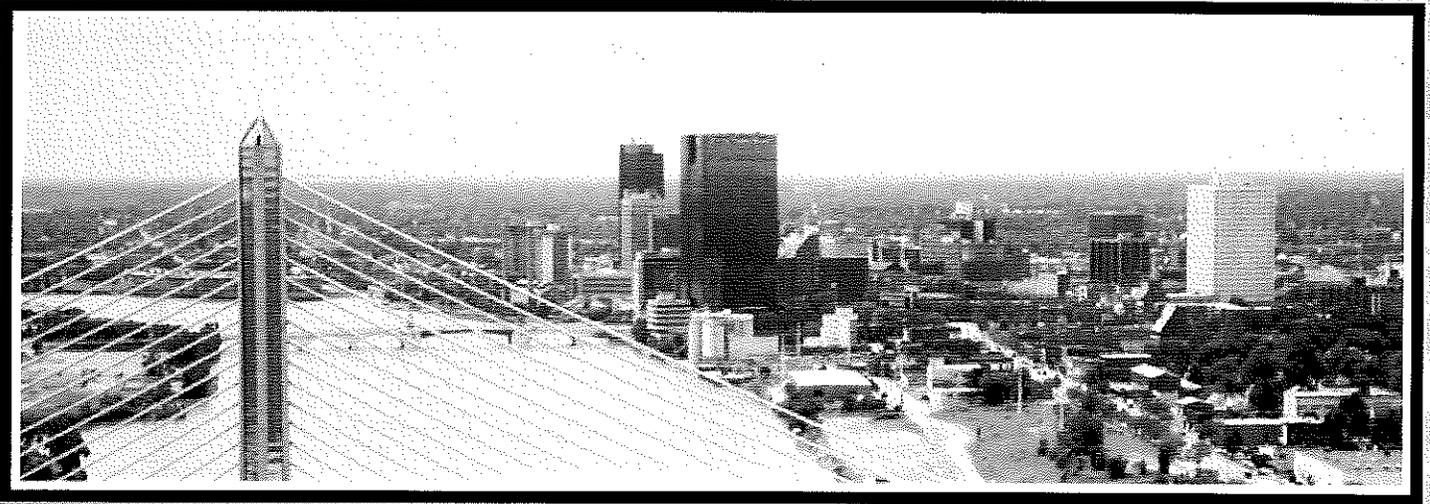


CITY OF TOLEDO



CAPER

**CONSOLIDATED ANNUAL
PERFORMANCE and EVALUATION
REPORT**

July 1, 2010 - June 30, 2011

**Michael P. Bell, Mayor
Kattie M. Bond, Director
Department of Neighborhoods
One Government Center, Suite 1800
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CITY OF TOLEDO



Department of Neighborhoods

September 27, 2011

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

RE: 2010-2011 Consolidated Annual Performance and Evaluation Report (CAPER)

Dear Ms. Lawson:

I am pleased to submit the City of Toledo's Consolidated Annual Performance and Evaluation Report (CAPER) for the 36th program year, July 1, 2010-June 30, 2011. Enclosed are the original and four (4) copies.

Additionally, as required:

- Draft copies of the CAPER were placed in various designated sites throughout the city.
- The meeting notice was published in local newspapers, including The Blade, The Toledo Journal, and La Prensa.
- A public hearing was held in Toledo City Council Chambers on Wednesday, September 14, 2011, at 1:00 p.m. No written comments to the CAPER were received prior to the City's submittal.

If you have any questions or need additional information, please do not hesitate to contact this office.

Sincerely,

Kattie M. Bond
Director

KMB:slt
Enclosures

**CITY OF TOLEDO 2010-2011
Consolidated Annual Performance and Evaluation Report (CAPER)**

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EXECUTIVE SUMMARY
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Based on its status as an entitlement city/participating jurisdiction, the City of Toledo, Department of Neighborhoods (DON) receives Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships Program (HOME) funds. These funds, originating from the Department of Housing and Urban Development (HUD), are allocated toward community and economic development, specifically: the improvement of communities through assistance to low- to moderate-income persons and addressing slum and blight. The Consolidated Annual Performance and Evaluation Report (CAPER) reports the accomplishments for the 2010 program year for the City of Toledo through the use of these funds.

In addition, the City of Toledo was the beneficiary of four additional HUD stimulus grants authorized under the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA) for foreclosure prevention, financial assistance to homeless persons or those at imminent risk of homelessness, and activities designed to maximize job creation and stabilize neighborhoods through rehabilitation and redevelopment activities.

The Neighborhood Stabilization Program (NSP & NSP2) allocated funds toward areas of greatest need, including those with the greatest percentage of home foreclosures, those with the highest percentage of homes financed by a sub-prime mortgage related loan, and those identified by Toledo as likely to face a significant rise in the rate of home foreclosures. Funds totaling \$12,270,706 and \$10,150,840, respectively, are fully committed with ongoing activity.

The Homeless Prevention and Rapid Re-Housing Program (HPRP), designed to provide financial assistance and services to either prevent households from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized, launched in November 2009. Through June 30, 2011, the program has served 1,021 participants. HPRP is the collaborative effort of the City of Toledo and seven subgrantees, including the Toledo Lucas County Homelessness Board (TLCHB). Housing relocation and stabilization services center on long-term sustainability.

CDBG-Recovery (CDBG-R) funds have been utilized for exterior repairs and rental unit rehabilitation, including weatherization services that foster energy-efficiency. Two traffic islands were completed along a central corridor to attract redevelopment in adjacent vacant parcels.

The City of Toledo was recently approved for an additional \$3,591,715 in NSP3 funds to further the efforts of stabilizing neighborhoods through the acquisition, demolition, and/or rehabilitation of abandoned, blighted and foreclosed properties within targeted neighborhoods, primarily in the city.

The 2010 program year was the first year of the Five-year 2010-2015 Consolidated Plan. Unforeseen five years ago was the impact that a downturn in the economy would have on local efforts during the last few years. Unemployment remains high, causing a ripple effect in the sale of homes, the number of abandoned and/or blighted structures, and the already high rate of foreclosures.

Additionally, the CAPER describes the City of Toledo's process for public access and participation relating to federal funds. The Citizen Participation Plan describes procedures for public notices and the dissemination to the public of a draft copy of this report for review before final submission to HUD. A 15-day public comment period, which began on September 7, 2011, allowed interested parties the opportunity to remark, in writing, on any aspect of the process.

The responsibility of administering projects, monitoring, and adhering to federal guidelines lies with the City of Toledo's DON. The primary purpose of monitoring is to ensure compliance with the regulations governing programmatic, financial and administrative performance and that performance objectives are achieved on schedule and within budget. Several methods are used to evaluate the performance of funded partners: site visits, an assessment of independent audit reviews, assessment of request for funds, and evaluation of monthly reports. Each source of funding (CDBG, HOME, ESG, HPRP, CDBG-R, NSP, NSP2), has its own specific eligibility and performance requirements, as detailed within this document.

The City of Toledo's Continuum of Care (CoC) narrative details the achievements of the Toledo/Lucas County CoC. The TLCHB acts as the lead entity.

Strategies to meet the underserved needs of the community include: fostering and maintaining affordable housing, affirmatively furthering fair housing, addressing lead-based hazards and promoting programs that target central city neighborhoods. A discussion on reducing the number of people below the poverty level is also included.

A summary of the Analysis of Impediments (AI) is included as required. The chart documents actions taken during the 2010-2011 year to address the nine identified impediment areas. This also is the first year of the Five-year AI strategic plan.

A discussion of public housing improvements and resident initiatives from the Lucas Metropolitan Housing Authority (LMHA) has been included within the report.

A detailed summary showing the allocations per activity is included within the CAPER, along with the identified federal, state, and local resources that were leveraged to carry out activities in the 2010-2011 program year. All required statistical reports summarizing accomplishments are also included as a part of this document.

ASSESSMENT OF 5-YEAR GOALS AND OBJECTIVES

The City of Toledo's program year, July 1, 2010 through June 30, 2011, represents the first year of the 2010-2015 Five-Year Consolidated Plan (CONPLAN). Those projects selected for funding were evaluated based not only on their ability to stimulate neighborhood revitalization, economic growth and community development, but whether they addressed a priority program goal and/or a funding gap.

For the 2010-2011 program year, the City of Toledo prioritized its goals according to community needs, assessing whether the project addressed a critical need and/or recently emerging issue, such as foreclosure. It also utilized the priority operations goals listed below as a benchmark to measure whether projects reflected a more concentrated and coordinated effort.

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) Community engagement, coordination, and oversight; and d) Sufficient affordable housing.
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.

PRIORITY PROGRAM GOALS

There are eleven priority program goals that guided the City of Toledo in determining which projects and activities to fund for the period July 1, 2010 through June 30, 2011. These goals were established through forums and stakeholder meetings and will continue to be utilized within the City of Toledo's strategic planning efforts through June 30, 2015.

With the addition of funds authorized under both HERA of 2008 and ARRA of 2009, the City of Toledo, often in collaboration with other entities, was able to achieve a majority of its 2010 program year goals. Accomplishments for each priority category are noted under each applicable goal.

1. Improve Housing Conditions

Goal: Rehabilitate/Repair Owner-Occupied Deteriorated Housing

All efforts under rehab/repair of owner-occupied housing units meet the HUD-defined objective of Decent Housing and the HUD-defined outcome of Sustainability.

The *Housing Division of the DON*, utilizing both CDBG and CDBG-R, rehabilitated 304 owner-occupied housing units, thereby improving the quality of housing stock and bringing those units up to existing building codes. This effort was accomplished in partnership with local CDCs.

The *Housing Division of the DON*, to complement its Lead Grant, applied HOME funds toward the improvement of owner-occupied housing units for 34 households. This allowed for a continuation of work beyond the Lead Grant funding period, thereby increasing the housing stock that meets existing building codes.

United North Corporation (UNC) continued to provide rehabilitation to owner-occupied, single-family households in its service area. They improved the owner-occupied housing stock of the 18 housing units they repaired by 2.5%. The 18 housing units represent a 113% success rate (two units over original projection).

Neighborhood Housing Services, Inc. (NHS) rehabbed 48 housing units for owner-occupied residences, a 369% success rate, thereby improving the quality of housing stock by .19% of 21 census tracts. Their efforts were focused on targeted sites in east and central Toledo.

Economic Opportunity Planning Association of Greater Toledo, Inc. (EOPA), a recipient of CDBG, provided emergency home repairs to 87 very low- to low-income homeowners, including seniors and those with disabilities. Based on the 87 housing units improved, 100% of households were able to maintain housing for at least six months after completion of repairs.

As part of a collaborative effort, the *Toledo Community Development Corporation (TCDC)* and *Friendship New Vision (FNV)* endeavored to improve the quality of housing stock through owner-occupied energy conservation rehabilitation activities, designed to decrease annual residential energy consumption by an average of 30%. *TCDC* initiated work on seven housing units. They are achieving the outcome of improving the quality of occupied housing stock by 2%, based on the number of homes in the selected target areas. *FNV's* project remains open as well, with no housing projects complete as of the end of the program year. Seven housing units are in various stage of completion with a successful outcome indicator projected.

Maumee Valley Habitat For Humanity (MVHFH) improved the quality of housing stock through owner-occupied rehabilitation to 16 housing units. Their original goal of 16 was realized, albeit late due to a fire that forced the agency to relocate its offices. Their efforts did result in a slight improvement (.0025%), in the housing stock within Secor Gardens and Library Village and were completed within the timeframe of the CAPER submission.

East Toledo Family Center (ETFC) provided emergency home repairs to 65 households at risk of losing their homes, thereby allowing them to maintain a healthy and safe living environment and/or resolve local housing code violations. This resulted in improvement of the quality of .26% of the senior citizen, owner-occupied housing stock in the City of Toledo.

Organized Neighborhoods Yielding eXcellence (ONYX), the recipient of CDBG funding, proposed to rehab four owner-occupied housing units, thereby improving the quality of housing stock within Census Tract 33, Block Group 1. However, due to a consistent lack of personnel and ongoing challenges with agency stability, this goal was not realized. This activity also remains unfunded due to the tenuous status of the agency.

Toledo Municipal Court (TMC), as a recipient of CDBG, also met the HUD-defined objective of addressing decent housing, specifically for those who have been cited for housing code violations. *TMC* provided emergency repairs to 19 owner-occupied housing units. With rehabilitation to these housing units, *TMC* improved the quality of owner-occupied housing stock within its program by 10%, based on the number of eligible housing code violation cases cited (551).

Goal: Rental Rehabilitation and Repairs

Efforts under rental rehab and repairs meet the HUD-defined objective of Decent Housing and the HUD-defined outcome of Availability/Accessibility.

The *Housing Division of the DON*, through its CDBG-R program, provided repairs to exterior residential structures of homes owned by LMI property owners where LMI households occupied the rental property. The *Housing Division* concentrated its efforts in targeted neighborhoods. Actual proposed units were initially estimated at three, but 224 housing units were completed.

Due to the concentrated effort of the above-occupied rental units, the *Housing Division of the DON* did not conduct rehabilitation of rental units in single-family structures (1 to 4 residential units in a structure) or of vacant, subsidized housing units. They had proposed six and 30 housing units, respectively.

UNC began a two-year project to improve the quality of rental housing stock through the rehabilitation of three low- to moderate-income housing units. Efforts began during the 2010 program year, the first of this two-year project.

Goal: Home Maintenance Education

For the provision of housing maintenance seminars that promote the preservation of homeownership by residents, the *Housing Division of the DON* partnered with *FNV* and *NHS* to assist 45 households. HOME funds were utilized to support this activity, which met the HUD-defined objective and outcome of decent housing and sustainability, respectively.

Goal: Demolish Abandoned Houses and Other Structures

The *Department of Inspections*, through its *Division of Code Enforcement* partnered with the *Department of Streets, Bridges and Harbor* to successfully demolish 387 housing units. This geographically targeted revitalization effort addresses elements that contribute to slum and blight. Funding from NSP, NSP2, NSP3 and CDBG allowed for the increased number of units demolished from the 2009 program year (250). Per funding source, the numbers of units* demolished were: NSP - 196 units, NSP2 – 84 units, NSP3 - 10 units, and CDBG - 97 units. Other funds leveraged originated from City of Toledo general funding and St. Vincent's Mercy Medical Center.

**Number of units may be defined as single family home (one housing unit), multiple-family housing structure (two plus housing units), and structures. The total number of units demolished considers the type of housing unit.*

The demolition of blighting influences within the neighborhoods under the NSP, including NSP2 and NSP3, specifically targeted structures primarily within the central city and targeted areas on Toledo's east side, specifically La Onda and Ironwood.

Goal: Housing Code Enforcement and Nuisance Abatement

The *Division of Code Enforcement* issued 12,187 nuisance violations, including 72-hour and 30-day orders. Of those, 8,420 were rechecked for existing nuisances. This effort resulted in a projected 20% compliance increase within the City of Toledo. The *Division of Code Enforcement* also issued 4,773 Notice of Liabilities. The efforts under nuisance abatement

were assisted by the addition of two Code Enforcement inspectors, the completion of a "Big Sweep" for high grass and debris in affected neighborhoods, and funds to assist with illegal dumping and high grass complaints.

The *Lucas County Regional Health District*, in collaboration with the Department of Inspections, resolved housing complaints (nuisance abatements) to avoid court action, specifically as it relates to rodent complaints. Based on a citizen complaint, sanitarians issue orders to residents to resolve rodent complaints. Of the 1,507 housing units that received orders, 97% were resolved before court action was necessary, thus promoting a more decent living environment.

