

NEIGHBORHOODS, COMMUNITY DEVELOPMENT & HEALTH  
COMMITTEE MEETING

Re: 2010-2015 Five-Year Consolidated Plan, Analysis of Impediments, and One-Year Action Plan.

DATE OF MEETING: Wednesday, March 31, 2010

TIME: 2:00 p.m.

CHAIRMAN OF THE MEETING: Councilman Adam Martinez

LOCATION OF MEETING: City Council Chambers  
One Government Center  
Toledo, OH 43604

MARTINEZ: Good afternoon. We're going to go ahead and get started. Councilmen, take your seats. Before we begin - just a little housekeeping. If everyone could turn their phones onto vibrate, that way we don't have any interruptions. We'll try and make this as quick as possible. We're going to try to modify... we modified the agenda slightly because we invited the Health Department in. With that being said, I will call the Neighborhood Community Development Health Committee, Wednesday, March 31<sup>st</sup>, meeting to order.

GIBBONS: Martinez.

MARTINEZ: Here.

GIBBONS: Ashford.

ASHFORD: Present.

GIBBONS: Copeland, Craig.

CRAIG: Here.

GIBBONS: McNamara.

McNAMARA: Here.

GIBBONS: Steel. Four present.

MARTINEZ: Thank you. If we could have representatives from the Administration to talk about the CDBG, ESG, and HOME fund process. Sorry about that - we'll go ahead and get started. I did want to make an announcement. There was an error in the agenda. This is actually going to be talking about the ConPlan, so we won't be discussing CDBG this afternoon. That will be on the 21<sup>st</sup>, so if you're here for that particular issue, I don't want to waste your time, but we'll have to ask you to come back on the 21<sup>st</sup>, so I just wanted to

point that out. So, I apologize for the error and we'll move forward on the...talking about the ConPlan.

Person in audience: Could you repeat that please?

MARTINEZ: Yes. Sir?

Person in audience: Could you repeat that please?

MARTINEZ: We're going to move forward talking about the Comprehensive Plan. We'll have a...the Administration will do a presentation.

Person in audience: Okay, that's the Five-Year Comprehensive Plan.

MARTINEZ: Correct.

Person in audience: Okay.

MARTINEZ: All yours.

BOND: Thank you. Okay, thank you, Councilman Martinez. We're here today to discuss the Five-Year Consolidated Plan. Every five years, as required by HUD, the City of Toledo has to submit a Five-Year Consolidated Plan. You should have at least one copy and we can make black and white copies of the draft of the Five-Year Consolidated Plan, which would run from July 1, 2010 through June 30, 2011. We're also here to discuss the One-Year Action Plan, as well as the Analysis of Impediments. At the table with me here today is Mike Badik, our Commissioner of Housing, Maria Gorny, who was a former employee of the Department of Neighborhoods who was intricately involved in the beginning stages of the ConPlan; Veronica Burkhardt, Kathy Broka from Fair Housing; and Paul Tecpanecat from Poggenmeyer, who was the consultants for the Consolidated Plan and the AOI, or Analysis of Impediment. Contained within the draft - I'll just go through a summary of the process that occurred in the development of the Five-Year Consolidated Plan. If anyone is not aware, all entitlement communities, meaning cities who are entitled, or receiving federal funds - Community Development Block Grant, supplemental Block Grant, which is CDBG-R which we were recently awarded; HOME funds; ESG funds; and we also...this also included Neighborhood Stabilization Program funds; HPRP, which is Homeless Prevention and Rapid Re-Housing; and HOPWA - Housing Opportunities for Persons With Aids, are required to submit the Consolidated Plan, as I previously mentioned. Back in the early part of 2009, our department formed a steering committee and the list of those individuals that were included on that steering committee are included in this Consolidated Plan, which - so I won't read those individual names off. One of the things that this committee was charged with was the selection of a consultant, or consultants, to put together the Five-Year Consolidated Plan as well as the Analysis of Impediments. They were also charged with putting together guiding principles and objectives for the Consolidated Plan. On top of that, after the selection of the consultants for that process, the consultants were in charge of focus groups and community forums. We held five focus groups that included housing, neighborhood, economic development, transportation, infrastructure, and social and human services. We also held community forums and they were held at the East Toledo Family Center, the Frederick Douglass Community Center, the Crossroads Family Resource Center, and the Mnyores Senior Center. The draft of the

