotonous in their structure, so thank you so much, I really appreciate it. And actually, I would invite any of the CRC members -- if they'd like to make a comment on their experience or their recommendation, or any of the conversation we've had up here, please feel free to come up. If not, we'll go ahead and open it up to public

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testimony on any of the allocations along the CDCs. Okay, so if there's any public testimony on the CDC allocation, now would be the time. Come on up.

GAINES: Hello, my name is Jimmy Gaines; I'm the executive director of ONYX, 525 Hamilton Street. I'd just like to start off by saying – having the experience of working for the City, and then, now, the experience of working for a CDC, I kind of understand the frustration that the citizens have when they come to receive services, or try to interact with the City. As I was sitting out there, I thought I understood what...why we were cut and what I needed to do, but I'm totally confused now, and let me try to summarize, first of all, not make any excuses, but try to just give you some facts – no excuses please. And then, also, those...I may talk about things...I might talk about...I'm not trying to attack anybody, I'm not trying to be vicious, I just want to explain the situation. First of all, after receiving the allocation from City Council with an ordinance passed in May of 2010, the CDCs have a requirement of negotiating our final contract, so that's what takes place. That negotiation, in my case, is generally with the program monitor who spoke up here a few minutes ago. My frustration in getting a contract finalized for the year that – we're talking about 36th year – was that we received a cut in our funding, and after receiving a cutting of funding, the City, speaking general sense, wanted us to increase our production, so, to me, that seemed impractical. You're telling me you're giving me less money, but you wanted me to do more work, so that took quite a bit of time of discussion, and then in August of last year, I broke my ankle and I have nine pins in my ankle, and I was not able to walk. It's my right ankle, so I wasn't able to drive, I wasn't able to walk, I wasn't able to get around and, finally...and I had to have people take me places and do things, and I had to have meetings at my home and I had to commu...and I did email at home, I did phone calls at home; I had to do a lot of things. I had my staff...they had to bring records to my home, so I was disabled the majority of 2010 except...and so it wasn't until January that I saw the final document that said okay...and let me just preface it with this – the reason I – the numbers are the way they are in the contract – is that I just gave up – I say uncle. I can't get the City to budge; I can't get you to realize that if you cut my funding, you need to cut my production, so uncle...so I can get a contract. So, I gave in; I got those numbers, and then it wasn't until January I saw the document that said – okay, now that you...we've given you money, you can't spend the money because you have to have an audit. Okay, so now, I got a contract, but I can't spend...I can't spend the money until I do an audit. Oh, but by the way, I still want you to report on a contract that you can't get to spend the money because you don't have an audit, so I went about finding an auditor and I apologize for this because I really didn't want to make this statement after what I heard from Seagate, but this is true. Our auditor had...that we had...had gone through a cancer – she had cancer. She recovered from that, she went to another firm, she started working for that firm; we were able to finally get that firm to give us a document although they were

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area taking place right now and that construction contract was being worked on and negotiated by me at home and, occasionally, at the meetings I could get to even though I broke my ankle, and that's a \$3 million contract. So, you're punishing me saying – hey, you're not productive, you're at risk, you're not doing anything and I'm the only one, other than somebody else that maybe I don't know about, building 16 brand-new homes in this community. I don't think you have that...anybody else that's performing like that, and I brought a half a million dollars last year into ONYX area and I'm being punished, and take it away from personal – I apologize – it's not personal. The community's being punished because I broke my ankle, so, hopefully, that covers why things were not done the way...that's why we're in the situation we're in now.

MARTINEZ: Councilman Waniewski.

WANIEWSKI: Thanks, Mr. Chairman. I just raise some interesting questions for me, Mr. Gaines. How long...so, how long have you been executive director of ONYX?

GAINES: It's three...it's going on three years now.

WANIEWSKI: And so, that would include three program funding years, or two program funding years?

GAINES: It's a...it was probably a little bit half of one, and then two, and so about two and a half.

WANIEWSKI: Two and a half. So, the reporting hasn't changed...the structure on the reporting hasn't changed.

GAINES: No.

WANIEWSKI: So, you anticipate certain benchmarks...we have to have this in at a certain time...we have to know this.

GAINES: Oh, yeah, I'm very familiar with the funding cycle.

WANIEWSKI: And who's your board chair?

GAINES: William Moore – Mrs. Moore.

WANIEWSKI: How about your finance committee chair?