City Policy: New Housing Construction

As new construction efforts were deemed a lower priority by consensus, only efforts that were undertaken in defined target areas undergoing comprehensive revitalization efforts were considered for funding. *UNC*, having met that standard, constructed 24 rental-housing units for low- to moderate-income households within the target area: Sherman, Chase and Woodward. Other efforts within the target area include the Sherman-Rental Rehab, a \$1 million investment project and Cranes Landing, a 40-unit complex designed for seniors (one- and two-bedrooms) being created on the site of the former Chase Elementary School, making use of vacant space to increase housing stock.

NSP, funded through the HERA of 2008, was awarded to the City of Toledo to support new construction projects in targeted areas, including tipping point neighborhoods such as Library Village/Close Park, East Toledo, Secor Gardens/Sleepy Hollow, and Highland Heights/Burroughs School. In addition, CDC target neighborhoods were included, along with the New Schools, New Neighborhood (NSNN) initiative, which is the Toledo Public Schools building project. Through the end of June 2011, 14 housing units have been built. *UNC* and *R. Gant LLC* previously leased ten units to tenants and *MVHFH* sold two housing units during the 2010 program year, respectively.

2. Public Service (Social/Human Programs)

Goal: Promote Educational Enrichment and Life-Skills Programs

Federal funds were not allocated for the 2010 program year.

Goal: Soup Kitchens and Feeding Programs

Toledo Seagate Food Bank (TSFB) received CDBG, which it utilized to provide balanced nutritional food supplements to city residents, thereby promoting a more suitable living environment. *TSFB* served 4,749 persons, 300 over its initial projections, meeting the HUD-defined outcome of Availability/Accessibility. Through their efforts, each recipient received an average benefit valued at \$140, which potentially could be diverted by the household toward other basic living expenses (rent, utilities).

Martin Luther King Kitchen for the Poor and *Helping Hands of St. Louis* distributed supplemental grocery and food items, including food boxes to 2,656 low- to moderate-income persons. This was a 23% increase from the 2009 program year. The number served does not reflect the number of times service is accessed, as the number is duplicative. This continued access to meals allows both soup kitchens to provide a positive outcome: *MLK* ensures that 100% of those provided with food boxes have continued access to meals; those served by *Helping Hands of St. Louis* realize an average savings of \$500 in funds, which may be utilized by the household for housing and utility costs.

St. Paul's Community Center (SPCC), one of the major soup kitchens in the Greater Toledo area, provided 1,273 unduplicated persons with lunch through their meal program. This ensured that homeless persons were provided at least one nutritious hot meal a day within the central city, thereby meeting the basic needs of 48% of the city's homeless population.

Goal: Enhance Access to Health Services, Including Early Childcare

As a recipient of CDBG, *Neighborhood Health Association of Toledo, Inc. (NHA)* provided quality, primary and preventative healthcare services to 4,822 persons, 322 over projection. Through their efforts, there was a 7.2% decrease in adult illnesses by improving access to healthcare, both primary and preventative.

Goal: Legal Assistance for Housing/Landlord Tenant Relations

Both efforts below meet the HUD-defined objective of promoting a more Suitable Living Environment and also the HUD-defined outcome of Availability/Accessibility.

As a CDBG subrecipient, *Legal Aid of Western Ohio, Inc. (LAWO)* afforded 91 low- to moderate-income persons residing within the City of Toledo with high quality, comprehensive legal services, which resulted in 89% of clients securing and/or preserving access to safe affordable housing.

Advocates for Basic Legal Equality, Inc. (ABLE) is a HPRP subgrantee of the City of Toledo and received stimulus dollars to provide legal assistance to two special needs populations: homeless persons and those persons at risk of homelessness. For the period July 1, 2010 through June 30, 2011, *ABLE* provided brief legal advice or ongoing representation services to 78 unduplicated HPRP participants.

3. City Infrastructure

Goal: Address Growing Flood and Drainage Issues in Low- to Moderate-Income Areas

Federal funds were not allocated for the 2010 program year.

Goal: Replace Old Sewer, Water, and Gas Lines in Low- to Moderate-Income Areas

Federal funds were not allocated for the 2010 program year.

Goal: Upgrade/Replace Street Lights

Federal funds were not allocated for the 2010 program year.

4. Eliminate Homelessness

Goal: Permanent Supportive Housing

Family Outreach Community United Services (FOCUS), funded for scattered site permanent housing, provided 107 persons (22 over projection), with safe decent housing throughout the city. Of those served, 77% were able to maintain their housing for a minimum of seven months, increasing their long-term sustainability. *FOCUS* mimics a housing first model, promoted by HUD as a viable and cost-effective solution to homelessness.

Goal: Homeless Prevention

All agencies that provided financial assistance as part of the CoC's homeless prevention effort, met the HUD-defined objective and outcome, Decent Housing and Affordability, respectively.

Eight agencies, which included both emergency shelter and transitional facilities, distributed over \$29,557.28 to 69 households (194 persons) through funds received as ESG third-party partners. Each household received an average of approximately \$428.

Outcomes for those who received direct financial assistance varied, but were generally successful: 50% of *Aurora Project's* beneficiaries were able to maintain or access permanent housing; *Beach House* demonstrated that 100% of persons served were then able to access or maintain housing; *Bethany House* recipients were able to access and remain in permanent housing for at least six months at a 71% success rate; *Family Promise* realized a 91% success rate for those who received financial assistance and were then able to avoid homelessness for a minimum of six months; *LaPosada* provided rent and utility assistance to those at risk of homelessness, with 91% maintaining their housing status; *NAOMI Transitional House* realized a modest 41% rate of success for persons who received financial assistance and were then able to obtain and remain in permanent housing for at least six months; the *YWCA* reported that 100% of those provided with subsistence payment maintained housing for at least six months. In addition to *NAOMI*, the other exception to a success rate below 50% was *Family House*, which showed a 28.6% success rate for persons accessing or maintaining housing for at least 12 months. One factor in their lower success rate was their inability to fully utilize their subsistence payments.

Toledo Area Ministries, EOPA, and Lucas County TASC, HPRP subgrantees, and Lutheran Social Services of Northwest Ohio, partnered with the City of Toledo, United Way 211, and TLCHB in a coordinated process to provide direct financial assistance through an automated clearinghouse so as to expedite funds for those in need. As a result of the City of Toledo's receipt of HPRP, 105 homeless persons (49 households) and 1,085 persons (445 households) at risk of homelessness received direct financial assistance in the amount of \$1,353,382.89.

The vast majority, \$1,230,281.31 (91%) went to persons who were at imminent risk of losing their housing and had no other available resources. This program promotes the access and/or maintenance of current housing.

Goal: Supportive Services

AIDS Resource Center Ohio (ARC) provided case management and direct financial assistance to 447 persons with HIV/AIDS. Their intent in providing services was to ensure that this subpopulation avoided homelessness. The net affect of making these services available was that 96% of the 447 persons with HIV/AIDS that were served avoided homelessness. This local outcome was higher than projected as ARC anticipated that 85% of persons with HIV/AIDS would avoid homelessness.

Goal: Transitional/Temporary/Emergency Shelters

For the 2010 program year, both CDBG and ESG funds were expended to provide both short- and medium-term temporary residence to individuals and families. All shelters and transitional facilities meet the HUD-defined objective of a more Suitable Living Environment and the HUD-defined outcome of Availability/Accessibility.

The six emergency shelters funded through CDBG and ESG were able to provide short-term temporary shelter to 1,641 men, women and children. While the ultimate goal is permanent housing, those that obtain transitional housing, due to a need for specialized services, are also counted as successful.

Beach House set a goal of 66% of persons moving from shelter into transitional or permanent housing, but only realized a 52% outcome, which is still considered a positive product for a short-term shelter, locally. *Catholic Charities LaPosada*, through its emergency shelter, successfully transitioned 84% into transitional or permanent housing. *Family House* (shelter and comprehensive case management) projected an outcome of 40.6% who would move to transitional or permanent/subsidized housing, but achieved a 90% success rate, due to new personnel, training of staff and the implementation of new client-centered policies. *Family Promise of Greater Toledo* achieved an 83% success rate for those moving into transitional or permanent housing. Their outcome indicator was temporarily affected by the loss of two church participants, which were replaced by new church participants, but not without affect to their objective. They met 75% of their goal. *St. Paul's Community Center's* shelter services resulted in 15.5% of the residents being able to obtain transitional or permanent housing. Lastly, the *Young Women's Christian Association (YWCA)*, through its Battered Women Shelter, realized a 76% success rate for those leaving the shelter and obtaining safe/secure transitional or permanent housing.

The four transitional facilities funded through CDBG and ESG provided 192 persons with medium-term housing. *Aurora Project, Inc.* provided 81 homeless women and their children with transitional housing. Of those who exited the program, 69% obtained permanent housing, just short of the local continuum goal. *Bethany House*, a transitional facility, provided temporary housing to 74 homeless victims of domestic violence, including children.

Of those served, 74% were able to obtain and maintain permanent housing for a minimum of six months. *Harbor House/300 Beds, Inc.* provided transitional housing to 29 homeless women recovering from chemical dependency. Women who completed the program had a 78.9% success rate for moving into permanent housing. *NAOMI Transitional House* provided safe housing to eight women with substance abuse issues. Of those, 41% were able to obtain and remain in permanent housing for six months.

As of the 2011 program year, all transitional facilities will be held to the same HUD-defined and community-defined outcome: achievement of 71% of those leaving transitional programs going into permanent housing.

5. Economic Development - Job Creation

Goal: Educate and Retrain Workforce with Needed Job Skills

UNC, through its Financial Opportunity Center, provided 36 persons with training and ongoing case management services to develop financial management skills, thus improving household stability. The number of persons who received financial stability training that were able to improve household stability was 6%. *UNC* worked with Owens Community College, Job and Family Services, The Source, and other service providers in the development of work plans for assisted persons.

Goal: Technical/ Financial Assistance to Small Businesses to Create and Retain Jobs

UNC provided technical assistance to seven commercial businesses to create vital sustainable neighborhoods with mixed-use districts. Through their assistance to 3% of the businesses in their target areas, the businesses were able to secure funding for grants and/or loans. The businesses assisted were: *St. Vincent's Mercy Medical Center, San Marco's Market, Volunteers of America, Dreams of Tomorrow, Matther Brown House, Scarlett Secor Mansion, and Casey Pomeroy House.*

ONYX assisted six businesses to promote viable sustainable neighborhoods with mixed-use districts within targeted service areas. As a result of their technical assistance to *Theresa Foster-Johnson, Inc., Parker Enterprises LLC, KPGL Global Energy Resource Group, Inc., Aunt Minnie, Boykin's Demolition, and Taylor Carpeting Service*, there was a 10% improvement and economic growth of the 59 businesses located within the targeted area (Census Tracts 32, 33, 34, 35, 36, 37, and 40).

NHS provided technical assistance to four of five projected businesses, targeting businesses located in zip codes 43605, 43606 and 43607 to promote sustainability. As a result, .30% of the businesses in the targeted areas experienced economic growth and improvement. The assisted businesses are: *Cal's Mowing, VFW Post 2150, S & P Barbershop, and Toledo Area Theater Organ Society (aka Lyric Photoplay Society).*

Toledo-Lucas County Plan Commission assisted 129 organizations with zoning applications, neighborhood inquiries, historic district administrative approvals, certificates of

appropriateness applications, commercial corridor studies, and neighborhood development plans. As a result, 123% of the zoning applications and neighborhood inquiries aided low- to moderate-income neighborhoods, 101% of the historic district applications aided in the rehabilitation of historic structures, and 305 of the targeted commercial corridors for the city were improved. Their activities promoted a more suitable living environment for Toledo residents, increasing the overall sustainability of the City of Toledo.

Goal: Secure New Capital Investment

The *Department of Development (DOD)* provided eight Enterprise Development Loans (EDL), which are awarded for the purpose of retaining and creating jobs for low- and moderate-income residents of the City of Toledo through subordinated, term-financing at attractive rates. The beneficiaries of the loans included: *Alpine House, Inc., Dari Pizza, Inc., Dr. DeLa Flor, Magdalena's Bar & Grill, Inc., Rick's City Diner, Inc., Ruby's Kitchen, Inc., Sportsman Bar Inc., and Wrap N' Ship, Inc.* Although Neighborhood Economic Development Loan Pool (NEDL) funds were not utilized for the 2010 program year, the *DOD* exceeded its goal by four businesses.

The *Real Estate Division* of the *DOD*, through its CRA, provides tax abatements on any increased value of property after development, new construction or rehab. For the 2010 program year, 30 CRA applications were certified: 27 for family residential units and three for commercial/commercial residential/industrial. A potential investment of up to \$10,417,261 on the 30 units would provide tax abatement on any increased value of the property, along with promoting sustainability within affected neighborhoods that may have experienced decline. The potential for job growth through commercial/commercial residential/industrial reinvestment may also be realized, thereby increasing economic opportunity. Through the two commercial and industrial applications that were processed, 93 jobs were retained, and a potential 20 additional full- and part-time positions may come to fruition after investment.

Goal: Develop Urban Agriculture/Vertical Gardens

The *Toledo GROWS* program, funded through Toledo Botanical Garden's CDBG contract, supported the development of urban agriculture in targeted neighborhoods. Their efforts converted blighted and vacant lots into community gardens through the provision of resources (seeds, plants, and soil improvements) and educational opportunities to low- to moderate-income persons. *Toledo GROWS* provided ongoing support, directly contributing to 100% of the 478 participants receiving fresh fruits and vegetables, thereby increasing their access to nutritious food. The availability/accessibility of this program supported a more suitable living environment for garden users.

Goal: Develop Business Incubators

Federal funds were not allocated for the 2010 program year.

6. Enhance Housing Choice

Goal: ADA Accessibility, Including Helping Seniors Stay in Place

Ability Center of Greater Toledo rehabilitated 24 homes for individuals with disabilities through the installation of ramps and accessible bathroom modifications. Ramps are designed to comply with the Americans with Disabilities Act (ADA) guidelines and must be approved by the City of Toledo's Department of Inspections before construction begins. The ability to maintain decent affordable housing by the 26 beneficiaries (two households were comprised of two people) was increased by the home modifications. Of those receiving modifications, 90%, in maintaining their residence, were able to increase their independent living status.

Toledo Community Development Corporation (TCDC) completed its two-year project of creating affordable senior rental housing within the Monroe Street Corridor. As a result, 38 rental units are completely leased to eligible senior citizens. With the completion and full occupancy of these units, *TCDC* achieved the HUD-defined outcome of affordability.

Goal: Improve Outreach of Housing Programs and Services

Federal funds were not allocated for the 2010 program year.

Goal: Fair Housing

The *Toledo Fair Housing Center (FHC)* is dedicated to affirmatively furthering fair housing. Their goal: to ensure residents shall have housing choices regardless of race, color, religion, sex, disability, familial status, national origin, ancestry, military status (State of Ohio), or sexual orientation (City of Toledo). Their services extend protection to homebuyers and homeowners from unfair lending practices through community education on predatory lending.

FHC investigated 586 complaints of housing discrimination within the City of Toledo. Of the total number of discrimination cases opened, 32% were resolved successfully. *FHC* also monitored six settlement agreements within the City of Toledo, with 100% maintaining compliance with the settlement.

Historically, the *FHC* has partnered with the *DON* in the development and execution of an annual neighborhood tour in order to highlight new housing development as well as provide realtor training and CEU's. During the 2010 program year however, there were no new projects to highlight and therefore no opportunities to partner on an event. In an effort to complete this work plan objective, *FHC* began collaborations with the Toledo Board of Realtors on an Affordable Housing Parade of Homes/Tour and Expo, which was tentatively scheduled to take place in June 2011 but has yet to come to fruition.