Consolidated Plan and the AOI has been distributed throughout various locations in the City of Toledo for public comment. For example, the library - they include the Main Library and a number of other libraries, the Ability Center, the Fair Housing Center, LMHA, and various - about 21 locations across the city. The Consolidated Plan - during the process, the consultants, along with the community, the steering committees, the focus groups were able to come up with priorities and activities and they were rated as high, medium, low, or lowest priority. For example, under housing... for example, the activity - improving Housing Conditions, the high priority was rehabilitation and repair of owner-occupied deteriorated housing. As a city policy, low priority was new housing construction. That just gives you a little bit of an example of what is contained and what the results of all of those focus groups and community forums came up with. At this time, I would like to have Paul Tecpanecat make any additional comments. I just gave a really brief overview of the process. He can go into probably a little bit more detail about how they came up with some of the priorities.

TECPANECATL: Thanks Katie. Some of the issues that we had to address is the lack of good information. The 2010 census - we're not going to get that for another couple of years, so we had to rely on the fiscal year 2008 American Community Survey information, but the unfortunate part about that is it's aggregate form and it's not broken down by census tract, so that is one of the issues that we had to address. The other is the economic condition of the city. I know that the city services are hurting, the funds are lacking, the high foreclosure rate, other funding sources for our community development corporations - those are serious problems and factors that are impacting the city and what the city is going to do five years from now. Now, on the positive side, there's additional federal money that has been provided to the city - Neighborhood Stabilization Program funds is one, Homeless Prevention was the other, so there are some other federal resources that are coming down the pike. I just saw in today's Blade that Senator Sherrod Brown is allocating additional money for the State of Ohio for housing assistance, as well. In regards to the components of the Consolidated Plan, there are some set HUD requirements that must be addressed and are included in Toledo's ConPlan, as we call it. The Citizen Participation Process - I feel that we had a very good comprehensive process with the focus groups and the community forums. We also have to put together a lot of information on housing and homeless needs, which are included in the plan - housing market analysis; again, providing general characteristics of the housing stock; assisted housing; homeless inventory; also public housing - LMHA was very helpful in providing a lot of the information. We also took great pains in identifying the priorities and, in the Five-Year Strategic Plan, we have set out in priority fashion what the community, with input from our planning and steering committee and the Neighborhood's Department staff, also provided. The Five-Year Strategic Plan includes priorities, strategies, goals, and outcomes for housing in general - the redevelopment and revitalization of housing, homeless programs, special-needs population, community development aspects, lead-based paint mitigation, and what the City's going to do with that, barriers to affordable housing - we work closely with the Fair Housing Center who actually did the Analysis of Impediments, and we included some of their findings in some of our aspects of the Five-Year Strategic Plan. Fair Housing was the other requirement, which the Impediments Analysis at least puts together more in detail. We addressed some anti-poverty strategies that is required, the institutional structure on how development occurs within the City of Toledo - some of the strengths and weaknesses of that process - coordination and monitoring. The other major requirement of the Plan is to also include the City's One-Year Action Plan, which means how is it that they're going to spend their money for this fiscal year 2010-2011, and all this is in a document that you have here before you. This is just the ConPlan and the other document that you have is the Impediments Analysis for Fair Housing. As required by HUD, this document has

to be available for public comment for 30 days. The public comments period started yesterday and it will go to April 28<sup>th</sup>. It's at all of the branches of the library, along with some other institutional places. It's here in the Planning Department, the Clerk of Council, the Department of Neighborhoods, it's at the Fair Housing Center, it's at LMHA, so there should be ample opportunities for people to take a look at this. The City will also be putting a draft of this on their website. We just provided them with PDF's of the entire plan, so what we want now is at least public input as to what we're proposing for the city for five years from now.