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overcharging us. We got that document done, then our auditor left that firm and went by herself. After that experience and that time requirement, I said I need another auditor, so I went at the process of finding one. I have a document here that says that auditor has started looking at our records. They had to get all the documentation, they had to get all the information, and that process takes a long time and they've got a document that's saying, in a couple of weeks, they'll probably have that audit finished. Then, I went on and started the reporting because I was working...working at home. I started sending in reports because I'm not going to ask for any money, so I'm sending in reports and I'm spending money. I spent money from July until now; I started doing reports and I sent you...I've sent them the first phase of the reports from July to December and that was for the economic development portion, and I held off sending the housing phase of our reporting because I wanted to verify that because I was not physically at work, or I had to go in and out; I did not want to send the City incorrect data. I had people working on there – I wasn't there to verify the information, so I did not want to take a chance that I sent out an incorrect report, but because of the time factor, I took a chance and I sent out a report, which Jerry received either last week or a couple days ago, and it was wrong because I was just frustrated. I was afraid it was going to happen, and it happened. Understand – we're not out there not trying to do anything; we're just trying to comply, we're trying to do what we can, but if we physically can't do it – I couldn't work, I couldn't come to work, and I physically couldn't do it...we have to...I apologize for that. The other thing that I'm hearing is that the communities of ONYX is going to be...is going to be jeopardized because I broke my ankle, because I was not there to send in a report. I did not have...and I – and Jerry can correct this, or the department can correct this – I did not have one visit from my monitor to my office and my office is in the same building as EOPA who had three visits. So, you push the button; you go to third floor, and you come to my office and you can see that our circumstances are. We are still doing work even though I'm physically not there; I'm trying to do the work the best I can. I have people there, we're trying to open the office, we're trying to work, but all you had to do is come up and then you would be able to answer all these questions – Why didn't they do the audit? Why haven't reports been in? – Been able to answer them, and then, at least, I'd have a shot at that review committee, which you said they didn't have a report for – you would have had the answers – you could of given them off the notes. The other aspect is that the...so the audit's going to be done, the reports have started coming in to the office, the contract was written, and I was punished because you gave me a reduction and told me to do more work and gave me a report in Jan... gave me a contract in January and said to me – okay, now tell me everything you did before I give you a contract. I cannot work without a contract, and then the reporting period, I'm going to comply with. The last thing I'd like to mention is that, if you go over to ONYX area and you go on Belmont and Elizabeth, Belmont and Ewing, Belmont, City Park, Avondale, you will see construction of 16 new homes in this

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GAINES: Mr. Rollin.

WANIEWSKI: Okay, and where were they during your broken ankle?

GAINES: They were...they were available.

WANIEWSKI: And did they communicate with our Department of Neighborhoods?

GAINES: In written form, or...

WANIEWSKI: No...

GAINES: ...verbally?

WANIEWSKI: ...when you...when you...well, any form. If you are...if you're unable to get along, I guess I would lean on at least those two folks.

GAINES: Oh, okay, well, let me explain. They were in 100 percent communication with me, and then I also had the access to emails so I could communicate with the Department, so I wasn't in...out of town, so I communicate with the Department when necessary, and then, also, the...but the thing that I...the point I'm trying to make is that if the monitor had come to our facility, then that would have helped communicate to the board because the board was not familiar with what I had to do – 100 percent of the requirements.

WANIEWSKI: Because I think not being a member of this committee, Mr. Chairman, but as you know, having been engaged in where these numbers...these dollars go...what these numbers mean, I find reporting to be the most important aspect of all of this and I would take that very seriously when we're talking about such large sums of money, so if I'm relying on that money, I'm going through heck or high water to make sure that the reporting is done, completed, and accurate, so, I guess, I just wanted to throw that out and I mean...I guess, personally, also, I'd be happy to help facilitate this.

GAINES: But, wouldn't you also get a contract on a timely basis so you could follow through with the commitment to the contract?

WANIEWSKI: Well, the...

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GAINES: In other words, you wouldn't get a contract in January that the Council approved the funding for in May.

WANIEWSKI: No, but I know that and that's why I asked on the term. I know that they're done at certain times, or we do things on a pretty regular basis and what we have to have information in on. We have our agenda reviews every other Tuesday to...so we know what we're talking about for Council the following Tuesday, so...so this should not have been a surprise to you and to what you needed to report.

GAINES: Oh no, no, I'm sorry, I need to correct you, sir. There's no way that I know the final reporting requirements until I see the contract because the dollars are agreed on. In other words, I get a lump sum dollar, but we agree on what projects we're going to have, we agree on what dollars we're going to have, and we agree on what numbers of units I have to perform with, so I need a contract to see that, so that's not something that would be a surprise, but I did work beyond...I've always done work beyond the contract. If you go back and look at our performance, we've always exceeded those contracts because we're trying to build a community.

WANIEWSKI: All right, thank you, I appreciate your information.

GAINES: You're welcome.

WANIEWSKI: Thank you, Mr. Chairman.

MARTINEZ: Councilwoman Hicks-Hudson.

HICKS-HUDSON: I think just to clarify Mr. Waniewski, Councilman, that it's my understanding that because of, you know, if we think about how the contract and the contract date is...is signed, that's when, to me, the responsibility really becomes a legal binding requirement. I agree with you about that reporting is crucial and it's crucial on a number of different points - not only at the subrecipient level, but also the City level, State, and Federal level. Everyone agrees with that, but I also think that we need to look at the time periods in which those requirements are triggered and, in fact, the contract was not signed until the first part of this year, regardless of negotiations or the reasons before we get there, that's when the triggering mechanism, in my mind, starts. We can talk about experience previous years - I get all that as well, but since the contract has been signed, there have been movement made by ONYX from what I've been told and what we've had discussions just recently as it relates to these things to get them into compliance. Now, Mr. Gaines, you noted that you have talked to an auditor

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order to ensure that things are done properly, but to say no funding I think is a bit harsh especially in view of what has gone on before with the food bank. Thank you, Mr. Chair.

MARTINEZ: Councilman Steel.

STEEL: Thank you. I want to echo what Councilwoman Hicks-Hudson just said, especially there toward the end, I mean, fundamentally, if we...if we de-fund ONYX, it isn't ONYX, per se, that gets hurt, it's a neighborhood that gets hurt and it's folks living in a neighborhood, it's, you know, Toledoans, that get hurt and I just want to add that from my experience with Toledo Public Schools, ONYX has been a very important partner with one of the crown jewels of the Toledo Public Schools, which is the Ella Stewart Academy which sits right in the middle of their service area, you know; they have donated land for playground, there's a community garden there that ONYX is involved in. ONYX has done a lot to support that school and that's just one example of the good work that goes on in the neighborhood, which is, fundamentally, what we should be most concerned with. Again, I agree with Councilman Waniewski; Councilwoman Hicks-Hudson - you know, clearly, there are requirements for a reason and the City suffers if those reporting requirements aren't followed, but I think rather than looking at it punitively, it should be an opportunity for support because, fundamentally, it's about support for that neighborhood, so that's where I would stand on this issue. Thank you.