7. Improve Housing Affordability

Goal: Foreclosure Prevention

FHC provided education, case management, and direct fund disbursement to 83 households as part of the Foreclosure Rescue Funding Program, established as part of the CDBG-R stimulus grant. This activity, through its direct financial assistance, promoted sustainability to households, and offered an alternative to the loss of their residence. In addition, 36 households obtained loan modifications without the need for financial assistance.

NHS structured its subsistence payment program such that it improves housing affordability for homeowners at risk of losing their homes to foreclosure. Through education and counseling (which may include loans) to 62 persons, *NHS* assisted participants in avoiding foreclosure, represented by homeowner-occupied foreclosure filings for LMI households in the City of Toledo. Of the 62 assisted, 35 persons received direct financial assistance. Final calculations indicated that 56% of program participants avoided foreclosure, representing .90% of homeowner-occupied foreclosure filings for LMI homeowners in the City of Toledo.

Goal: Rental Assistance

The *Housing Division of the DON*, through its tenant-based rental assistance, provided rent payments on behalf of 76 individuals in 34 housing units. The units are part of the YWCA's permanent supportive housing units and had the positive effect of increasing the existing rental unit occupancy for LMI individuals.

Goal: Homebuyer Assistance

The *Housing Division of the DON*, in its continued efforts to maintain and expand homeownership within the city, provided down-payment assistance (which may include closing costs) to 27 households during the 2010 program year. Assistance to first-time homebuyers (those whose incomes do not exceed 80% AMI) included homebuyer counseling prior to the purchase of the home. HOME funds were utilized for this activity that included the City of Toledo partnering with CDCs and for-profit organizations.

Adelante, Inc. received CDBG to support its Housing Outreach Initiative, which provided counseling assistance to 95 potential homebuyers, who were limited English Proficient (LEP). Counseling included budgeting, predatory lending awareness, credit counseling and housing maintenance, with the intent to ensure optimum opportunity for down payment assistance for potential homeowners. *Adelante, Inc.* achieved a 238% success rate, with 13% of participants becoming homeowners.

FNV was funded through CDBG to acquire, rehabilitate and sell six housing units to LMI households, which would have the positive affect of increasing the number of occupied housing stock in Census Tracts 66, Block Groups 2 & 4 and Census Tract 74, Block Group 4. However, as of June 2011, this project remains open. While the activity will remain open until a benefit to LMI persons can be shown, efforts continue toward the completion of the rehab. Progress on the housing units includes the acquisition of five properties. In addition, rehabilitation specs were completed for all the properties. Bids have been released and approved for all units. Active rehab construction continues in various stages for four of the

five active units. Work began on the fifth housing unit during the first quarter of the 2011 program year. This activity, when closed, will achieve an 83.5% success rate.

NHS, through its education and counseling program, leading to the provision of loans to LMI homebuyers, served 13 households, achieving a 57% success rate. They had proposed to serve 23 households. An increase of .016% in household tenure was realized, less than the projected .029%. The inability of potential homebuyers to obtain financing contributed to the reduced outcome indicator, thus affecting the outcome as well.

Through NSP, which was authorized by HERA of 2008, the *Housing Division of the DON* acquired, rehabilitated and sold or leased 16 housing units for resale and/or lease during the July 1, 2010 through June 30, 2011 period. Of those, three were for persons at or below 50% AMI, completed by Jessco Homes. This effort increases the affordability of homes for persons who otherwise may not have been in a position to purchase their own home.

Goal: Assist Mobile Home Residents Purchase Their Units

Federal funds were not allocated for the 2010 program year.

8. Improve Neighborhood Conditions

Goal: Vacant Lot Improvements

The *Real Estate Division* of the *DOD*, under its land reutilization program, sold 68 parcels to private owners, which are then brought back to productive status by the new owners. These efforts promote a more suitable living environment and meet the HUD-defined outcome of sustainability through property maintenance/enhancements.

The *Real Estate Division* of the *DOD* also retained ownership of another 26 parcels of land that were maintained, at no additional cost to the city, by individuals and private organizations, thereby supporting community stability and ensuring a more suitable living environment. These efforts promote neighborhood beautification by volunteers who may potentially qualify as purchasers in the future.

Goal: Eliminate Lead Hazards

As part of its effort to integrate lead-hazard controls into all housing rehabilitation projects, the *Housing Division of the DON* upgraded 69 housing units, decreasing the lead-based paint hazards in City of Toledo housing stock, promoting sustainability within the housing units affected.

Goal: Green Technology such as Community Gardens, Rain Gardens, Alternative Energy Systems, LEED Certification

Federal funds were not allocated for the 2010 program year.

Goal: Environmentally Clean Brownfield Sites

Federal funds were not allocated for the 2010 program year.

Goal: Rodent Abatement

The *Lucas County Regional Health District*, in partnership with the *Departments of Inspections, and Streets, Bridges, and Harbor*, identified and corrected areas of concentrated rodent infestation through house-to-house block surveys (351 units) thus increasing the viability of vacant property for future reuse, and ensuring that 100% of all properties were inspected for rodent activity and eliminated.

9. Enhance Neighborhood Business Districts

Goal: Financial Incentives to Retain Existing and to Recruit New Businesses

The *DOD*, through its Neighborhood Façade program, assisted two entities, *Warren A.M.E. Church*, and *LexaMed, LTD*. *Warren A.M.E. Church* provides both service and therapy, while *LexaMed, LTD*, a consulting and laboratory service to the biologics, pharmaceutical, neurtacautilal, and medical devise industries, leveraged \$65,000 of its personal equity toward the façade.

Goal: Infrastructure & Streetscape Improvements

Federal funds were not allocated for the 2010 program year.

10. Transportation Issues

Goal: Improve Streets, Roads and Sidewalks

Federal funds were not allocated for the 2010 program year.

11. Enhance Downtown and Warehouse District

Goal: Expand Façade Program

UpTown Association, Inc. targeted commercial neighborhood improvement utilizing façade grants for concentrated enhancement of its downtown business district. They provided assistance to nine businesses, promoting economic growth and improvement of 1.6% of the businesses located in the target area (Census Tracts 27 & 28). They are: *Manos Greek Restaurant, International Boxing Club, Toledo Sign Company, Inc., Watchmaker Diversified Funds, St. Paul's Community Center, Baby Doll Treasures, Toledo Progressive Real Estate Ventures, Inc.*, and two entrepreneurs (*CH* and *CCR*), with DUNS numbers pending.

The *DOD* provided two Core City Façades during the 2010 program year, one to the *Valentine Theater*, with the second one allocated for improvements at *St. Paul's Community*

Center. Both organizations, one a commercial enterprise and one a nonprofit entity are located within the downtown area, in census tract 28, block 1. Both met the HUD-defined objective and outcome of creating economic opportunity and sustainability, respectively.

PROGRAM COMPLIANCE

The City of Toledo's DON maintains responsibility for the overall administration and oversight of HUD funds, whether utilized by designated city staff or distributed into the community through select subrecipients. All federally-awarded grants maintain both statutory and eligibility requirements. The 2010 CAPER summarizes these below. While the list may not be inclusive of all regulations, they summarize major elements of each grant: HOME, CDBG, NSP, NSP2, NSP3, HPRP and CDBG-R awards. Administrators for each program are fully knowledgeable of program requirements and maintain oversight of the grant. ESG program compliance is discussed separately within the ESG section.

CDBG

Each activity or project funded through CDBG must meet one of three national objectives, be an eligible activity under the guidelines of the program, and adhere to caps placed on both public service and administrative costs. Projects must also meet HUD-defined objectives and outcomes. Once funding is allocated and formally approved by Toledo City Council, the DON executes contracts with all third-party partners, delineating expectations as to work plan(s), activity or project budget(s), and adherence to federal and local regulations.

The primary goal of the DON's monitoring process is to:

- Ensure that third-party partners comply with all regulations governing their programmatic, financial, and administrative operations; and
- Ensure that third-party partners achieve their performance objectives on schedule and within budget.

DON executes a contract/grant agreement with each third-party partner based on eligible activities/projects. The DON's Program Monitoring Specialists ensure that work plan goals, performance measurements, and budget forms are complete and all conditions of funding are met before a contract is executed with a third-party partner.

This contract, written agreement, includes, but is not limited to the following provisions: Statements of Work and Budget; Maintenance and Availability of Records; Independent Audit Responsibilities; Adherence to Uniform Administrative Requirements; Attachments to OMB Circular 1-102 Requirements; and, Compliance with all Applicable Public Laws.

Agencies funded through CDBG are monitored to ensure federal, state, and local regulation compliance, adherence to generally accepted accounting practices, maintenance of eligibility documentation, and proper procurement policies and practices, among others.

The DON also requires all city divisions and third-party partners who are recipients of CDBG to track measurable outcomes, based on program content, for each objective. These outcomes

were designed to evaluate the success of an intended activity or project and are in addition to the HUD-defined outcomes.

The DON uses a series of Progressive Corrective Actions (PCA) to ensure compliance with program guidelines and statutory regulations, and guarantee funds are expended in compliance with federal requirements. The PCA assists the DON when reviewing third-party partners and determining the level of interaction needed, if any.

A **Concern** identifies issues/circumstances that are not currently 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, federal regulation, or a contract condition. This action identifies a *Corrective Action* and a timetable for correction of the deficiency.

The DON has established four levels of intervention as a part of its PCA: Agency Notice, Agency Warning, Agency-At-Risk, and Agency Suspension. Each third-party partner is notified of DON's policies and standards of performance. The DON conducts technical training workshops, as warranted, to assist third-party partners in understanding the myriad of rules and regulations that must be adhered to. The DON Administrative Services staff ensures that the CDBG & ESG Manual alerts all third-party partners of their responsibilities as to the receipt of federal funds. DON Program Monitoring Specialists also provide technical assistance in an effort to increase efficiency and effectiveness of all funded partners.

HOME

The HOME Investment Partnerships Program, more commonly known as HOME, is designed 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 community housing development organization (CHDO) capacities to continue developing affordable housing.

Each Participating Jurisdiction (PJ) incurs a 12.5% match requirement for HOME funds. Matching contributions must be one that is permanent to affordable housing, provided by any public or private donor, and 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 knowledge and skills 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 maintain/manage the project. For first-time homebuyer 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.
- Organizations that were designated as CHDOs within the City of Toledo for the 2010-2011 year are:

Center of Hope Family Services, Inc.
 Friendship New Vision, Inc.
 Neighborhood Housing Services of Toledo
 Organized Neighbors Yielding eXcellence, Inc.
 Preferred Properties, Inc.
 Toledo Community Development Corporation
 Toledo Metro Housing Community & Development Network
 United North Corporation

Eligible Activities

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

- Acquisition (including assistance to first-time homebuyers/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
- Reasonable administrative and planning costs (subject to a 10% cap)
- CHDO operating costs

NSP

In accordance with Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA) of 2008, funds distributed through the Neighborhood Stabilization Program (NSP), 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% AMI, with at least 25% of NSP funds utilized to benefit individuals and households whose income does not exceed 50% of AMI.

For NSP purposes, the definition of “blighted structure” is identified in the context of state or local law. Funds were required to be fully obligated by September 2010. Oversight of the program is maintained within the Housing Division of the DON. Eligible activities include: acquisition and rehabilitation, including 25% set aside for households with incomes at or below 50% AMI, redevelopment, land banking, demolition, and administration. The NSP manager maintains oversight of project completion and budget.

NSP2

The Neighborhood Stabilization Program 2 (NSP2) was established to stabilize neighborhoods whose viability has been and continued to be negatively effected by foreclosed properties that have also been abandoned. NSP2 is authorized by the ARRA of 2009 and is provided to states and local government, nonprofits, and a consortium of public and/or private nonprofit entities on a competitive basis. The City of Toledo, in partnership with local developers, nonprofits and for-profit entities, received an award of \$10,150840 to undertake NSP2.

NSP2 is 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

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. While NSP may be utilized for nonresidential purposes, NSP2 must be used for housing.

Oversight of the program is maintained within the Housing Division of the DON. Eligible activities include: acquisition and rehabilitation, including a mandatory 25% set aside for households with incomes at or below 50% AMI, redevelopment, land banking, demolition, and administration. The NSP2 manager maintains oversight of project completion and budget.

NSP3

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010, with the intent of providing funds for states and selected local governments to mitigate the negative impact of the United States' economic decline and housing market collapse, authorized the Neighborhood Stabilization Program 3 (NSP3). NSP3 funds were allocated on a formula basis, based on the number of vacancies and foreclosures in 20% of the nation's neighborhoods (census tracts) with the highest rates of homes financed by a subprime mortgage, are delinquent, or are in foreclosure.

Regulations for NSP3 can be found at 75 FR 64322 and includes the restriction of allowing only the use of the low- and moderate-income benefit. It also redefines and supercedes the definition of low- and moderate-income, thus allowing those with incomes that exceed 80% AMI but do not exceed 120% AMI to qualify. While NSP may be utilized for nonresidential purposes, NSP3 must be used for housing.

Oversight of the program is maintained within the Housing Division of the DON. Eligible activities include: acquisition and rehabilitation, including a mandatory 25% set aside for households with incomes at or below 50% AMI, redevelopment, land banking, demolition, and administration. The NSP3 manager maintains oversight of project completion and budget.

HPRP

The ARRA of 2009 authorized funds to benefit two targeted populations:

- Individuals and families who are currently in housing but are at imminent risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or 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).

All grantees awarded funds as an entitlement community were mandated to obligate all funds to subgrantees by September 30, 2009. At least 60% of HPRP funds must be expended within two (2) years (August 3, 2011) of the date that funds become available to the grantees and 100% of funds expended within three years (August 3, 2012) of the date funds became available. Administrative costs are capped at 10%, which is to be shared with subgrantees.

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: short- and medium-term rental assistance, security and utility deposits, utility payments, moving costs assistance and motel/hotel vouchers. Housing relocation and stabilization services for program participants are limited to case management, outreach and engagement, housing search and placement, legal services, and credit repair. Data collection activities relate to those utilizing an HMIS for purposes of collecting and reporting data and analyzing patterns of HPRP use. Administrative costs, capped at 5%, may be used for pre-award costs, accounting, preparing reports, obtaining audits, and other similar costs related to administering the grant.

HPRP eligibility requirements stipulate that the household must be at or below 50% of AMI. In addition, any individual/family provided with financial assistance must have an initial consultation with a case manager or authorized representative to determine appropriate type of assistance warranted. The household must also meet the following circumstances: 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.

Locally, the City of Toledo, and its partner, TLCHB, stipulated that households must also 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% 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; and,
- Past institutional care (prison, treatment facility, hospital).

The DON Administrative Services Division maintains oversight of the program, with semi-annual monitoring of all subgrantees. The manager and program teams meet regularly.

CDBG-R

CDBG-R is also authorized by the ARRA of 2009, with a goal of maximizing job creation and economic benefit, while promoting energy efficiency and conservation. Projects

undertaken were capped at 15% for public service projects and 10% for administrative costs, with 70% of the grant allocated such that it benefits persons of low- to moderate-income.

For infrastructure activities, grantees must give preference to activities that can be started and completed expeditiously, with a goal to obligate at least 50% of funds for activities that can be initiated within 120 days of enactment of the Recovery Act.

The six CDBG-R funded activities, plus administrative costs, are: Rehabilitation Collaboration Program, Dorr Street Infrastructure, Foreclosure Rescue Funding Program, Rental Rehabilitation Program, Roof/Envelope Program and the Frank J. Troy Senior Center Construction.

Entitlement communities are required to comply with the Recovery Act's "Buy American" requirement. The Recovery Act expressly prohibits projects as they relate to casinos or gambling establishments, aquariums, zoos, golf courses or swimming pools.

Each activity carried out with CDBG-R funds requires grantees to report on the number of jobs estimated and actually created and/or retained. All CDBG-R funds must be expended by grantees by September 30, 2012. Oversight of the program rests with the Housing Division and Administrative Services of the DON.