BOND: I'd just like to make one more comment before we have Kathy Broka talk about the Analysis of Impediment. I'd like to say and thank Poggenmeyer for the work that they did with this whole project. It was very difficult because, as Paul said, the lack of data - also we have not found out what our CDBG allocations are going to be and that information will have to be taken into consideration - but they did a really good job in coordinating schedules with everyone and working with the steering committee and I just appreciated...the Department just appreciated the work that they did, as well as Fair Housing on the Analysis of Impediment.

MARTINEZ: Thank you, Director Bond. I do have a couple quick questions for you. In terms of the partners, was United Way, LISSC, any of the other organizations involved with the planning process at all, or...?

TECPANECATL: There was some involvement in the focus groups. I know that Hugh Greife and Kathleen Kovacs were invited and, also at the forums, there was some representatives from United Way.

MARTINEZ: Okay, and then also, for the public meetings, were the District Councilmen aware of the public meetings?

BOND: Yes.

MARTINEZ: Okay. Are there any other questions from my colleagues regarding this particular issue? Councilman Ashford.

ASHFORD: How did you advertise for the public meeting and you said the District people were notified - did you send something out?

BOND: Yes.

ASHFORD: Okay.

BOND: They were advertised in all of the local newspapers, as well as...we put an ad in The Blade, as well.

ASHFORD: Okay.

MARTINEZ: Go ahead.

BROKA: Thank you. The Analysis of Impediments is a comprehensive review of barriers in the community that inhibit consumers from acquiring the housing of their

choice based on race, color, ancestry, national origin, religion, sex, familiar status, and disability. The process of identifying the impediments was diverse. It included, as was stated previously, a series of community forums to solicit public comments. The Fair Housing Center contacted everyone that we knew in the community that had anything to do with housing and housing-related issues, invited them to one of four different forums that we held, did a comprehensive survey of any needs/impediments that they saw in their daily activities doing the types of work that they did, and we solicited their comments and feedback – we put them together. I think almost every comment that we got back is part of the Analysis of Impediments so, when you read it – and I understand the Analysis is 188 pages itself – but when you read it, we were very inclusive in what the process was. We didn't want to make assumptions as to what the weight of their comments was and so we included them all for public purview. We – in addition to the community forums and the public comments and feedback – we did research on local zoning codes and ordinances, we reviewed foreclosure records, we did an analysis of Home Mortgage Disclosure Act (HMDA). As is with the census, HMDA is a little late. We won't get the latest HMDA analysis until August of this year – it runs late, but we looked at the most recent, but we were impaired just as they were in the Strategic Plan by some of the statistics because of the fact that we're at the very end of the census information. Our most up-to-date material, unless it dealt with specific articles or studies, was the 2008 material that Paul talked about earlier. We did interviews with the housing providers, the compliance agencies, and the consumers and public officials. We came up with nine areas that we felt were impediments. They are also listed on ... starting on page 150 of the plan, so you can look at those. There might be some left off as one of the things when you do identify impediments, you also are held to what can you do about them so, as you're looking at this, you might see that a great deal of the emphasis is on what the Fair Housing Center does because we know we can control that and we want to live up to the requirements that HUD has on the Analysis of Impediments. We don't want to get into the same kind of situation that Westchester did and New York that they're dealing with right now so, if you think that it's a little heavy on Fair Housing issues, that's why. We wanted to make sure that we could deliver. I also wanted to especially thank my staff and also the help that we got from Poggemeyer Group and a lot of the statistics. I also wanted to really thank an intern, ??, that we have here from the University of Toledo, who was so helpful in this process pulling everything together and it was quite a process as you will be able to see when you read it.

MARTINEZ: Great, thank you. Are there any questions from my colleagues? There will be a sign-up sheet for anyone who wishes to speak. Councilman Ashford?

ASHFORD: When will you provide recommendations to the Council for this year's CDBG?

BOND: That will be on April the 21<sup>st</sup>.

ASHFORD: Okay. Is your IRC still meeting as we speak?

BOND: No, they've completed their reviews.

ASHFORD: Okay, the reviews are probably with the Mayor and the Administration?

BOND: Yes. We will be meeting with the Administration – I think it's tomorrow.

ASHFORD: Okay, thank you.

MARTINEZ: I'd also like to recognize Councilman Copeland. Keith Foster, please.