MARTINEZ: Okay, Councilman Copeland.

COPELAND: Yeah, you know, I'm not here either to help anybody. You got rules, you got to follow them, and breaking rules is not going settle anything; it's sure not going to help us if we want to look forward and try to do what we can for the citizens of this community. You know, even though I know what it is to have something physically wrong with you - you can't get around like somebody that's got two legs to get around - I mean, it slows you down and gets to the point I say I just want to take care of my ankle - I understand all of that, but like Councilman Waniewski was saying over there is that I, in a way, I'm in agreement with it...I'm in agreement with, you know, these...you know, you knew when you got to have these things done and it's a repetition of, I guess, every year, whenever it is you got to have these reports in - am I correct?

GAINES: I think there's a little difference in this situation and I may see it different, and you may see it different. The difference in this situation is, normally, I get the contract right after Council approves it, we have negotiations, and I get the contract and I start working. In due respect to Councilman Chair, I submitted an application for \$200,000.00, so I did not...so,

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and that these two annual audits are going to be done. Can you give us the date or the timeframes specifically for when that's going to happen so that's on the record, so that we have enough information available?

GAINES: Yes, I have a...the auditor's Vinson Shells; he's a CPA, and he have a letter here dated April the 11th and he has agreed to complete...he's going to start the audit on April the 15th and he expects to complete the audit by the 29th...

HICKS-HUDSON: Thank...

GAINES: ...of April.

MARTINEZ: I guess it's also important - thank you, Mr. Gaines - it's also important to note that when you submit a CDBG grant application, that pretty much is your...what you're saying you're going to do, so there shouldn't really be any surprises based on the monetary amount that you get versus what you said you're going to do, so, I mean, it gets scaled back or scaled down depending on your capability and ability to perform.

HICKS-HUDSON: And because of that...just because it can or cannot be scaled back down - until that document is signed - you may have, you know...that application may be the blueprint...

MARTINEZ: It's a working document.

HICKS-HUDSON: It's a working document, so to be...to...even though...and I, again, I get it about the requirements for CDBG funds for federal dollars with the State and the City; what the City must do in order to be eligible and to keep its books clean - we get that - but I also think that there needs to be a look and some leeway given when...if you consider that the initial date of this contract being signed is January and that they have - since that time - have been moving to compliance, and so that's only...that's only point that I think we need to look at and to consider because, as it stands right now, I agree...I don't necessarily agree with the characterization that Mr. Gaines has made about that he's being penalized because of the ankle. I do...what I do see, and what I see as a result of not being funded, is that there's a neighborhood and there's an area that is critical...in critical need of support, and of work and of care that will not have a...someone on the ground to do that, and we've had some discussions about this since...since this report has come forward that I think it is...it is necessary that we look at ways in which to make sure that services are delivered to that ar...to that neighborhood and that we've got...we've got an organization that maybe needs, you know, more monitoring or more requirements put on, or what have you, in

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once you give me 90,000, that's a lot of discussion and negotiations, so I just can't take a \$200,000.00 application and start saying - okay, I'm going to work. I have to discuss it with you, so that's why, until I saw it in January, I didn't know what you wanted me to do, so that was that situation, but I do not...I do know that you have to do the reporting, so as soon as I established that - got that in January, matter of fact - if you look at that application...that grant, you'll see my signature on it - the one in January. That's...then once I got that, then I went at the task of gathering all the data and complying with that contract and trying to get those reports together so I could submit them, but I wanted to submit accurate reports, so I had a delay in that.

COPELAND: Well, my thing is like...like I was saying earlier - even if - I know, I had a bad knee and I'm telling you, it had me down, really down - but even at work, at my office, I know there's certain things I got to do; there's certain things that I got to have there at a certain time, you know, and - even hurting - so I better get on that phone and try to get somebody to try to get these things done, and me knowing you, Jim, I know it's got to had a reason for you to be down like that, but the bottom line is that we do...they do have rules they got to follow, but I think to just cut this program off for all the years that it's been in and just say zero, is a little to the extreme as far as I'm concerned, and I'm hoping that we can...that Katie and her admin...you know, staff, can take a good look at this...another look at this, and see what we can do - would appreciate it.

MARTINEZ: Deputy Mayor Crothers.

CROTHERS: Thank you, Mr. Chairman. Ladies and gentlemen, it's a pleasure to be here with you today in a process, which we undertake each and every year to try to identify whom in the community can offer the most cost-effective services for our many residents in need. And I want to point out that it is the Administration's position in this matter that - number one - we do not, in any way, shape, or form want to reduce the magnitude of services provided to any neighborhood, let alone the ONYX neighborhood. Number two - nevertheless, we have a process...we have a process in place, which requires that paperwork be submitted in a timely fashion. I personally do understand Mr. Gaines' situation with his ankle. I had the opportunity to talk to he and his board president, as did Katie, last Thursday when we shared with them the nature of what was going to be the funding for this year. Having said that, I want to also take a step back and I appreciate the Chairman's requesting the folks on the internal and external...frankly - citizen's review committee - to stand up. These folks spent a great deal of time pouring over a lot of applications and then meeting with folks and meeting internally and meeting in a group and scoring plans, work plans, and proposals presented by the various agencies. The Administration supports this process. These folks did not arrive at this decision lightly. This was