CITIZEN PARTICIPATION

The City of Toledo adheres to conditions established within its Citizen Participation Plan (CPP) to inform and notify citizens of their prerogative to review and comment on all applicable documents as it relates to the CAPER. The CPP is a HUD requirement, per HUD 24 CFR Part 91, Subpart B.

For the CAPER, the CPP dictates that a minimum of one public hearing is held, with notices for that public hearing being provided at least seven (7) days in advance of the scheduled hearing. The public notice also advises the locations that the draft CAPER is made available for review. A minimum of 20 public locations, including all city branches of the public library, was selected as designated sites for citizens to review the CAPER. The public notice also advises citizens of their opportunity to provide public input and comment for a period of 15 days. The draft CAPER was available for review and comment at all designated locations as well as on the city website beginning September 7 through September 21, 2011. The City of Toledo encourages its citizens to comment on achievements, or lack thereof, and the manner in which funds are allocated and/or expended.

For the 2010-2011 CAPER, notices were placed in three periodicals, *The Blade*, *The Toledo Journal*, and *La Prensa*, seven days in advance of the public comment period. The latter two publications target their newspapers to African-American and Hispanic/Latino audiences, respectively. In accordance with federal statute, the City of Toledo held a public hearing on Wednesday, September 14, 2011, in City Council Chambers to provide opportunity for citizen comments. The City of Toledo did not receive any comments relative to the draft document or the process.

CONTINUUM OF CARE

Toledo/Lucas County Homelessness Board

The Toledo/Lucas County Continuum of Care (CoC) includes both city and county participation through the TLCHB. Primary responsibilities include implementation and oversight of the “CASE (Community Alliances and Strategic Efforts) Plan to Prevent, Reduce and End Homelessness” and oversight of the community’s efforts to implement the Plan. The governing body is composed of 25 representatives of the local community including public, private and business sectors, faith-based organizations, funders, and the Toledo Area Alliance to End Homelessness (TAAEH). TLCHB continues to reference the 2004 gaps analysis study and subsequent findings, “Homelessness in Toledo & Lucas County, A Comprehensive Community Needs Assessment and Action Plan,” as the basis for its strategic planning. Actions taken each year reflect the community’s intent in addressing the needs of the homeless and those at risk of homelessness. TLCHB board representatives serve on all planning groups.

The Toledo/Lucas County CoC-related planning groups include:

- Toledo Area Alliance to End Homelessness (TAAEH) - this group consists of a network of service providers that, in conjunction with TLCHB, identify gaps within the system and promote solution-oriented approaches to homelessness issues through direct service.
- Community Continuum of Care Forum - this is a comprehensive, communitywide annual gathering of various organizations and stakeholders (i.e. grantors, developers, homeless service providers, public officials, consumers) that identify the elements necessary for a successful CASE Plan and, also, the components necessary for effective planning, program implementation, and oversight.
- TLCHB Community Engagement, Coordination & Oversight Committee - this group facilitates the process for solicitation of input and feedback of local needs, specifically, the Community CoC Forum, and assists the board in determining the priorities of the community based on said input and feedback. It also is responsible for recommending strategies in meeting goals identified by the CASE plan.
- TLCHB Coordinated Services Committee - this group develops and monitors the standards of service delivery in a manner that is increasingly seamless and effective. This committee advises and monitors the Homeless Management Information System (HMIS) policies, procedures, data collection, and reports.
- TLCHB Homeless Prevention Committee - this group provides financial and support services and resources deemed necessary for people to either obtain or maintain permanent housing. This committee is actively involved in shaping and implementing the local Homelessness Prevention and Rapid Re-Housing Program (HPRP).

- TLCHB Sufficient Affordable Housing Committee - this group initiates and consults with other local community housing entities to develop housing strategies that will target persons who are experiencing homelessness, or are at imminent risk of becoming homeless.
- The Community CoC Application Committee - this groups assists TLCHB staff in preparing Exhibit One of the annual application to HUD and assists the Citizens Review Committee in assessing achievement of goals.
- HMIS Committee - this group assists the HMIS director in streamlining the data collected and assuring quality-control procedures designed to reduce and eliminate the possibility of duplicate homeless counts. The Committee also advises on community reporting procedures and dissemination of data.

Achievements for the Toledo/Lucas County CoC for the 2010-2011 year include:

- The preparation and submission of the 2010 CoC HUD Supportive Housing Program (SHP) application, which funded 23 renewal projects (one HMIS project, one supportive services only project, seven transitional housing projects and 14 permanent housing projects) and one new permanent supportive housing (PSH) scattered-site project, *Home Base*, altogether totaling \$4,302,949.
- The creation of new permanent housing beds for the chronically homeless, achieved through the addition of 16 beds to the CoC PSH inventory through *Home Base*. In addition, *Chestnut Hill*, a new construction project, continues construction of its 16-bed facility, which is scheduled to open before the end of the 2011 calendar year.
- The continued success of at least 77% of homeless persons staying in permanent housing for at least six months after placement. For those agencies required to report this outcome in HMIS, specifically PSHs, 85% remained housed beyond six months. TLCHB continues to explore ways to effectively capture this information for those exiting shelter and/or transitional housing.
- A commitment by the Toledo/Lucas County CoC to increase the percentage of persons moving from transitional housing to permanent housing to at least 71%. The 2010 program year saw a reduction in the percentage of those successfully leaving for permanent housing to 60%. There has been an increase of households who exit to temporary housing with families and/or friends as the household continues to acquire housing subsidy, employment and/or complete education and/or training programs. The CoC is focused on identifying resources and program modifications that will assist to achieve this goal.
- A 21% success rate for persons exiting transitional housing who are employed and a 23% success rate for persons exiting PSH who are employed. While those who leave emergency shelter have only an 8% success rate, they more often enter shelter

without employment and/or income, and it takes longer for them to secure employment within a 30- to 90-day shelter stay.

- Two successful community meetings facilitated by the TLCHB and attended by CoC community partners: *CASE to Care to End Homelessness* CoC meeting in November 2010, which included *Opening Doors*, the federal plan to end homelessness, and a Veteran's Affairs Summit, held in February 2011.

Homelessness Prevention

The TLCHB Homelessness Prevention Committee is charged with providing financial and support service resources deemed necessary for people to either obtain or maintain permanent housing. Their efforts are focused on: those households at imminent risk of losing housing; those persons exiting shelter and transitional housing; those persons released by public institutions without permanent housing placement; and, adequate community response in the areas of housing, education and employment. Two projects that remained active during the 2010 program year and demonstrate the collaborative and comprehensive efforts of the four objectives include:

A. CASE - HPRP

As a result of the ARRA of 2009, the City of Toledo and Lucas County received a combined \$4.2 million for housing stabilization services and direct financial assistance to assist in efforts designed to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housing and stabilized. Funds from the United Way of Greater Toledo were also leveraged to support this project. TLCHB acts as the project manager, with the City of Toledo (grantee) acting as administrator for the funds. This community-coordinated effort includes Lucas County TASC, FOCUS, EOPA, Toledo Area Ministries, Lutheran Social Services, and ABLE. It utilizes a centralized intake system, case management supervision, and direct case management to achieve desired outcomes. To date, the program has expended \$2,013,067 in direct financial assistance and \$449,831 in stabilization services, thereby preventing homelessness for 590 households (1,426 persons). The Homeless Management Information System (HMIS) tracks data for clients served and as a method for developing reporting mechanisms for patterns of use.

B. CASE - Homeless Prevention and Housing Placement

This program, entering its 2nd year, is funded through the Ohio Department of Development (ODOD). It is projected to provide households with direct assistance (rent, deposit, utilities) to prevent homelessness and also serve households that are exiting emergency shelter with direct assistance (rent, deposit, utilities) to secure permanent housing. This program concluded on December 31, 2010. During its two years the program prevented homelessness for 150 households (525 persons), with an average direct financial assistance of \$1,400.

Homeless Management Information System (HMIS)

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

HMIS Action Steps for 2010-2011 included:

- o Maintenance of the HMIS subcommittee under the governance of TLCHB;
- o Continuation of the integration of HMIS in the planning, monitoring, and analysis work of TLCHB;
- o Addition and adherence to all new HUD-HMIS required data elements;
- o Continuation of efforts to explore for expansion local HMIS-required elements with an emphasis on CoC needs, performance measurements, and data quality;
- o Continuation of effort to develop reporting mechanisms to monitor progression of the CASE Plan;
- o Development of an all-inclusive/comprehensive report for all HMIS affiliations (Contributing HMIS and non-contributing HMIS organizations);
- o Continuation of efforts to develop a centralized exit form that corresponds with the Centralized Intake Form;
- o Continuation of efforts to hold biannual executive director meetings, which was achieved for the 2010 program year;
- o Continuation of efforts to hold quarterly end-user meetings, also achieved for the 2010 program year.

Housing Inventory

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.

The current shelter inventory with population served and their capacity are:

| Agency Name | Population Served | Number Of Beds | Other (mat/cot) | Maximum Stay (Days) |
|-----------------------------|--|----------------|-----------------|---------------------|
| Beach House | Families & unaccompanied females | 22 | | 90 |
| Cherry Street Mission (CSM) | Unaccompanied men | 118 | 50 | Open |
| CSM Abigail House | Unaccompanied women | 5 | | Open |
| CSM Sparrow's Nest | Unaccompanied women | 50 | 10 | Open |
| Family House | Families (general) | 90 | 15 | 90 |
| Family Promise | Families (general) | 14 | | 30 |
| LaPosada | Families (general) | 29 | | 90 |
| Rebekah's Haven | Unaccompanied women | 22 | | 5 |
| St. Paul's Community Ctr. | Unaccompanied men and women (mental illness) | 30 | 11 | 30 |
| Toledo Gospel | Unaccompanied males | | | |

| | | | | |
|-------------------------------|---|-----|----|----|
| Rescue Mission | | 71 | | 5 |
| YWCA Battered Women's Shelter | Unaccompanied females & females w/children (victims of domestic violence) | 28 | | 30 |
| | Total: | 479 | 86 | |

Transitional Housing – Long-term temporary housing for those with specialized needs. Current transitional programs serve specific subpopulations such as domestic violence victims, those with substance abuse, ex-offenders, those experiencing abject poverty, and those with a severe and persistent mental illness. Life-skills training, parenting-skills training, job development, 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 | Max. Stay (Months) |
|--|--|----------------|--------------------|
| Aurora House | Adult women in recovery, unaccompanied and households with children | 20 | 18 |
| Bethany House | Adult women experiencing domestic violence, unaccompanied and households with children | 34 | 18 |
| Cherry Street Mission (CSM) | Unaccompanied men (recovery, mental illness) | 42 | Open |
| CSM Sparrows Nest | Unaccompanied women | 35 | Open |
| CSM The Oaks | Unaccompanied women | 23 | Open |
| FOCUS | Unaccompanied men, women, & families (general) | 148 | 18 |
| Harbor House | Unaccompanied Women (recovery) | 14 | 18 |
| Idle Time Club | Unaccompanied Men (recovery) | 20 | 10 |
| 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) | 7 | 24 |
| | Total: | 426 | |

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

Listed below are the agencies that are currently providing permanent supportive housing:

| Agency Name | Population Served | Number Of Units |
|-------------------------------|--|-----------------|
| Aurora Project | Families | 2 |
| FOCUS PSH | Families (21) | 22 |
| Lucas County T.A.S.C. | Homeless, ex-offenders (individuals, families) | 22 |
| Neighborhood Properties, Inc. | Single men, women, & families (mental illness) | |
| | SHP Permanent Housing | 61 |
| | SPC Site (A Place Called Home) | 15 |
| | IDDT Scattered Sites (MHR SB) | 10 |
| | CSH Scattered Sites (State of Ohio) | 5 |
| | Homeless Veterans | 21 |
| | Homeless Families | 24 |
| | Housing First | 21 |
| | S+C Pathway to Shelter | 15 |
| | PACT Partnership | 14 |
| | First Avenue | 12 |
| | Family Expansion | 12 |
| | Fresh Start | 12 |
| Haven | 12 | |
| YWCA of Greater Toledo | YWCA Apartments | 15 |
| | <i>Sub-total # of Units (comprised of 403 beds):</i> | 295 |
| NPI – ODMH/Prevention | <i>*variable</i> | 250 |
| | Total: | 545 |

JURISDICTIONAL DISCHARGE POLICY

The City of Toledo does not have an established policy in place that oversees the myriad methods of discharge from publicly funded institutions of systems of care. However, it does through its active participation in the Toledo Lucas County Continuum of Care, maintain open communication with the various institutions such as health care, foster care, and correctional facilities to ensure that discharge from those establishments does not immediately result in homelessness for persons leaving their charge.

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 Toledo community.

EMERGENCY SHELTER GRANT

The City of Toledo received as part of its formula grant \$353,061 in Emergency Shelter Grant funds for the 2010 program year. Ten shelters, including four transitional housing facilities, were granted funds for homeless assistance, homeless prevention, and administrative costs.

The shelters served both individuals (male and female) and families, and included short- and medium-term residence that included the following subpopulations: persons with a severe and persistent mental illness, victims of domestic violence, and persons with substance abuse issues.

Locally, ESG supported the operating costs of a shelter or transitional facility, homeless prevention activities designed to assist households with rent, deposit costs and utility assistance, and essential services. ESG also funded administrative costs, which were capped at 5% by statute. Other federal limits are as follows:

- Staff salaries (including fringe benefits) paid under the operating costs category are limited to 10% of the grant. **Maintenance and security salary costs are not subject to the 10% standard.**
- Essential Services category is limited to 30% of the city's entire ESG grant. The 30% limitation applies to the grant as a whole. Funding is also restricted to new services, or a quantifiable increase in services above the level previously funded.
- Homeless Prevention Activities are capped at 30% of the total grant amount. The limitation is based on the overall grant to the jurisdiction. The statutory limitation is not waivable.
- Acquisition and new construction **are not** eligible ESG-funded activities. Also, Davis-Bacon requirements **do not apply** to ESG-funded renovation, major rehabilitation, or conversion activities.

All 24th Year ESG third-party partners were also held to the following requirements:

- Matching funds equal to the total ESG funds requested from the City of Toledo. Matching funds for the period July 1, 2010 through June 30, 2011 may include:
 - Cash match for the specific ESG program(s) funds being requested for;
 - Value or fair rental value of any donated material or building;
 - Value of any lease on a building;
 - Value of the time and services contributed by volunteers to carry out the program.

The valuation of in-kind services must follow the Code of Federal Regulations (CFR) 24 at §85.24(7)(c) which states:

"Unpaid services provided to a grantee or subgrantee by individuals will be valued at rates consistent with those ordinarily paid for similar work in the grantee's or subgrantee's organization. If the grantee or subgrantee does not have employees

performing similar work, the rates will be consistent with those ordinarily paid by other employers for similar work in the same labor market. In either case, a reasonable amount for fringe benefits may be included in the valuation."

- Participation of a homeless or formerly homeless person in a policy-making function within the organization (such as on the Board of Directors).
- Involvement of participants in the operation of the ESG-funded activity either through employment, or as a volunteer within the organization.

The DON continued to emphasize the importance of utilizing ESG funds for homeless prevention activities, both for those seeking to maintain housing and for those who are homeless. The DON funded seven emergency shelters and transitional facilities for the 2010-2011 period. The agencies utilized homeless prevention funds to assist 73 households (203 persons) with rent payment, security deposits and utility expenses. A total of \$29,557.28 was disbursed during the program year.

Match

The City of Toledo leveraged a myriad of resources to match its ESG grant: HUD's Homeless Assistance Program CoC grant, FEMA, CDBG, Justice Assistance Grant, ODOT, Lucas County Marriage Tax License, Mental Health and Recovery Services Board of Lucas County, United Way of Greater Toledo, Victims of Crime Act (VOCA), Toledo Public Schools, as well as local foundation(s), contributions, fundraising, and in-kind services/materials. A total of \$2,563,108.17 was leveraged for the 2010 program year, representing a 1:7 match ratio, slightly less than the 1:9 ratio for the 2009 program year, but still significant.

GENERAL STRATEGY TO MEETING UNDERSERVED NEEDS

1. OBSTACLES TO MEETING UNDERSERVED NEEDS

The City of Toledo's receipt of federal funds from HUD (HOME, CDBG, ESG), in addition to several stimulus grants, allow for a myriad of programs designed to assist low- to moderate-income persons. This allows the City of Toledo to leverage other funding sources to further their efforts in meeting the underserved needs of low- to moderate-income persons. Several factors persist that act as barriers to ensuring success within these programs.

- The fluctuating jobless rate within the region continues to force more people to make impossible decisions as to immediate needs. Although there was a slight decrease in the unemployment rate in May 2011(9.9%), the City of Toledo was in an unenviable position of watching its June 2011 unemployment rate increase to 11.2%. Although the jobless rate was slightly lower than the same period last year (12.1), the continued high rates compared with other areas within Ohio point to a continued need for jobs that support overall economic recovery. These jobs would include those that benefit low- to moderate-income persons and include job training and skill development.

With a labor force of 145,900, and the total number who are jobless counted at 16,300, the lack of positions, and qualified persons to assume higher-paying positions does not allow for increased income for households.

- The number of foreclosures in the area did drop, but this may not all have been a continuing trend; major lenders, with a backlog of foreclosure cases, have been unable to move forward due to an increased focus/emphasis on ensuring foreclosure documents that were filed met the validity standard for filing. This may be a temporary respite as local indications foresee an impending wave of filings.
- A continued lack of adequate rental assistance forces families who may face eviction to either double up, leave their residence and/or obtain temporary shelter. While HPRP can address needs for those who are at imminent risk of homelessness with no other options, that assistance is temporary, at best, and does not address the true need within the community.
- An increase in the meals and overall services provided to homeless persons, those of low- to moderate-income, and even those classified as middle class point to another obstacle in meeting the underserved needs of the community: household income levels that remain stagnant or are reduced, forcing families into no-win situations, making choices as to which necessities to obtain. Families must choose between rent and mortgage payments, food, utilities, and/or medical care, causing more of them to rely on public support for subsistence. Soup kitchens and food pantries continue to see an increase in the underemployed, working poor, and people holding down two jobs that access services. The demand has not lessened for these vital services. With more people accessing already limited services, the increased need cannot be met.
- The provision of safe, decent, and affordable housing for the underserved also faces many obstacles. The tightening of credit due to foreclosures has limited the opportunities for low-income persons to own their own home and participate in building wealth through homeownership. The inadequate availability and accessibility of Section 8 housing certificates cause larger numbers of individuals and families to expend more than 30% of their income for housing. The increased foreclosures, *and a resulting increase in vacancies*, have increased the amount of deferred maintenance, which in turn decreases property values in the surrounding neighborhood and affects investment decisions for remaining property owners.
- Dispersal of funding throughout the city, duplication of services and lack of coordinated programming lessens the impact of expenditures on neighborhoods in which housing assistance is made. A more focused public investment of HUD, State of Ohio, and City of Toledo funds in targeted areas would produce a better outcome in addressing the underserved housing needs. An increased deterioration of housing stock in particular neighborhoods continues to contribute to middle-class flight from low- and moderate-income neighborhoods, creating pockets of poverty and increasing the concentration of poor in those neighborhoods.

2. FOSTER AND MAINTAIN AFFORDABLE HOUSING

To promote efforts that meet the HUD-objective of decent housing, the City of Toledo, in collaboration with or through third-party partners, offers access to programs that assist low- to moderate-income families in attaining and/or maintaining housing that is affordable.

- Neighborhood Stabilization Program (NSP) - The HERA of 2008 provided the City of Toledo with \$12,270,706 of NSP funds. The City of Toledo is utilizing funds to acquire and redevelop foreclosed properties in order to prevent blighting influences in the city's neighborhoods. All prospective homeowners are required to attend and complete an eight-hour homeownership training session by a qualified HUD-approved counseling agency. The City of Toledo also has allocated funds, besides administration, for acquisition and rehab (including a 25% set aside for persons 50% or below AMI) and demolition.
- Neighborhood Stabilization Program 2 (NSP2) - The ARRA of 2009 provided the City of Toledo with \$10,150,840 of NSP2 funds through a competitive grant. The City of Toledo is utilizing funds to compliment its work with NSP: to acquire and redevelop foreclosed properties in order to prevent blighting influences in the city's neighborhoods; acquire, rehab and sell foreclosed properties (including a 25% set aside for persons 50% or below AMI); and demolish unsafe and irreparable housing units.
- Emergency Repair Programs - Local major organizations offer emergency housing repair services. *Economic Opportunity Planning Association (EOPA)* offers emergency grants for eligible homeowners (including seniors and those with disabilities), whose household income is 0-50% of AMI. The program is funded through CDBG. The *Northwest Ohio Development Agency (NODA)* offers financial assistance for emergency home repairs to eligible households, meeting 150% of poverty income level (and in some cases not more than 35% of AMI), located within a target market community. The *Area Office on Aging of Northwest Ohio (AOoA)* offers home repair opportunities to individuals 60+ years. The *AOoA* subcontracts with the *East Toledo Family Center (ETFC)* to administer the senior housing program. Beneficiary eligibility is based on the funding source utilized for the repair. Local levy dollars only require an individual to be 60+ years of age, without regard to income level, with repair costs not exceeding \$1,800. Activities using Ohio Housing Trust Fund (OHTF) provide up to \$5,000 as necessary to keep a unit habitable by a household with an income at or below 35% of the AMI. CDBG funding provides services for households with an income at, or below 35% of the AMI.
- Toledo Code Violation Abatement Program (CVAP) – This program was developed by the City of Toledo's DON to address the housing needs of low- to moderate-income owner occupants cited into *Toledo Municipal Court* for housing code violations. Grants not exceeding \$4,500 are awarded to homeowners whose household income is at, or below 80% of AMI 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 granted as gap financing to CHDOs acting as owner, sponsor, or developer of single-family detached housing to be newly constructed, or rehabilitated for homeownership by families earning no more than 80% of AMI. DON provides a Buyer Subsidy Program that will afford direct assistance to purchasers of housing sponsored or developed by a CHDO. DON provided a minimum of 15% of its annual HOME allocation to fund this pool 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 used the Uniform Relocation Act (URA) of 1970, as amended. In cases of non-federally 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 support needed. Support may include, but is not limited to, assistance with temporary hotel stay, rental, or storage assistance. DON administers referral services and counseling, and may assess tenants for Section 8 eligibility.
- Owner-Occupied Rehabilitation - Funds are made available to homeowners living within the city who qualify, based on household earnings of less than 80% of AMI, to address housing code issues, energy inefficiencies, and accessibility modifications. The DON, alongside and/or in coordination with CDCs, local lenders, NODA, and LISC, assumes responsibility for this initiative that improves the quality of occupied, homeowner housing stock.
- Loan Program - Northwest Ohio Development Agency (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 (TLCHF) – This local nonprofit is comprised of the DON, Lucas County, community stakeholders, and private nonprofit agencies. The TLCHF is a reorganization of the Toledo Housing Fund, expanding the scope of the area served from the City of Toledo, to also being inclusive of all Lucas County.

Their vision is to work toward vibrant economically and racially diverse communities and neighborhoods through facilitation of production and preservation of housing within the city and Lucas County. The TLCHF also secured a long-term source of dedicated income to support the TLCHF. The City passed an ordinance resulting in a long-term agreement to provide nonfederal funding to support the TLCHF.

- Community Development Corporations (CDCs) - Community-based development corporations that assist in carrying out housing development. They engage in owner-occupant and rental rehab, new construction of single- and multi-family housing, first-time homebuyer education and counseling, lease-for-purchase homeownership, acquisition of vacant houses for use, creation and retention of jobs, expansion of businesses, workforce development, and reducing community deterioration through neighborhood economic and housing development. Many CDCs are designated as CHDOs with access to the 15% set-aside from HOME. In addition, CDCs collaborate with EOPA as part of their emergency repair program in making referrals for repair assistance to homes in targeted and/or neighborhood areas, in conjunction with their own intentional efforts within that area, to create a synergy of action.
- Community-Based Development Corporation (CBDO) - This is a specifically designated status given to a third-party partner for which a qualified entity that receives this status can only undertake eligible projects 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% of its governing body's membership from: 1. Low- and moderate-income residents of its area of operation, 2. Owners, or senior officers of private establishments and/or other institutions in or serving the specific geographic area of operation, or 3. Representatives of low- and moderate-income neighborhood organizations located in the geographic area of operation. There are currently three CDCs that have achieved CBDO status, allowing them to undertake new construction for housing units, based on their ability to market and place LMI persons into the completed units: *UNC*, *TCDC*, and *FNV*.
- Ramps and Accessibility Modifications - The *Ability Center of Greater Toledo* (ACT) Home Accessibility Program addresses access issues for low- to-moderate-income disabled individuals through the construction and installation of access ramps as well as housing modification projects. Program funding is leveraged from a variety of sources including OHTF, AOoA, CDBG, in-kind services, local foundations, social organizations and donations. Beneficiary eligibility is based on the funding source. After application approval and income verification, a home visit determines need. A ramp is designed which must meet ADA guidelines and be approved by the City's Building Inspection Department before construction begins. Labor, materials, and work are performed at no charge to disabled persons.

3. PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

- A. Low-Income Public Housing (LIPH): Lucas Metropolitan Housing Authority ("LMHA") owns and successfully operates 3,100 units of public housing within Lucas County, Ohio, making it the county's largest landlord. From 1994 to 2006, HUD rated LMHA as a high-performing public housing authority (PHA). Since 2006, HUD has rated LMHA as a standard performing PHA.

Resident Opportunities and Self Sufficiency (ROSS) grants are awarded to PHAs to provide additional funding for programs and staffing that assist low-income residents with education and other activities intended to provide opportunities for residents to stabilize and sustain their families. LMHA was awarded a three-year ROSS grant totaling \$606,512 in fiscal 2009. The grant provides for the employment of three service coordinators for family developments.

The Public Housing Family Self-Sufficiency program began in May 2005 and currently has 58 program participants. During this time, there have been 14 public housing families graduate from the program and become homeowners. The goals of LMHA's current participants to move them towards self-sufficiency, developed during fiscal year 2010, are: employment (15), education (15), credit repair (20), and homeownership (5). To coordinate this program, LMHA was awarded a ROSS grant in the amount of \$51,505 in fiscal year 2010.

- B. Section 8 Housing Choice Voucher Program (HCVP): HUD enters into contracts with local public housing agencies (PHAs), such as LMHA to administer this program. The PHA issues rental vouchers to eligible, very-low-income families. 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 compensates for the difference in 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 (HQS). In selecting applicants for assistance, the PHA gives preference to Special Programs, families that have successfully completed housing counseling training, families currently not receiving rental assistance, veterans, single persons that are disabled and those displaced by government action.

LMHA assisted very-low-income families in leasing privately owned rental housing through the following three separate programs: Housing Choice - 3,855 vouchers, Mainstream - 150 vouchers, and Mod Rehab - 47 vouchers, for a total of 4,052. LMHA utilized 90% of the vouchers available, and expended \$21,128,477 on these HUD assisted programs in fiscal 2010.

The Family Self-Sufficiency Section 8 Program has 370 participants, and has 109 homeownership closings to date.

- C. Section 8 Moderate Rehabilitation: This program assists very-low-income families in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings. 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, which also must fall within the maximum rents for the area as determined by HUD. HUD is not adding any additional units to this program. The smallest of the voucher programs, with 47 units, it expended \$273,000 in the 2010 fiscal year.
- D. Public Housing Development: For fiscal year 2010, LMHA's Capital Fund Program expended \$4,748,880. Routine annual capital contributions from HUD remained the same for the 2010 program year. However, LMHA was also awarded \$6,437,159 in ARRA Capital Fund Stimulus dollars in 2009. Of the ARRA funds awarded, LMHA expended \$5,110,455 in 2010.

LMHA has developed an ambitious implementation strategy to allow the greatest number of residents to access the benefits of this stimulus fund, to the extent feasible.

Over the course of 21 months, staff at LMHA initiated over 50 separate projects using the ARRA grant. The projects are diverse, ranging from total comprehensive renovation of scattered site units to long awaited updates on mechanical and electrical systems throughout the housing authority.

One hundred percent of the stimulus money was expended by the end of the 2010 calendar year, with the exception of a very small amount of retainage.

E. Public Housing Improvements

LMHA has:

- Continued to move forward on planning for major reconstruction efforts at Brand Whitlock and Albertus Brown. LMHA has engaged the Boulevard Group to assist in the master planning of the redevelopment of the two public housing sites. In February 2010, LMHA submitted a LIHTC application to develop Phase I of Collingwood Green, but did not receive funding. LMHA completed a demolition/disposition plan, which was submitted to HUD in December 2010.
- Completed one unit (3411 N. Erie) currently for sale, which was completed in collaboration with the City of Toledo's DON.
- Partnered with NHS of Toledo to help weatherize LIPH units occupied by low-income residents to help lower their utility bills using HWAP funds.

F. Resident Services

- Continued services at Mini-Family Resource Center (Hope House) at Weiler Homes

- Active Central Resident Council and three (3) site-based Resident Councils
- Neighborhood Networks Computer Labs at six (6) sites
- Senior Nutrition Programs
- Meals on Wheels
- Mental Health Programs (Unison Behavioral, Zepf Community Mental Health Center, Harbor)
- Family Self-Sufficiency Program
- Experience Works job sites
- Home Ownership Program
- Nutrition Programs (OSU Extension)
- School Tutoring Program (Earl Inc.)
- GED Program (Partnership with Owens Community College and Penta)
- Various HUD ROSS Grants
- PASSPORT
- Block Watch and Light the Night Program
- Domestic Violence Programs
- HIV Screening
- Blood Pressure & Glucose Screening
- Money Management
- Partnership for Small Business Development (ASSETS Toledo)
- Getting Ahead Program
- Help Me Grow
- Resident Opportunity Program
- Benefit Bank
- VITA Centers
- National Youth Sports Program
- NASA Summer Youth Program
- Mobile Dental Center
- 4-H Camp
- Annual College Scholarships
- Partnership with The Source for Job Development and Placement
- Summer Feeding Program
- Annual Volunteer Recognition Dinner
- Section 3 Employment Opportunities
- YMCA Fun Bus
- Sidewalk Sunday Schools
- Youth Mentoring

G. Resident Services continue collaborative efforts with the following additional partners:

- Boy Scouts, Girl Scouts, Cathedral of Praise, Cherry Street Mission, The Dental Center, East Toledo Family Center, EOPA, Experience Works, Lucas County Children Services, Lucas County Regional Health District, Greater Toledo Urban League, Northwestern Ohio Food Bank, Parker Enterprises, Penta Career Center, Planned Parenthood, Positive Choices, Salvation Army, Read for Literacy, Reentry

Coalition of NW Ohio, Toledo Seagate Food Bank, Solid Rock Ministries, The Source, Toledo GROWS, Toledo Police Department, Toledo Public Schools, Toledo Rescue Mission, Urban Minority Alcoholism and Drug Abuse Outreach Program (UMADAOP), United Way, Workforce Investment Board, along with various other community programs.

Partnership Initiatives: LMHA continued to work with a variety of partners within the community. These partners include local and national not-for-profit agencies, citizen action agencies, as well as many local businesses that enhance our ability to build better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional services in partnerships with the greater community.