a big decision on their part and I want to publicly thank them, as you have clapped and thanked them for their service. Frankly, it is my belief that we do need to have services in this area. The committee, working externally and internally with the Department of Neighborhoods, has figured out a way to allocate money to the neighborhood, and so that remains available. As a matter of fact, it remains available to ONYX to provide certain services within that neighborhood. The problem arises, very frankly – it is my belief and I don't know this for a fact, but I would like to hear it from Mr. Gaines – it is my understanding that ONYX received a cut in prior year and I think that cut in a prior year was due, partially, to the fact that they owed another audit to the City of Toledo, so while Mr. Gaines had a problem with his ankle in August 2010, it is my belief that there was an audit due from a prior year, which the year would have ended on, I would assume, June 31, 2009. So, we have two audits that are yet to be produced, we do have funding set aside, we have undergone a process both internally and externally to determine who should deliver services in this area, and it is clear to me if ONYX can produce two audits in a timely fashion and if they are prepared to undertake all the paperwork, it would seem to me that the Administration would be amenable to reviewing the situation, but ultimately, frankly, this decision by the internal and external committee – the citizen's review committee – is a recommendation and the decision rests with members of Council, so I guess I've said my peace. I just wanted to get the facts on the record and hope that you will make an informed decision, and I know you will, so thank you.

MARTINEZ: Ms. Hicks-Hudson, we have someone else that would like to speak in the public – can it wait, or is it relevant to...?

HICKS-HUDSON: It's relevant to...

MARTINEZ: Okay.

HICKS-HUDSON: ...the comments...

MARTINEZ: Go head.

HICKS-HUDSON: ...from Mr. Crothers. And I, too, appreciate the citizen's review board committee. When I staffed City Council, I was a staff member that worked with them, so I understand the hard work and the dedication and the long hours that they do, and I also understand that it is a recommendation and that it's not a recommendation that's done in isolation; however, that being said...however, there's also a need for us to look at, as Council, to do our independent evaluation and review as well, taking into account the hard work and the expertise that the committees have done, as well as all the other factors that are taken into account when we...when we approach any issue

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community. If there were strong reasons to believe that there had to be a tough decision made about a particular organization's compliance – and that's been well covered in the case of ONYX – so you can make a judgment now whether you think that there is a solution or not in hand based on things that have occurred after the time that the citizen review committee made its review. Okay – you'll have to make that judgment – we can't...you know – we made our judgment – what was it? – Eight weeks ago. Okay. But that being said, you still have to ask yourselves, as we did – How can we make sure to have resources available to that community? So that's why you have those pool of dollars sitting there on the recommendations. Now, on to one other main point I would leave you with and, again, how you judge this – I wish Councilman Waniewski was here because I think sometimes he raises important questions in the same regard. The two principle reasons that a CDC – a Community Development Corporation – should exist, and the two things that distinguish it from any other kind of neighborhood-based nonprofit, are these things: first – do they effectively engage with their community? Can you find evidence that they are routinely, actively working with residents? Do they have specific programs? Do they hold frequent meetings? Do they gather input? Do they channel residents into purposeful activities that they can then hope to achieve some result from? Usually an early warning sign that a CDC may not be doing that very well is if they start speaking for the neighborhood as if they are the neighborhood. You have to make a judgment about that because that's one of the two main things CDCs should do – are they helping empower neighborhood residents to think about their future; to develop a plan for that future, and then to pursue its completion and, ideally, to increase all of the relationships necessary for them to be successful as a community? The CDC should be serving that role, not doing it alone. Secondly – does the CDC so handle its financial affairs and its governance duties that it can achieve significant debt financing? There is simply not enough grant money in the ocean, not enough in the HUD budget, not enough in any other level of funding that exists in the public or private sectors to make every project be done on the basis of grants. The role of CDCs – and the high-performing ones do this very well – is they handle debt. This means that things like audits, financial oversight, routine payments on time, handling relationships with banks when deals go bad or other lenders when things go bad, working them out, which is a specific legal and financial concept called workout on projects that are going awry. All of those things characterize their behavior. If they're a high-performing group, they then handle this second process, which is being a conduit for their community for debt financing, for equity investment, and for grants. So, an important question for you to understand is – What is the specific role of any CDC when it claims that it's doing a project – any CDC? And if you're not satisfied that they actually have their own financial capacity at risk; that they are actually bringing resource that wouldn't be there otherwise, then you have to wonder – are they a high performer in that second area of activity. Those are judgments that you have to make. All we are are citizen reviewers. None of us

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and I appreciate your comments, but I also want you to understand that we are an independent body that needs to look at, not only the recommendation, but that's why we have this hearing to also get the information from the Administration, representatives from the department, as well as for the citizens who are going to be affected by, not only the recommendation, but the ultimate decision. So, with all of that information taken into account is where we, as Council members, need to make our decisions and I just wanted to put that on the record as well. Thank you.

MARTINEZ: Thank you. Thank you, Mr. Gaines. Mr. Grefe, did you have a comment?