4. EVALUATION AND REDUCTION OF LEAD-BASED HAZARDS

The City of Toledo remains committed to providing lead-safe and decent, safe, and sanitary housing for eligible families. Efforts addressing lead-based paint hazards are essential, especially when targeting rehabilitation projects in the central city neighborhoods. In these areas, 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 %.

The Toledo Lead Hazard Demonstration grant ended in December 2010. The DON applied in June 2011 for another Lead Hazard Reduction Demonstration Grant from HUD. In the interim, to provide this necessary service, the Housing Division of the DON is utilizing HOME funds to carry out a similar program. Partners include: Lucas County Regional Health District, Northwest Ohio Resource Center, NHA, LMHA, ProMedica Health Services, NHS, FNV, EOPA and Catholic Charities. HUD has changed its focus from addressing Lead issues to a holistic housing rehabilitation approach in addition to Lead-Based issues, moisture, vectors and code items.

It offered the following:

- Targeted outreach to families with pregnant household members and newborns through the Lucas County Regional Health District, social service agencies, medical offices and clinics;
- Visual inspections offered free of charge to at-risk households;
- Public education detailing the dangers of lead-based paint and information on avenues to abate the hazards;
- Brochures and other printed materials available for monolingual speaking persons (Spanish as their primary language) detailing lead-based hazards;
- Grants to remediate lead hazards for targeted households whose incomes are at or below 80% of AMI (as established by HUD) and adjusted for family size;
- Contractor and laborer's training in identifying and treating lead-based hazards.

While the Lead grant ended, DON continues to assess housing units for lead-based paint hazards (other than those in projects that will exclusively house seniors only) and provide

lead-based paint hazard control or lead-based paint abatement work in accordance with US EPA and HUD rules and regulations when HUD funds are anticipated.

In owner-occupied and rental rehab projects, the City of Toledo provides financing of the lead-based paint hazard work in the form of a grant for owner-occupants up to \$12,000 and in the form of a grant up to \$10,000 for property owners of rental properties, respectively, with code work being financed through either a HOME-forgivable or HOME-deferred loan. In any case where HOME funds are used, a restrictive covenant is placed on the property based upon the period of affordability.

Where no code violations exist other than those associated with lead-based paint hazards, lead-based paint hazard control work may be the only work performed on a property. Several of the homes owned by Lead Grant applicants on the waiting list who did not receive Lead Grant funding were made lead-safe utilizing HOME funds.

5. REDUCE THE NUMBER OF PERSONS LIVING BELOW THE POVERTY LEVEL

Like many communities across the nation, the City of Toledo remains challenged in its overall efforts to reduce the number of persons living below the poverty level. Poverty is generally defined for a household as one where cash income falls below the official federal poverty thresholds, varying for family size and number of children. For the 2010 year, the Census Bureau's threshold for poverty was \$11,139 for a person and \$22,314 for a family of four. Furthermore, nationally, 22% of children under 18 years of age are living in poverty. Locally, one in four City of Toledo residents are living below the poverty level. This represents about 74,100 people. Coupled with a drop in per capita income, the City of Toledo is challenged to meet the expanding needs of those who avail themselves of services.

The City of Toledo utilizes federal funds for projects and activities which provide the greatest impact for employment, job training, and retention of jobs to position low- to moderate-income households to increase family income. The City of Toledo continues to emphasize the importance of jobs that pay at least a living wage, potentially elevating the status of households above the poverty line.

The city has been the recipient of four federal stimulus grants that were utilized during the 2010-2011 program year, designed to create jobs while also delivering needed services. As described in previous sections, CDBG-R, HPRP, NSP, and NSP2 funds are being utilized to stimulate the economy and assist in the stabilization of families and neighborhoods.

HPRP funds specifically, have been utilized to promote a systemic shift in the way communities address homelessness, promoting a centralized intake approach within the CoC. Imminent changes to ESG, as a part of the McKinney-Vento Homeless Assistance Program, have positioned the City of Toledo to be prepared to streamline community goals, based on the recent 2009 HEARTH Act, which will emphasize homeless prevention, establish rapid re-housing as a viable solution to homelessness and expand HUD's current definition of homelessness to include veterans. These efforts, inclusive of access to mainstream resources, are designed to promote the stability of families, while increasing family income. The City of

Toledo continues to maintain an active presence on the TLCHB, the governing body for the Toledo/Lucas County CoC.

Sustaining the momentum in developing and refining the Toledo/Lucas County CoC's regional approach to addressing homelessness (and ultimately, poverty), the TLCHB is charged with addressing homelessness issues and ensuring that all "citizens of Toledo and Lucas County desiring to be 'homed' will be". "Homed" also means having adequate resources and support systems to achieve one's maximum potential, both within their individual household and as part of the community. Their efforts, documented under the CoC section, are part of an effort to reduce those living below the poverty level.

CDBG funds assist homeless persons residing in emergency shelters and transitional facilities, not merely with temporary housing, but through supplementary services that are designed to optimize their success in obtaining and maintaining permanent housing, with or without support services. Support services offered to persons transitioning to permanent housing include: life skills training, counseling and advocacy, childcare, transportation, substance abuse counseling, and financial assistance. Each element, integral in an individual's movement toward independence and self-sufficiency, is part of the continuum of care approach to elevating homeless persons' income status.

As it is generally recognized that poverty is at the root of all homelessness, efforts in the past year by the City of Toledo again focused on promoting homeless prevention activities through CDBG and ESG (in addition to HPRP), such as legal assistance, case management for special needs populations, and interim monetary assistance i.e. rent, deposits and utilities, disbursed to allow residents to maintain housing.

The City of Toledo, DON homeownership and home buying programs allow families to build equity in their homes, encourage stability in the family unit and increase net worth. The down-payment assistance programs offered enables low-income persons to become homeowners, creating equity. The primary source of wealth/asset-building for low-income persons is a well maintained home.

It is also essential that educational opportunities are available to households, specifically children, to provide an avenue for children living in poverty to break the cycle a family may be in. Children in transient households, caused by inconsistent and inadequate income, achieve lower test scores and have higher dropout rates, limiting future employment opportunities for children when they grow to adulthood. A strong public school system is essential. The current lack of affordable healthcare adds yet another factor to deepening debt for households already struggling with underemployment or unemployment.

Many factors, all with their own underlying causes, add to the poverty level within a community. Those cited, while significant, do not attest to the full scope of issues that are faced by the City of Toledo and its community. The cause and affect of issues are multi-faceted in their scope. It will take resolve and continued, active coordination between private and public sector entities to affect the poverty level in a positive way, reducing the number of families falling within that gap.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Toledo, in affirmatively furthering fair housing choice, commissioned the Fair Housing Center (FHC), in conjunction with Poggemeyer Design Group, to develop the 2010 Analysis of Impediments (AI) and corresponding Fair Housing Action Plan, the benchmark towards the elimination of the community's impediments to fair housing choice.

This full-scale analysis and strategic planning process coincides with the City's Consolidated Plan timeline and is completed every five years. This 2010 report represents the first report for the 2010 AI to eliminate impediments to fair housing choice.

To comply with the requirements of the Consolidated Plan regulation (24 CFR 91.225), the City of Toledo, through the FHC, conducted four community forums, which included input from other local agencies, units of government, banks, housing providers, community development corporations, and community organizations, ensuring that the process for identifying impediments was broad-based.

HUD defines impediments to fair housing as "any actions, omissions, or decisions that would inhibit a person's access to housing because of race, color, religion, sex, disability, familial status, national origin, ancestry, military status (State of Ohio), or sexual orientation (City of Toledo).

The AI is used as a starting point for the development of a Fair Housing Action Plan. The impediments analysis includes jurisdictional background data, demographic data, including income and poverty data, an evaluation of the jurisdictions' current fair housing profile, 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. The identified impediments are used as the basis for the priority program goals for the Fair Housing Action Plan.

Monitoring Process

Jurisdictions that receive federal dollars, either directly or as a pass-through, are required to complete an AI. The official process is prescribed and monitored by HUD. The state's ODOD performs some monitoring responsibilities as well. The AI was created by adopting an amalgam of models (Fair Housing Planning Guide: Volume 1; U.S. Department of HUD; and Office of Fair Housing and Equal Opportunity).

The City of Toledo's DON is responsible for monitoring the implementation and progress of the Fair Housing Action Plan. The FHC is contracted by the city to take the lead role in addressing the impediments to fair housing and submits monthly updates to the city with quarterly comprehensive monitoring. Reports include status of partnerships and activities with regulatory agencies and responsible parties identified as active partners in addressing the identified impediment areas in the Fair Housing Action Plan.

The Fair Housing Action Plan is reviewed annually and updated to include programs and activities that will address the community's changing needs and priorities.

The Fair Housing Action Plan lists priority program goals that must be completed in order to curtail and eliminate the impediments identified in the AI. The Analysis was broken down by factors that impact open housing choice and provides a discussion of any identified impediments. Conclusions and recommendations for addressing the impediments are developed based on the comprehensive analysis. A summarization of the impediment areas identified as priorities detailed in the Fair Housing Action Plan are as follows:

- Rental
- Foreclosure and Foreclosure Prevention
- Assisted Housing
- Zoning and New Construction
- Fair Housing Awareness
- Real Estate Sales
- Lending and Finance
- Homeowners Insurance
- Advertising Violations

Other impediments that were frequently mentioned, but not included within the AI were: the insufficiency of the transportation system, the need for locally-driven solutions and more collaborations, lack of education and information sharing, and inaccurate public perceptions.

The AI is a resource that is designed to be utilized as a foundation not only to develop a Fair Housing plan but also to assess a community's performance in best accomplishing solutions and expanding equal housing opportunities. Regionalism as an approach to housing issues can positively affect results due to the similarities (and disparities) as it relates to housing conditions and practices.

Specific goals, action steps, and the parties that will primarily be held accountable for the actions are included in the chart below along with relevant information for reference.

| Section | Goals/ Objectives | Action Steps | Primary Responsibilities/ Partners | Relevant Information |
|---------------|--|--|--|--|
| Rental | Improve 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. | City of Toledo | The Greater Toledo Housing Coalition applied for a grant to assist in establishing a landlord-tenant agency. However, it was not funded. |
| | | Conduct a feasibility study to determine need for and scope of landlord training. Determine, as part of study, whether training should be mandatory. | Landlord-Tenant Agency | This activity remains in the pre-development stage. |
| | | Inform providers of rental housing of rights and responsibilities through training of landlords of multifamily units containing 4+ units. | Landlord-Tenant Agency | This activity remains in the pre-development stage. |
| Rental | Ensure full enjoyment of rental housing units for disabled tenants. | Assist clients with reasonable accommodation and modification requests. | Toledo FHC | 18 clients assisted. |
| Rental | ----- | Investigate reasonable accommodation denials or complaints. | Toledo FHC | 15 complaints investigated; three tests were conducted. |

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| | Ensure full enjoyment of rental housing units for disabled tenants. | Investigate reasonable modification denials or complaints. | Toledo FHC | Three investigations of: reasonable modification, denials, or complaints. |
| | | Assist clients with complaint process as needed. | Toledo FHC | 38 clients assisted. |
| Rental | Ensure equal access to housing regardless of race. | Investigate complaints of racial discrimination. | Toledo FHC | 41 complaints investigated. |
| | | Conduct testing using HUD-approved methodologies. | Toledo FHC | 28 tests conducted |
| | | Where indicated, file administrative complaints with HUD/Ohio Civil Rights Commission (OCRC). | Toledo FHC | Five administrative complaints were filed with HUD/OCRC |
| Foreclosure and Foreclosure Prevention | Help to reduce and/or prevent foreclosures, thereby stabilizing area neighborhoods. | Provide consumers with foreclosure prevention resources including but not limited to: education, emergency mortgage assist. and loan modifications. | Toledo FHC, Neighborhood Housing Services, City of Toledo, Empowering and Strengthening Ohio's People (ESOP), Lucas County and NODA | 442 consumers provided with foreclosure prevention resources |

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| | | Education: Foreclosure prevention counseling, financial management training, credit counseling, mortgage rescue scam identification. | Toledo FHC, Neighborhood Housing Services, and NODA | 180 persons received education/counseling |
| Foreclosure and Foreclosure Prevention | Help to reduce and/or prevent foreclosures, thereby stabilizing area neighborhoods. | Emergency mortgage assistance: grants from funding sources such as CDBG-R, Federal Home Loan Bank, etc. | Toledo FHC and NHS | 82 grants provided to homeowners; Total: \$88,490.66 |
| | | Loan Modifications: working with lenders/servicers through such programs as Making Home Affordable. | Toledo FHC, NODA, ESOP, Consumer Credit Counseling Services (CCCS) and NHS | 57 Loan Modifications obtained; \$953,554 monetary savings to homeowners |
| Foreclosure and Foreclosure Prevention | Mitigate negative impact of foreclosures on targeted neighborhoods. | Acquire, rehab and sell foreclosed properties in NSP-designated "tipping point" neighborhoods. | City of Toledo and NSP partners | The City of Toledo, through its NSP, acquired, rehabbed and sold 16 units. Other properties are planned through the use of NSP2 and NSP3 funds. |
| | | Strategic acquisition and demolition of unsalvageable foreclosed properties. | City of Toledo and NSP partners | The City of Toledo, through NSP, NSP2, and NSP3 demolished 196 units through the June 30, 2011 one-year period. |

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| Foreclosure and Foreclosure Prevention | Address issues faced by families who have been displaced due to foreclosure. | Provide alternative housing options. | United Way 2-1-1, homeless shelters, transitional housing facilities, LMHA, City of Toledo and NSP partners | Activity remains in the pre-development stage |
| | | Connect families with community resource services. | Toledo FHC, United Way 2-1-1 | 732 Referrals for community resources |
| Assisted Housing | Expand availability of Section 8 housing. | Effectively market the Section 8 program and its benefits to landlords. | LMHA | Information pending for 2010 program year |
| | | Negotiate for Section 8 units in settlement agreements to increase the number of units available for Section 8 housing in historically closed communities. | Toledo FHC, OCRC | No Section 8 units have been included in settlement agreements |
| | | Encourage HUD to provide sufficient funding to allow LMHA to properly carry out the voucher program. | Toledo FHC, LMHA, and City of Toledo | Information pending for 2010 program year |
| Assisted Housing | Promote reasonable access of the re-entry population to assisted housing opportunities. | Review current policies and discuss the feasibility of tiered rentals and transitional housing for people re-entering society | Toledo FHC, Lucas County Re-entry Coalition and LMHA | This activity remains in the pre-development stage. |

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| | | as well as the development of distinct criteria for different offenses. | | |
| Zoning and New Construction | Adopt a single, consistent occupancy standard in order to eliminate uncertainty and provide better guidance to fair housing practitioners, housing providers, and consumers. | Identify existing discrepancies among various City of Toledo codes, policies, and procedures. | City of Toledo | This activity remains in the pre-development stage. |
| | | Identify existing discrepancies between City and County codes, policies and procedures. | City of Toledo and Lucas County | This activity remains in the pre-development stage. |
| Zoning and New Construction | | Convene appropriate and authoritative entities for the development and adoption of a consistent standard. | City of Toledo, Lucas County, and Toledo FHC | This activity remains in the pre-development stage. |
| Zoning and New Construction | Ensure that appropriate zoning and permitting decisions are made regarding housing, both established and new, for persons with disabilities. | Toledo-Lucas County Plan Commissions will provide the Toledo Fair Housing Center with notification of any permit applications filed concerning housing for persons with disabilities. | Toledo-Lucas County Plan Commissions | No applications were sent to FHC by Plan Commissions |