GREFE: My name is Hugh Grefe. I am one of the mysterious citizen review committee members. I agree with exactly what Paula Hicks-Hudson has said. All we can be, and all we've been asked to be as citizens, is a body that does some review. As at least one member of that committee, and I'll answer any questions you'd like to ask about how the committee worked, I would say these things to you about the process first. It was detailed, it was intense, it was thoughtful, there was a lot of exchange back and forth, a lot of give and take, and questions were asked, staff was engaged fully and responsibly, and provided a lot of information. As one member of the committee, one of the challenging parts of that experience is that it's, you know, you kind of have to be almost a schizophrenic thinker. On the one hand, you're being asked to make an observation about a specific relationship that exists between an organization and the City of Toledo as it relates to a particular contract, so that's where this compliance business comes in, and it's real stuff – it is totally real. These dollars will not keep coming if measurable outcomes do not occur as the result of them showing up in your community. They won't survive the federal budget process, so this contract compliance business is real...it is infinitely real and it's the only way that the HUD budget will be successfully defended in these economic times, but I said we had sort of a schizophrenic experience because the other part of that is we had to remember, too, the exact point that a bunch of you have made – that there's a whole community in each one of these neighborhoods that's relying on the efficacy, and impact and capacity of an organization to use money effectively and to make a real difference in that community. That may or may not be revealed in particular by a monitoring report, or it may or may not be revealed in particular even by the contracts since most agencies that are high performers have multiple funding relationships, multiple projects, and the City of Toledo may be involved in some, but not all of them. So that makes it a little tougher. You know, we're being asked to render an opinion on how the agency has done pursuant to the specific contract at hand and also what is the value of that organization and effect for the community – that's an opinion versus a contract review, but both of them are important, and it's the same problem you now have. This is why the committee's recommendation was to not simply pull money away from a

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likes saying no to any group – certainly not you; certainly not the members of the committee. Our recommendation kept funding available in communities even if there were reasons that we were presented with to believe that a particular organization wasn't in a position to properly handle that. That's a tough call. It's obviously your judgment what you'll do about that, but there's no joy in making these kinds of recommendations. LISC, for example, the organization I work for, has nearly \$8 million that we have provided in the ONYX community alone. That's one of the communities we've now seen in this recommendation is not, specifically, is an organization going to receive funds from the City if you uphold that recommendation. We take no excitement about that – believe me. We don't like that either, but we understand why you may have to make that judgment. Are they organizing and really developing the leadership of the community? Are they able to maintain solid, capable, high-performing financial activities such that they're a financial participant, not simply a recipient of a portion of developer fees, or in some other passive way lending their name to a project, but are they actually bringing value? Those are the questions that I would suggest would help you decide how best to serve each neighborhood. Thank you very much.

MARTINEZ: Any questions for Mr. Grefe? No? Is there any other comments regarding the CDC allocations? Sir, do you have a...? Come on up.

BEDFORD: My name is Reverend Kevin Bedford, president of the NAACP. In reference to ONYX, I'm here to offer my support for ONYX that we continue funding for ONYX. I cannot make excuses in terms of not having the proper reports at the proper time. As a military veteran of twenty-five years, I understand the importance of having reports in on time. What the NAACP is prepared to do as of today – this morning, I spoke with our national office; we are prepared to set up a compliance team that will provide that intermediary support with ONYX. We have communicated with setting up an accountant that will provide the consultant...consulting work with ONYX to help them get on the right track and stay on the right track, so the question here today is – do we want to penalize them for what has happened by taking that totally away, or do we want to say – ONYX, here's a plan to get back on track and stay on track, so the NAACP locally and the NAACP nationally is ready to say – we want ONYX to be on the right track and we're willing to put our money where our mouth is, so that's what I want to say in terms of the NAACP. Give ONYX the opportunity. I will guarantee you that we will not be back at this moment again. Thank you very much.

MARTINEZ: Councilman Collins.

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COLLINS: Thank you, Mr. Chair. The question, which I have, is this – Does ONYX exist for the neighborhood, or does the neighborhood exist for ONYX? And that's a critical point to me, and so I follow up with my next question – What's the administrative costs to run ONYX? How much money is spent in administration? Mr. Gaines – do you have any...? You're the director. Perhaps Ms. Moore – do you have an answer? How much money is spent per annum to support the operation of ONYX?

GAINES: We have a \$90,000.00 budget for the CDBG portion and 80 percent of that budget is allocated for administration, and of that administrative portion, about 35, 45 percent is for salaries.

COLLINS: Okay, so it's safe to say then that without drawing any money from last year, there was no administrative cost because nobody got paid any money.

GAINES: No, that's not true. The CDBG budget operates off a reimbursement, so we had to exist off of dollars, I mean, we're going to be reimbursed from the grant, but we always have to pay out before we get our money.

COLLINS: Okay, so you're going...

GAINES: We've been operating since...

COLLINS: ...so you, so...

GAINES: ...for twenty...for twenty years, so it's...

COLLINS: ...so, for the...

GAINES: ...it's a reimbursement program.

COLLINS: ...for the...for the year...for the 37th year, ultimately then, you will be submitting to...for release of monies for administrative costs.

GAINES: Yes.

COLLINS: Have...and have you...?

GAINES: Actually, the 36th year is the one that we're going submit money because you didn't...

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what did they actually do in order to be able to satisfy that fundamental question – what did they...what projects were done in order to justify the funding for the leadership of ONYX? I mean, that's my question, so, I mean, you know, I understand the accountability and I'm very clear on that, but I want to know what you did for one year of salary or, well, now, basically, we're two or three months shy – two months shy – actually, two and a half months – what have you done for nine months and two weeks in terms of projects who would justify salaries going in for administrative costs?