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| | | Monitor permit applications and the resulting decisions for compliance with fair housing legislation, especially regarding design and adaptability provisions of the Fair Housing Act, and challenge any questionable denials. | Toledo FHC | This activity remains in the pre-development stage. |
| Fair Housing Awareness | Ensure that the information regarding fair housing is correct and consistent. | Review, update, and revise City of Toledo Municipal Code discrimination ordinances to include all protected classes. | City of Toledo and Toledo FHC | City of Toledo includes federally protected class of familial status, and state-protected class of military status. |
| | | Review, update, and revise Fair Housing Center materials to include local and state protected classes (as needed). | Toledo FHC | FHC Materials Updated |
| Fair Housing Awareness | Ensure that the information regarding fair housing is correct and consistent. | Review, update, and revise OCRC materials to include all protected classes. | OCRC and Toledo FHC | Planned action: Include state-protected class of military status, and municipally protected class of sexual orientation. |

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| Fair Housing Awareness | Increase awareness of fair housing laws and the entities responsible for their enforcement. | Provide outreach to housing industry professionals and public and private organizations. | Toledo FHC | Seven trainings; approximately 129 persons |
| | | Provide outreach to the general public. | Toledo FHC | 46 trainings; approximately 464 persons |
| | | Provide outreach in the form of trainings, presentations, resource booths, printed materials, media outlets, and website. | Toledo FHC | 53 trainings reaching 593 persons; 14 resource booths; 3,203 printed materials; Five news articles/segments; 46 print ads; Six audio/text ads; Three public affairs shows; and 600 TV PSAs reaching 2,638,538 persons (this includes the same population who were reached by multiple media outlets); website is currently being redeveloped |
| | | Identify fair housing outreach materials requiring translation into languages other than English and explore possible funding sources to complete task. | Toledo FHC | FHC received HUD grant to translate fair housing materials, including web site |

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| <p>Fair Housing Awareness</p> | <p>Promote more extensive collaboration and increase education and information sharing.</p> | <p>Identify entities that have an influence on impediment areas and facilitate in-person and electronic communications between these entities.</p> | <p>Toledo FHC</p> | <p>FHC continues meetings and electronic communications with entities that have an influence on impediment areas</p> |
| <p>Fair Housing Awareness</p> | <p>Promote more extensive collaboration and increase education and information sharing.</p> | <p>Explore utilization of social networking sites/social media marketing.</p> | <p>Toledo FHC</p> | <p>Facebook page created for the Toledo FHC; 192 total "Likes"</p> |
| <p>Fair Housing Awareness</p> | <p>Decrease the incidence of fair housing violations in condominium bylaws.</p> | <p>Conduct an audit of publicly recorded condominium documents for violations of the Fair Housing Act.</p> | <p>Toledo FHC</p> | <p>This activity remains in the pre-development stage.</p> |
| | | <p>Offer condominium associations fair housing training.</p> | <p>Toledo FHC</p> | <p>This activity remains in the pre-development stage.</p> |
| <p>Real Estate Sales</p> | <p>Increase affordable housing opportunities in traditionally underserved communities.</p> | <p>Conduct neighborhood tour for housing industry professionals to highlight housing opportunities.</p> | <p>Toledo FHC and City of Toledo</p> | <p>There were no new projects to highlight and therefore no opportunities to partner on an event. FHC began collaborations with the Toledo Board of Realtors on a possible future tour/expo.</p> |

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| | | Evaluate viability of Toledo Board of REALTORS Certified Affordable Real Estate Sales (CARES) professionals program and better incentivize participation. | Toledo Board of REALTORS and Toledo FHC | Meeting held on Feb. 24, 2011 to discuss CARES; it was determined that CARES may have run its course due to market conditions and other available certifications at the state and national levels. |
| 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. | Toledo FHC, NODA, and NHS | FHC/NODA staff have sent e-mails and made phone calls to offices of elected officials encouraging support of funding for CDFIs. |
| | Increase community-lending opportunities through Community Development Financial Institutions (CDFIs). | Encourage conventional lenders to support CDFIs through low/no-interest loans. | Toledo FHC, NODA, and NHS | FHC/NODA staff met with Huntington Bank. |
| Lending and Finance | Increase community-lending opportunities through Community Development Financial Institutions (CDFIs). | Provide input to regulators regarding the activities of conventional lenders in order to strengthen compliance and support of CRA. | Toledo FHC | FHC, under a grant from the Dept. of Justice, is currently analyzing business practices of conventional lenders utilizing HMDA data and neighborhood characteristics. |
| 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. | Toledo FHC, Bank On, community lenders, and banks | Bank On Program officially launched in May 2011; 11 financial institution partners; web site and printed materials have been created. |

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| | | Create a program to move consumers from "Check Systems" to conventional banking products. | Toledo FHC, Bank On, community lenders, and banks | Bank On Program goal to open 2,000 new accounts over next two years. |
| Homeowners Insurance | Provide the opportunity for quality, affordable full-replacement cost insurance policies in historically underserved communities. | Conduct systemic investigations of minimum age restrictions, minimum value restrictions, and redlining. | Toledo FHC | FHC conducted five systemic investigations of insurance discrimination. |
| | | Conduct investigations of differential treatment in customer service issues and risk assessment of dwelling. | Toledo FHC | FHC investigated six allegations of individual insurance discrimination, marking an increase over allegations of systemic discrimination. Many complaints involved the processing of insurance claims. |
| Homeowners Insurance | Provide the opportunity for quality, affordable full-replacement cost insurance policies in historically underserved communities. | 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. | Toledo FHC | Information on homeowners insurance is included in educational outreach trainings for both housing industry professionals and the general public. Additionally, FHC developed a "Homeowners Insurance Consumer Tip Sheet". |

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| 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. | Toledo FHC | FHC regularly monitors print media for fair housing violations. |
| | | Monitor internet for fair housing violations, particularly familial status, gender, national origin, sexual orientation, and race. | Toledo FHC | FHC regularly monitors internet ads for fair housing violations. |
| | | Conduct auditing and follow-up testing where necessary. | Toledo FHC | No advertising cases were filed. |

DEVELOPING THE COMMUNITY'S INSTITUTIONAL STRUCTURE

The context of the City of Toledo's 2010-2015 Five-Year CONPLAN is an inter-jurisdictional effort. Many institutional structures, both directly and indirectly, assist in the identification of gaps, preparation and implementation of action steps to address the gaps, and leveraging resources to undertake varying activities to close those gaps. Efforts aimed at enhancing the coordination between and by service agencies, housing agencies, private sector and public sector agencies is achieved through the cooperation of a myriad of diverse entities.

For efforts that directly relate to housing, the City of Toledo's Housing Division of the DON works closely with the TLCHF, LISC, the Homebuilders Association of Greater Toledo, local CDCs and CHDOs to undertake housing activities, which include owner-occupied rehabilitation, down-payment assistance, and tenant-based rental assistance.

In addition, as applicable, CDCs that have met requirements for CBDO status may construct new housing units, as necessary, within targeted areas. With the current housing slump, only those units contributing to a renaissance in a defined area are approved for the receipt of federal funds. For the 2010 program year, only UNC and developers affiliated with the NSP undertook construction projects, which were concentrated in both tipping point neighborhoods and a NSNN neighborhood.

CHDOs and other developers continued to collaborate with the City of Toledo as part of the NSP project, designed to strengthen the ability of a neighborhood to sustain homeownership and reduce slum and blight. Projects include rehabilitation and resale, redevelopment, and demolition of housing units. A relationship with local lenders is critical for this grant, as 25% of funds received through NSP must benefit persons who are at 50% or less of AMI.

CDBG-R, funded through the ARRA of 2009, also necessitated community partnerships. The DON commissioned FHC to undertake a foreclosure rescue project designed to increase the ability of homeowners to avoid foreclosure through assistance, including emergency payments to mortgage companies on behalf of qualified LMI households. FHC is better able to obtain loan modifications for homeowners when it is able to provide grant funds as an inducement to loan companies. Partnerships were also developed with NODA, NHS, and EOPA for the provision of exterior house repairs, house repairs, rental rehabs and weatherization services.

Homelessness issues mandate that a regional continuum of care be active so as to promote collaborative efforts and reduce duplication of service. The City of Toledo continues to remain a cohesive and active partner within the CoC.

The City of Toledo maintains active representation on the TLCHB board of directors and its subcommittees, including the Citizen Review Committee. The City of Toledo maintains a productive relationship with TLCHB for the implementation of HPRP. This grant, which continues to promote systemic change within the continuum, has provided the springboard to enhance local relationships within the CoC. Within the scope of HPRP activities, United Way has emerged as a significant partner managing a centralized intake process as an entry for HPRP services. Other partners in the HPRP planning and implementation team include the Lucas

County Commissioners, Workforce Investment Act (WIA), Lucas County Job and Family Services, and Veteran's Service Commission. Active partners (subgrantees) include Lucas County TASC, EOPA, TAM, FOCUS and ABLE. The CoC has identified a potential major partner, the Mental Health and Recovery Services Board of Lucas County, as the community transitions to new requirements under the HEARTH Act.

Many agencies including but not limited to the faith-based institutions, community advocates, food programs, physical and mental health agencies, and special needs populations remain an integral part of the CoC through TAAEH.

Community development not only encompasses housing and homeless issues, but the stability of jobs and employment within a community. The City of Toledo's Department of Development (DOD) utilizes its position to promote access for job creation, job retention and business development. They cultivate active partnerships with the Regional Growth Partnership, Toledo Lucas County Port Authority, LCIC, and the University of Toledo, specifically in the development of the Intermodal/Airline Junction project. This project, an expansion of the Norfolk Southern Railway to reconfigure the airline junction intermodal terminal to improve capacity and reduce congestion, is expected to generate 900 plus jobs in and around the terminal over the next several years.

Collaborations such as this demonstrate the success and continued need for multi-interagency cooperation. DOD also maintains strong ties with *The Source*, which conducts business development training and acts as a network for job seekers.

Gaps remain, however, which are also affected by reduced funding. The tenuous climate of the economy lends itself to decisions to delay projects that would otherwise positively impact jobs and, thus, income. Oftentimes, organizations undertake activities on a parallel line. Though efforts may be duplicative, the reluctance of organizations to relinquish direct ownership and management of *specialized* services remains. Recognizing the existence of these gaps, the City of Toledo continues to seek partnerships and funds that contribute to growth for residents of the City of Toledo.

LEVERAGING RESOURCES

The City of Toledo, as an entitlement community and participating jurisdiction, received \$10,806,140 in consolidated federal funds, plus program income from both HOME and CDBG for the 2010 program year. The sources are:

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| Community Development Block Grant (CDBG): | \$8,761,779 |
| HOME Investment Partnerships Program: | \$2,697,406 |
| Emergency Shelter Grant (ESG): | \$ 353,061 |
| CDBG Program Income: | \$ 353,623.20 |
| HOME Program Income: | \$ 0.00 |

Program Income for CDBG was anticipated at \$443,500.00, which surpasses the \$25,000 allowable acceptable limit. While the amount anticipated was a best planning estimate at the

time, the difference is due to the City of Toledo converting to a new financial system, with reconciliations still taking place.

The City of Toledo also received funding from the HERA and ARRA for four active programs:

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| Neighborhood Stabilization Program (NSP) | \$12,270,706 |
| Neighborhood Stabilization Program 2 (NSP2) | \$10,150,840 |
| Homelessness Prevention and Rapid Re-Housing Program (HPRP) | \$ 3,275,494 |
| Community Development Block Grant-Recovery (CDBG-R) | \$ 2,141,045 |

In utilizing each funding source, the City of Toledo adhered to federally identified regulations and guidelines in carrying out eligible activities for each program. All activities carried out responded to overall goals and priorities developed and described within the 2010-2011 Action Plan. CDBG, ESG, and HOME allocations, as distributed by category, are identified below:

Public Service

\$777,037.25 CDBG; \$353,061 ESG (Program)

Nonprofit social service organizations that provided:

- Food programs for the homeless
- Emergency shelter and transitional housing
- Homelessness prevention assistance
- Healthcare services
- Advocacy through legal aid
- HIV/AIDS services
- Assistance for housing rehabilitation for persons with disabilities
- Youth services

Community Development Corporations

\$1,254,516.00 (Operational) CDBG; \$404,610.90 HOME (Program)

Nonprofit neighborhood organizations that performed activities such as:

- Housing rehabilitation/repairs
- Down-payment assistance
- New housing construction
- Business development
- Homebuyer education

Fair Housing/Public Health

\$262,271.00 CDBG (Operational & Program)

Nonprofit organizations that:

- Investigated and resolved housing discrimination issues
- Eliminated impediments to fair housing by expanding housing/homeownership opportunities
- Provided rodent control services to promote healthy environments

Economic Development

\$752,189.29 CDBG (Operational & Program)

Activities that:

- Encouraged downtown revitalization/development
- Created/retained jobs
- Provided assistance to businesses and industries

Housing and Neighborhood Revitalization

\$4,033,095.79 CDBG (Operational & Program); \$2,023,054.50 HOME (Program)

Activities that:

- Expanded partnerships with the public, private and nonprofit sectors to rehabilitate existing housing stock and build new, affordable, decent, and safe housing stock
- Conducted emergency repairs for homeowners
- Revitalized neighborhoods through zoning code enforcement
- Completed demolition and nuisance abatement activities
- Fostered lead-based education and increased the number of lead-safe units in partnership with other public, private, and nonprofit sectors

Planning & Administrative

\$1,682,669.67 CDBG (Operational & Program); \$269,740.60 HOME (Program)

Activities such as:

- Strategic short- and long-term planning and implementation of community projects and programs through coordinated professional staff persons
- Acting as an administrator of funds in determining eligibility of third-party partners
- Providing financial oversight and monitoring of programs and activities
- The preparation of federally required annual reports based on the allocation of funds
- Community development plans
- Policy planning, management and capacity-building activities

FEDERAL RESOURCES

Community Development Block Grant (CDBG) - \$8,761,779

Community Development Block Grant (CDBG) is utilized to carry out a wide range of projects directed at neighborhood revitalization, economic development, and improved public facilities and services that meet HUD-defined objectives (Suitable Living Environment, Decent Housing, Creating Economic Opportunities) and outcomes (Availability/Accessibility, Affordability, Sustainability). CDBG is allocated on a formula basis, determined by a statutory formula that uses general objective measures, poverty, housing overcrowding, and age of current housing stock to determine community need.

CDBG funds are designed to benefit low- to moderate-income persons, aid in the prevention of slum and blight, or address other urgent needs that pose a serious and immediate threat to the health and welfare of the community.

Eligible activities include acquisition of real property, housing activities including rehabilitation of resident properties and home-purchase activities, public facilities, special assessments and

interim assistance, economic development, homeless services, healthcare, and neighborhood revitalization efforts, among others.

CDBG-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. Also, 70% of funds were mandated for activities that benefit low- and moderate-income persons. Administrative costs are capped at 10%. To ensure that CDBG-R funds are used in an expedient manner, HUD has established a deadline of September 30, 2012 by which all funds must be expended. For the 2010-2011 program year, the City of Toledo expended \$1,270,080.22.

Homelessness Prevention and 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. Funds were allocated according to the formula used for ESG.

HPRP provides direct financial assistance for persons who are either homeless, or are at imminent risk of homelessness. The City of Toledo submitted a substantial amendment to its 2008-2009 One-Year Action Plan as a condition for receipt of funds. Eligible categories of funding include:

- Housing Relocation and Stabilization Services;
- Financial Assistance;
- Data Collection and Evaluation;
- Administrative Costs (capped at 5% of the grant).

All grantees who were awarded HPRP must draw down 60% of allocated funds from HUD's Integrated Disbursement and Information System (IDIS) within two years of the grant start date (August 3, 2009) and 100% within three years of the date. As of June 30, 2011, the City of Toledo has expensed and drawn \$1,998,338.45, representing 61% of its total allocation.