GAINES: Yeah, we've done 100 percent of the project requirement for the CDBG budget, which is community development that consists of new...either existing or new company technical assistance, grant assistance...assistance for grants, advice for operating their facility, management expertise and, simply, operating and functioning in the organization, and assistance beyond the local level for funding...either commercial funding or State funding to operate their projects, and those are...we've got four major projects operating at that level – one is a housing development for the mentally disabled-\$1.4 million, a new plant facility in the central city-\$5 million plant operation, a development with a small business on new product development, and so we're constant...we're going through that portion. The other half of our project requirement is housing assistance, and that is helping people to get assistance to either finish their...get their house fixed, to get it painted, to get it weatherized, and then, in addition to that, we incorporated, and beyond this – probably the imagination of people, based upon some comments I've had – we were able to assist in accomplishing a \$3 million funding for new housing development to comply with our new school, new neighborhoods program, which has to be complied with by ONYX, around the Ella P. Stewart School.

COLLINS: Okay, so what it sounds to me like the majority of things that you've done would fall under the definition of consulting.

GAINES: No, no, they wouldn't fall under the definition...

COLLINS: Consulting...

GAINES: ...no, no because in the...

COLLINS: You helped someone get...

GAINES: Yeah, yeah, well, hold on a minute, I'm sorry.

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COLLINS: That's what I'm talking about – for the 36th year...

GAINES: ...you didn't approve for the 37th...

COLLINS: ...you will be submitting monies to be used...that were used for salaries for the 37th year...

GAINES: Exactly.

COLLINS: ...36th year.

GAINES: Yes.

COLLINS: Okay, and how much money have you...how much money has been generated in order to support administration for the fiscal year that we're talking about now, not the...not the prospective year, but for the previous year?

GAINES: Well, we're through about 78, 79 percent of the year, so all of the costs for our...

BURKHARDT: Excuse me...

GAINES: I'm sorry.

BURKHARDT: ...excuse me. I just wanted to make one clarification. When you're talking about administrative costs, these are not administrative costs, they're program costs and I just think it's important to put that on the record because...

GAINES: Oh, yeah.

BURKHARDT: ...the City is limited to a 20 percent cap in administrative costs, so you may be talking about salaries, but they're not administrative, they're directly tied to a project...

COLLINS: Right, and...

BURKHARDT: ...program or activity.

COLLINS: ...it's...where I'm going with this is this – if people were paid from July the 1st, 2010 through, prospectively, June 30, 2011,

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COLLINS: ...when you help someone who is – we'll say – compromised – with a loan – what do you...how do you do, how do you help fix that...that individual's problem?

GAINES: Yeah, okay. If physically it requires you to...and I guess you could describe it in that...the scenario...

MARTINEZ: Mr. Gaines...

GAINES: ...you were talking about...

MARTINEZ: ...Mr. Gaines, let me interrupt you real quick. I'm going to have Kattie explain the objectives because that kind of answers your questions. They're certain objectives under the CDBG allocation that have to be met and that's kind of what he was going into, so...

GAINES: Oh, okay.

MARTINEZ: ...I'm going to turn it over to Kattie.

BOND: Okay, the two projects that ONYX...the two work plans...they had two projects for the 36th year. I believe – and Jerry can help me if I'm wrong – six...the outcome was six business technical assistances and owner-occupied rehab for housing units. To date, I believe – well, since they submitted in March – I believe there were three of the six business technical assistances projects completed. Those were just recently submitted and none of the housing units have been completed. The information that was just shared by Mr. Gaines were...none of those were CDBG projects that were in his work plan. His work plan included business technical assistance and owner-occupied rehabs, so his work plan...the information he just recent...he just shared, were not CDBG projects – those were other projects that ONYX was working on perhaps with other funding sources, but they were not CDBG projects.

COLLINS: Okay, then on CDBG projects, what evidence do you have today that there has been a response to those defined projects?

BOND: I believe – and Jerry can come up to the microphone – I believe they've submitted...in order to...this information to be submitted in the HUD system, you have to prove that you provided that business technical assistance by providing a DUNS number from that business. I believe we have two or three DUNS numbers that verify that the business technical

assistance was provided. The other work plan for housing units has not been completed.

COLLINS: Okay, what is the extent of the plant – when you go into a business for consultation, if you will?

BOND: I'm sorry.

COLLINS: When you go into a business to – I use the word consultant, I guess that's not the proper word, I'm not sure, but – when you go into a business for assistance and you give them technical assistance, I guess, or whatever assistance you give them.

BOND: They...I don't know specifically. We can provide you with their...

COLLINS: I was going to say – what does that really mean?

BOND: They may have...

BURKHARDT: Each work plan has specific steps of actions. It may include the development of a business plan; it may include attendance at workshops; different things like that, depending on the type of technical assistance. It may be towards the development of a grant application for either a loan or a grant, so each one is unique, but they all kind of contain the same amount of information.

COLLINS: Okay, so you received three of those, though, under the work plan for year 36.

BOND: That is correct – Jerry just verified that.

COLLINS: Okay, thank you.

MARTINEZ: Okay, is there any other comments from the public? I see him. Miss Moore.

MOORE: My name is WilliAnn Moore, I live at 371 Pinewood Avenue, I'm a resident of ONYX and, Mr. Collins, you said...your first question was what? I...because now...now, I'm kind of...I can't remember...you said – does...?