HOME Investment Partnerships Program (HOME) - \$2,697,406

The HOME Program, authorized under Title II of the Cranston-Gonzales National Affordable Housing Act (NAHA), is intended to provide decent, affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation.

Participating Jurisdictions (PJ) use HOME funds for a variety of housing activities according to local housing needs. Eligible HOME-funded activities include homeowner rehabilitation, homebuyer activities, rental housing, and tenant-based rental assistance. Up to 10% may be used for eligible planning and administrative costs. A set-aside of 15% of a PJ's allocation is mandated for use for housing that is owned, developed, or sponsored by Community Housing Development Organizations (CHDO). PJ's may also use up to 10% of their CHDO set-aside for special assistance to CHDOs including operating costs, project predevelopment expenses,

capacity building, and use of HOME project proceeds. Financial Assistance can be provided in the form of a buyer subsidy to the purchaser of housing sponsored or developed by a CHDO.

All HOME-assisted projects contain the following language: *Borrower shall undertake good faith efforts and affirmatively seek, as declared in City of Toledo Ordinance #838-91, to include minority- and women-owned business (MBE and/or WBE) participation in the project at minimum levels of 21.1% of the dollar value of the contracts with priority consideration being given to the employment of local citizens. Good faith efforts to secure MBE and WBE participation shall be documented by borrower.*

Onsite Inspections of Affordable Rental Housing and Assessment of Affirmative Marketing Actions: the DON, Divisions of Building Inspection and Housing inspect all HOME-assisted projects to insure they meet applicable Housing Codes. Certificates of Occupancy are only issued once all code items have been addressed. The Office of Affirmative Action/Contract Compliance (AA/CC) monitors all HOME-assisted projects.

Emergency Shelter Grant (ESG) - \$353,061

The City of Toledo received Emergency Shelter Grant (ESG) to support emergency shelters and transitional facilities with a myriad of activities. Eligible expenditures under ESG include operating expenses, essential services, homeless prevention, building rehabilitation, renovation and conversion, and administration, all within the specified funding limits as set by HUD. Third-party partners must have an active homeless representative on their board, as well as involve residents in the operations of the program as conditions of funding.

ESG, like CDBG, is determined by statutory formula for an entitlement community. Locally, match is met through a combination of CDBG, state funds, and private funding sources and is set at one-to-one.

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

This HUD grant allocates funds to grantees committed to serving homeless and chronically homeless persons. Funds are made available through three programs: the Supportive Housing Program (SHP), Shelter Plus Care (S+C), and Single-Room Occupancy (SRO). All are designed to assist homeless persons move toward self-sufficiency and permanent housing. These programs fund transitional housing (TH), permanent supportive housing (PSH), and supportive services only (SSO). Eligible activities include acquisition, rehabilitation, new construction, leasing, operating costs, supportive services, and administrative costs. Match requirements vary for each activity.

The Toledo/Lucas County Continuum of Care (CoC), through the Toledo/Lucas County Homelessness Board (TLCHB), solicits applications yearly evaluating projects that will deliver quality housing and services to the homeless and are consistent with both HUD and local CoC priorities. Each year, the local CoC reviews its renewal burden and the costs of PSH costs versus non-PSH costs as an element in determining priorities for funding. The community plan includes all the components of a CoC system: outreach/assessment, emergency shelter, transitional shelter, supportive services, and permanent housing.

The preparation and submission of the 2010 CoC HUD Supportive Housing Program (SHP) application, resulted in funding to 23 renewal projects (one HMIS project, one supportive services only project, seven transitional housing projects and 14 permanent housing projects) and one new permanent supportive housing (PSH) scattered-site project, *Home Base*, altogether totaling \$4,302,949. The new PSH project will add 16 new beds to the Toledo-Lucas County CoC PSH inventory.

Neighborhood Stabilization Program (NSP) - \$12,207,706

As part of the national effort to address the high incidence of foreclosure, the City of Toledo utilized NSP funds in three stipulated needs categories: areas with the greatest percentage of home foreclosures, areas with the 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. To receive NSP, the City of Toledo submitted a substantial amendment to its 2008-2009 One-Year Action Plan. NSP Funds are 100% obligated. For the 2010-2011 program year, the city expended \$3,191,361.27 of NSP funds for the following eligible activities: acquisition and rehabilitation (50% to 120% AMI), acquisition and rehabilitation (at or below 50% AMI), demolition, redevelopment and administration.

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

Due to the continued high rate of foreclosure, HUD authorized additional funds for three stipulated need categories that included areas with 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. Funds were allocated to benefit low, moderate, and middle-income persons and families whose incomes do not exceed 120% Area Median Income (AMI). A consortium consisting of the City of Toledo, nonprofit and for-profit organizations received funds under this competitive grant.

A portion (25%) is required to be set aside to benefit persons and families whose incomes do exceed 50% 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 target areas in an effort to effectively arrest the decline and degeneration of the property values in the neighborhoods. The target areas under NSP2 have been expanded to include areas in Lucas County outside the City of Toledo limits experiencing increased foreclosure, which may include Oregon, Sylvania Township, and Springfield Township. However, efforts will be made to concentrate the funds in tipping point neighborhoods severely impacted by foreclosure. For the 2010-2011 program year, the city expended \$1,202,968.10 for the following eligible activities: acquisition and rehabilitation (50% to 120% AMI), acquisition and rehabilitation (at or below 50% AMI), demolition, redevelopment and administration.

Neighborhood Stabilization Program 3 (NSP3) - \$3,591,715

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided additional funds to state and selected local governments on a formula basis to mitigate the negative impact of the housing market collapse and assist to stabilize communities heavily affected with the most severe neighborhood problems associated with the foreclosure crisis. The City of Toledo received \$3,591,715 for the following activities: acquisition and rehabilitation (50% to 120% AMI), acquisition and rehabilitation (at or below 50% AMI), demolition, redevelopment and

administration. For the 2010 program year, the City of Toledo spent \$97,131.10 for demolition activities.

Federal Emergency Management Agency (FEMA) Phase 29 - \$231,853

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 through the use of these funds. The funds are limited to program expenditures for food, meals, shelter (either in a mass-sheltering facility or a motel/hotel), rent/mortgage assistance and utility assistance.

The Phase 29 award for the Emergency Food and Shelter Program (EFSP) is approximately a 42% decrease from Phase 28. With this reduction, the board prioritized its funding and, upon determining that the greatest unmet need is homeless prevention and rental assistance, subsequently increased the percentage of assistance in this area to 19.75% for the calendar year 2011. It was only 8% for the 2010 year. A thorough review of funding received shows: served meals received 19%; other food received 15%; mass-shelter received 18%; utility assistance received 26.25% and administration received 2%. Eighteen local agencies participate in the local EFSP program.

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

A PHA may choose to use up to 15% 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, up to five years. By the end of 2010, LMHA had two housing providers (Lakewood Senior Housing and Neighborhood Properties) participating in this program. During 2011, the YWCA has been added with two more expected to participate by the end of 2011 (Chestnut Hill and Renaissance Apts.).

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

This program assists very low-income families in obtaining decent, safe, and sanitary 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 Hsg. Modernization & Development - \$5,000,000 (Capital Fund Programs)

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% 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 2010-2011, 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, which 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, 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 Guarantee

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 agreement such that a development entity provides for repayment. Communities must pledge future entitlement grants as a source of repayment. The City of Toledo developed a draft policy for all interested parties that may wish to access Section 108 Loan funds.

STATE RESOURCES

Home Weatherization Assistance Program (HWAP) - \$5,430,400

This is a state-sponsored, low-income residential energy-efficiency program administered by Neighborhood Housing Services of Toledo, Inc. (NHS), that reduces low-income households' energy use, creating more affordable housing for those households at or below 150% of the federal poverty guidelines. Households receiving assistance through Home Energy Assistance Program (HEAP), Temporary Assistance for Needy Families, or SSI are also eligible. The primary energy improvement, which focuses on reducing heating costs, is the elimination of air

infiltration, blower-door-guided air leakage reduction, heating system repairs or replacements, and health and safety testing and inspections. NHS was able to leverage a total of \$981,963.28 during the program year (7/01/10 - 6/30/11) for eligible households utilizing program services. Utilizing the leveraged funds, NHS was able to provide 686 units of service.

Warm Choice Weatherization Fund - \$766,252

Funded through Columbia Gas of Ohio and administered by NHS, the program promotes community awareness of energy conservation through a comprehensive weatherization program. Warm Choice 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 and educating family members on their use of energy are the primary activities to reduce energy consumption. NHS was able to leverage a total of \$981,963.28 during the program year for eligible households utilizing program services. With these leveraged funds, NHS was able to provide 131 units of service.

Community Connections - \$968,695

Funded through Toledo Edison (FirstEnergy) and administered by NHS, this program provides wiring replacements and upgrades, roof repairs and replacements, electric heating and cooling system repairs and replacements, and weatherization for electrically heated or cooled homes to households at 150% of poverty line, or families of military personnel called to active duty. NHS was able to leverage a total of \$750,000 during the program year for eligible households utilizing program services. With these leveraged funds, NHS was able to provide 414 units of service.

Ohio Housing Trust Fund - \$402,000

A flexible state funding source that provides affordable housing opportunities, expands housing services, and improves housing conditions for low-income persons through a wide range of housing activities that include housing development, emergency home repair, handicapped accessibility modification and services related to housing and homelessness, including homeless prevention. TCDC received funds to support its Englewood Senior Housing project, a Low-Income Housing Tax Credit (LIHTC) project. Although the grant came from the Ohio Housing Finance Agency (OHFA), the source of the funds originated from the OHTF. The project, now complete, has leased all 38-rental units in the Monroe St. Corridor.

Housing Opportunities for Persons with AIDS - \$145,898

Funded through the Ohio Department of Development, the Housing Opportunities for Persons with AIDS (HOPWA) grant provides eligible nonprofit organizations and units of local government with funds to devise long-term comprehensive strategies for meeting the housing and supportive service needs of persons with Acquired Immune Deficiency Syndrome (AIDS) or HIV-related illness. Locally, AIDS Resource Center Ohio (ARC) is the grantee for HOPWA and assists with rental and utility deposits, case management, supplies, and administrative costs. ARC received funds for case management/supportive services, client assistance and/or housing-related funds for the 2010 program year.

Ryan White Funds - \$291,964

Ryan White funds are disbursed through the Ohio Department of Health (ODH) to assist with case management services, equipment, emergency assistance related to client HIV-related transportation, nutrition, outpatient doctor fees, medications, and medical supplies for persons with AIDS or HIV-related diseases.

Ryan White funds have decreased dramatically as funds are no longer spent on emergency assistance related to client HIV-related transportation, nutrition, nor some previously covered dental services and emergency medications. These funds have been redirected to the state program for utilization for HIV medications due to an overall increased need within Ohio.

LOCAL RESOURCES

City of Toledo Revolving Loan Fund

The city of Toledo maintains a revolving loan fund, which remained active for the 2010-2011 program year. The Enterprise Development Loan Program (EDL) provides revolving income to the City of Toledo, Department of Development, which allows for new loans to be processed and façade grants to be provided for business development and expansion. Eight EDLs, totaling \$432,350, were approved for the 2010 program year for eight for-profit enterprises.

The loans are issued with the intent that full repayment will be made by the recipient. The DOD does not forgive loans as a matter of practice.

Toledo Lucas County Housing Fund - \$147,795

The Toledo Lucas County Housing Fund's (TLCHF) vision is to work toward vibrant economically and racially diverse communities and neighborhoods through facilitation of production and preservation of housing within the city and Lucas County. During the 2010 program year, the TLCHF managed and monitored five projects previously funded. They include:

- The Ability Center of Greater Toledo: Assist 20 Lucas County disabled households with home access modifications, targeting beneficiaries ineligible for alternate funding sources such as Oregon residents and households with incomes above 80% and below 35% AMI.
- UNC: Assist 25 households with emergency home repairs by providing deferred mortgages that are repaid at sale to allow recycling funds for additional home repairs. Program targets low-income homeowners below 50% AMI in the Sherman, Chase and Legacy target areas.
- TCDC and FNV: Assist 20 homeowners in the Dorr Street Revitalization Area with needed home repairs, targeting households above the 80% AMI HOME limit and below 110% AMI.
- NODA and NHS: Provide favorable loans to families with property tax more than two years in arrears to pay off back taxes and avoid foreclosure.
- Dorr Street Brownstone Corporation – Provide a portion of the construction financing to support the development of six condominiums along Dorr Street.

The TLCHF also secured a long-term source of dedicated income to support the TLCHF. The City passed an ordinance resulting in a long-term agreement to provide nonfederal funding to support the TLCHF. This funding will allow the TLCHF to pursue new Request for Proposals in

late 2011. The TLCHF did not receive any outside funding for the 2010 program year, but did disburse grants for 2009 approved housing proposals.

Local Initiatives Support Corporation (LISC) - \$927,000

The Toledo Local Initiatives Support Corporation (LISC) receives operating and program funds to support local efforts. Program funds are awarded through a competitive process with all funds provided directly to nonprofit agencies, minus a small administrative fee.

For the 2010 program year, LISC provided \$327,000 in grants and \$600,000 in loans to four agencies:

- ETFC received \$110,000 in grants to support a community outreach staff person and specific corresponding program costs for its Financial Opportunity Center;
- NHS received grants totaling \$95,000 to support an AmeriCorps member for community outreach as well as a \$600,000 loan to allow for recapitalization of their loan fund;
- UNC received grants totaling \$84,910 to support its Financial Opportunity Center along with an AmeriCorps member;
- UpTown Association received grants totaling \$37,090 to support its operations.

Toledo LISC actively collaborates with the City of Toledo in numerous ways. The overall goal of City-LISC collaboration is to maximize impact through coordination and leveraging of resources. Specifically, LISC serves on standing boards and committees including LMHA, the Toledo Lucas County Housing Fund, the Economic Development Partners group, the NSP2 Consortium and the CBS Corridors Coalition. Toledo LISC is also active on various ad hoc or single-purpose groups and activities including the 2010 Citizen Review Committee for CDBG, the Housing Policy Advisory Committee, the Section 108 Policy Task Force, and others. LISC also engages in strategic and tactical planning with Department of Neighborhoods' leadership to advance the shared "building sustainable communities of choice" agenda.

Community Reinvestment Areas

The DOD's Real Estate Division provides real estate tax abatements on the increased value of property after development, new construction, or rehabilitation. This effort continues to promote investment on residential, commercial, or industrial structures in neighborhoods that experienced decline resulting from disinvestment. Thirty CRA applications were received and certified to the Lucas County Auditor for the 2010 program year: 27 were for one- to two-family residential units and three were for commercial/commercial residential/industrial. A potential reinvestment into the properties of \$10,417,261 for all 30 properties would make the applicants eligible for tax abatement on the increased value of the properties after development, new construction, or rehabilitation.

Land Reutilization Program

Initiated in 1991 in accordance with State of Ohio law, the City of Toledo's Land Reutilization Program allows the city to acquire unproductive land that was foreclosed upon due to delinquent property taxes, and then transfer the property to productive end users. The goal is to return the "unproductive" property back to a tax-producing status, create new revitalization opportunities through affordable housing sites, commercial developments, brownfield reutilization and

neighborhood enhancements, and retain the property for a beneficial public use, i.e. parks and recreation. Property is acquired by the city from three sources: foreclosure proceedings, forfeited land, and gift of deed in lieu of foreclosure. The City of Toledo Real Estate Division of the DOD sold 68 parcels to private owners during the 2010 program year. They also benefited from 26 parcels that were maintained without cost to the city by persons and organizations with a community interest in neighborhood upkeep.