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before Kattie's office and ask for anything if you don't have that information. We have worked with the Department of Neighborhoods. We have not been shying away. We have been...we have met with Mr. Badik, we have met with Miss Bond, and it's not that we're unaware of what is happening. We're saying that we would like consideration for all of the work that we have done, and are doing, in order to get funding because that is very important, and when one says top performing – the things that I heard – those are things that we are doing, but I ask you to come to ONYX and sit with us so you know what we're doing instead of assuming what we are doing. We're doing a great work and I would invite anyone to come and I will take you around and we can have that discussion, but if you come, you know, and you can creatively help us to become a better organization. I welcome all of that, and I thank you.

MARTINEZ: Thank you, Miss Moore. Mr. Glazer.

GLAZER: Good afternoon, Terry Glazer, 3106 Lagrange Street. I want to speak on behalf of two roles that I play. I'm CEO of United North – that's my paying job, and I'm also president of the CDC Alliance, and I've been in the community development field for a long time and I know when community development works from the grassroots up. There's no substitute for that. There's a lot of ways to do community development, but there's no better way to do it than with a community development corporation, and I think what needs to be asked is that I'm concerned about the future of the neighborhoods in the City of Toledo because I don't see the City being able to come into the neighborhoods and do comprehensive plans with neighborhood residents and implement those plans, and I don't see private developers – for-profit developers able to do that in a comprehensive way with neighborhood people. The best way is for a grassroots community development organization, run and controlled by neighborhood people, that's able to deliver the kinds of things and resources that neighborhood needs and I think we need to begin and, I don't know, when I say we, as a community, need to begin thinking about how we're going to make that happen. Many years ago, we had a dozen or more community development corporations and maybe that was the wrong number, but now, in the old south end, VIVA had struggled for a long time and now has sort of, at least for now, thrown in the towel. ONYX is being de-funded, the Toledo CDC Alliance is cut in half, and the CDC movement is in trouble in the City of Toledo, and so I would ask that perhaps we all sit down and try to figure this thing out because, otherwise, as Mr. Collins would say and Paula Hicks-Hudson, too, that our neighborhoods are going to be hurt because I don't see a better vehicle for making that happen. We have been very fortunate in, what we now call, One Village. We did merge, so we increased the size of our organization and, with our partners, have been able to invest over \$32 million into our neighborhood in the last four years – that's a huge investment. That's ten times the amount of money that we

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COLLINS: Well, my first question – a series of questions that I was trying to derive an answer for – is justifications for administrative costs.

MOORE: That wasn't your first question; that was your second.

COLLINS: Well, my first question, basically, was how...something to the effect of – how is your...how do you...how do you arrive at your administrative costs?

HICKS-HUDSON: If I may interrupt – your first question dealt with whether or...what was the community's relationship with the organization.

COLLINS: Oh, that was not my...that was not...that was a statement. Does ONYX exist for the community, or does the community exist for ONYX? That's what I lead by saying, and I said that...I didn't mean that in a form of a question because, you know, it was a statement that, you know, I think that a CDC exists for a neighborhood. The neighborhood doesn't exist for the CDC. CDCs exist to help a neighborhood.

MOORE: Correct.

COLLINS: A neighborhood doesn't exist for a CDC.

MOORE: That is correct, then all of the board members from ONYX and those that we are in conference with now, as far as serving on our board – we're all residents of ONYX and we're lifelong members...members in the ONYX community, so we serve on that CDC board and I'm just glad that Pastor Bedford said that the NAACP could give us assistance because that...he is vested in the area, he is in the ONYX area, his church is in the ONYX area, so he has a passion for what is happening within our community and so do we. I am not going to stand here and tell that...that I am...I'm...you know, the buck stops with me – the reporting did not get done. I can't say that I didn't...I wasn't aware that the report...that our reports were not in. Our reports were not in because Mr. Gaines asked me – please do not send anything to the City because I don't want any misinformation to go, so we need to verify what is being sent. We have a lot of volunteers in our office this summer and I was one of those volunteers. I don't know where the original work may have...may have been misplaced, but I do know that I know what needs to be done; I know that we have audits; we had a problem with our auditor. She had cancer, she then left her firm, we then went with her, but you've heard all that, but we now have an audit that is being...that is being delivered for those years and I know that you can't come

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get on an annual basis. That can happen in a lot of neighborhoods and we need to figure out how to make that happen; otherwise, yeah, maybe we'll feel good that we did the right thing and maybe we did the right thing or the wrong thing, but the right thing is to deliver the services to our neighborhoods, and if we leave here today and whether we give, you know, one CDC 40 grand here or another one 90 grand here, or we cut them or don't cut them, when we walk away from here, who is going to deliver those services and while I appreciate that there's money out there for those communities, there still is not going to be that organization to do the comprehensive development with the neighborhood and nobody will necessarily magically step up, so I don't know how we should get that started; maybe Councilman Martinez...maybe you can think about that and maybe we can begin getting a dialogue so that we can make that happen. Thank you, and thank you for our allocation.

MARTINEZ: Thank you, Terry – absolutely. Sure, come on down.

McINTYRE: Hi, my name's Mike McIntyre, I'm on Spring Valley Drive, I'm with Maumee Valley Habitat for Humanity, I'm the executive director there. I know here we are at the CDBG grant meeting. I'd like to introduce a new acronym – it's NRI – it's Neighborhood Revitalization Initiative. It's Habitat International's national organization for Habitat's new venture that focuses less on new constructions and rehabs that Habitat is typically known for and lets us kind of launch into repairs, to houses, to the lowest of income, in the most critically needed homes in communities. The CDBG funding in the 36th year and, hopefully, in the 37th year, allow us to extend a program we call Home Repair Ministry. It allows us to do what I speak of to address health and safety issues in these homes. Without CDBG funding, it would become more difficult for us to do this. The focus is in very specific neighborhoods in Toledo, which we think will have a comprehensive effect on the impact we make with our employees, with our volunteers, and our sponsors, so thank you for your consideration.

MARTINEZ: Thank you, sir. Is there any other comments regarding CDBG? No. Administration, I think we have one more section to go over – correct? Departmental allocations.

BOND: Right, we just need to go over the One-Year Action Plan. Actually, we just need to find out if there's any additional comments...public comments regarding the One-Year Action Plan. I also just wanted to bring you up to speed on...at the last meeting we talked about the Section 103, and the Section 103 is in a section called Leveraging in the Action Plan, so we're covered as far as the Section 103. So, we're open to any additional comments as it relates to the Action Plan. It's been published in various locations.

If anyone has any additional comments, the expiration date for comments is May 4, 2011.

MARTINEZ: Okay, is there any questions, concerns, comments about the One-Year Action Plan? No? Okay, so here's how this is going to work. This will become the suggestions from the CRC will come in form of legislation, I assume, to the City Council. It will be read at the next Agenda Review, so in two weeks...and in that, I will send out an e...or a memorandum to my colleagues to see if there are any concerns, comments, or changes in the allocations and we will do, I'm guessing, line-item amendments if there's any concerns from the Council members. It is my intention to go with the recommendations from the CRC. I think it's hard work; I think it's fair. I'm trying to take out the politics involved in the allocation process. I know, in the past, it's been very heated. I certainly respect the members of the CRC and what they do and what they bring to the table, so I am going to try and honor the process as best I can as chairman; however, my colleagues will have an opportunity to weigh in also, and so, I'm guessing, there will be individual amendments that we'll have to vote on. Councilwoman Hicks-Hudson.

HICKS-HUDSON: I appreciate your comments and I, too, want to give support to the process, and as I...and I said earlier, I think that we have -- as members of Council -- have to take all...all of the various pieces of information, factors that are involved in it to make an appropriate decision and while I agree with you about, in general, following the recommendation, I must, you know, make an exception and say that I support the ONYX and that we must figure out a way in which to provide them with funding and to put -- as Reverend Bedford said -- to put into place those factors that will make sure that they're not in the circumstance again, and so looking forward to working with the department to get information as to how to make some changes in recommendations to the plan as presented. Thank you.

MARTINEZ: Okay, any comments, or...?

BOND: I just have one last comment. You've already...you've already thanked the IRC and the CRC, but I'd like to publicly thank the IRC and CRC. This is a very difficult, painstaking process and I think that we appreciate the Council for taking our recommendations, or the IRC/CRC recommendations. Additionally, I'd like to thank our staff who monitor all of the agencies every day -- they work very, very hard. We've added some monitors, but I'd also like to thank Veronica, who kind of administers this whole process and she does a really good job at making sure we dot all our "i's" and cross all our "t's", and I think that's it.

MARTINEZ: Great, thank you. Thank you so much for everybody's time. I appreciate everyone attending this hearing. Seeing no further business, meeting adjourned.



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DEBORAH A. VAS
Executive Director

ALICE T. MOSINIAK
Founder

April 11, 2011

Kattie Bond
Director
City of Toledo
Department of Neighborhoods
One Government Center
Suite 1800
Toledo, OH 43604

Dear Ms. Bond,

Thank you for your letter outlining the Seagate CDBG cuts.

As I told Juenethia, during the winter we lost our contract accountant and CPA to a tragic death. We took bids for another accounting firm, made bank changes and all necessary initiatives to transition our fiscal reporting system. The firm visited several times to fully understand Seagate, our warehousing, distribution and inventory system.

I do not apologize for the length of time this change/transition has taken. I, like the CPA, am very detailed regarding Seagate. February reports are near completion. I follow the direction of my Board.

The Seagate 36th year first request for draw down funds is completed, as in the past, in one larger request not a 1/12th formula.

I am not writing today to challenge the committee recommendation, but rather for the record. Seagate continues to be fiscally responsible providing a community service with integrity and compassion. Mandatory meetings are attended. I am a committee head for the Hunger Task Force in full participation. Our Beautification projects and physically helping our neighbors goes beyond expectations. We are friends to our Senior neighbors.

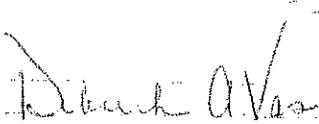
Property taxes are paid with an adjustment payment on our Segur building as advised for the non profit processing status. All bills are paid to date. The only unpaid Seagate liability is a \$36,000.00 March bill from the City of Toledo Department of Public Utilities. Seagate considers this to be an error. After two written requests, to date, we have not received any response from the city regarding an appeal process.

Our decrease in CDBG funding...I smile...Seagate will continue to meet and exceed the demand for supplemental food services and will continue to meet and exceed our goals with the dedication of the Seagate staff, volunteers and donors.

I invite the recommendation Committee and those interested to visit Seagate and see first hand how we make the city dollars stretch.

Thank you for the funding recommendation.

Sincerely,



Deborah A. Vas
Executive Director

Cc: Dr. Prakash Thombre, Board President
Mike Badik, Commissioner, Hsg/Adm. Services
Juenethia Fisher, Program Monitoring Specialist
Adam Martinez, Councilman Chair
Paula Hicks-Hudson, Councilwoman Vice Chair
Sue Thorpe, City of Toledo DON
Veronica Burkhardt, City of Toledo DON