FOSTER: Hi, I'm also from the Fair Housing Center and I just wanted to point out something that's on the horizon here that's included in both the ConPlan and the Analysis of Impediments that the City Council should be aware of is that one of the glaring omissions we have in this city – and I think the City's very committed to fair housing, they have been for a long time and, especially, the Department of Neighborhoods, it's a pleasure to work with this group of people to produce this – but one of the glaring omissions Toledo has is a landlord/tenant agency. We, as a fair housing agency, do not have the capacity to handle complaints like my landlord turned off the lights, things like that, so that's just a horizon issue that we hope to look forward to working on in the future. I'm also with the Greater Toledo Housing Coalition and that's one of our goals in the future and I just want to put it out there and hope that the City Council can be supportive and helpful in arranging such an agency – it's a glaring need in our city.

MARTINEZ: Thank you, sir. Del Richardson? Mr. Richardson?

RICHARDSON: Yes.

MARTINEZ: Sorry, I was trying to...

RICHARDSON: Huh...

MARTINEZ: ...come...

RICHARDSON: Oh...

MARTINEZ: ...come up to the mike.

RICHARDSON: ...I'm sorry.

MARTINEZ: Sure, no problem.

RICHARDSON: This is my first time attending, so... I'm with Friendship New Vision and basically I'm here...

MARTINEZ: I'm sorry to interrupt you. Can you state your full name and your address for...?

RICHARDSON: Oh, I'm sorry.

MARTINEZ: My fault for not saying it.

RICHARDSON: This is my first time I've attended one of these, so you got to kind of coach me through it. My name is Del Richardson. I'm the president of Friendship New Vision, which is Friendship Baptist Church. I'm at... I live at 327 Manakki Drive, Holland.

Ohio, okay, and I just became the president and I guess I've been thrown in the lion's den with no help, so if... can you kind of help me along as my first time?

MARTINEZ: Sure, absolutely. Do you have any specific questions on the ConPlan, or...?

RICHARDSON: Well, I've been taking notes and the one question I do have is the Five-Year Comprehensive Plan – the Consolidated Plan. Is that available that we could pick up a copy of it?

BOND: Yes, there are copies at all of the libraries and you can also come to the Department of Neighborhoods and we can provide you with a copy.

RICHARDSON: That's the Department of what, m'am?

BOND: Of Neighborhoods – on the 18<sup>th</sup> floor of this building...

RICHARDSON: Oh, 18<sup>th</sup>...

BOND: ... and it will also be posted on the City's website.

RICHARDSON: And, what is that website?

BOND: www.toledo.oh.gov

RICHARDSON: Toledo

BOND: oh.gov

RICHARDSON: Okay

MARTINEZ: Sir, I would also strongly encourage you to meet with Director Bell and Commissioner Badik. They are a wealth of information and can walk you through the process.

RICHARDSON: Okay, and...

BOND: Mike...

RICHARDSON: I'm sorry.

BOND: ... Mike Badik, our Commissioner of Housing, does meet with your staff at Friendship New Vision. I believe, on a biweekly basis.

RICHARDSON: Biweekly basis?

BOND: Yes.

RICHARDSON: Okay, and I'm sure you're probably familiar with Pat Sloan then.

BOND: Oh, yes, he meets with her on a biweekly basis.

RICHARDSON: Okay, all right, so then I'll probably have to become a part of that also.

BOND: Yes.

RICHARDSON: Okay, thank you very much.

BOND: You're welcome.

MARTINEZ: Thank you, and I apologize, Kaitie, if I called you Bell by chance, so I apologize.

BOND: That's all right.

MARTINEZ: Sorry. Mr. Ellis.

ELLIS: Good afternoon. Thank you. My name is Lewis Ellis. I'm the executive director of Preferred Properties, Incorporated, 2001 Collingwood in Toledo, and I had two comments – the first one being directed to the Analysis of Impediments prepared by the Fair Housing Center. We did attend one of the sessions there – excellent, excellent process. Our concern is that on page – pages 58 and 59 of the Analysis – that only a passing reference is made to housing providers. Preferred Properties, Incorporated and Neighborhood Properties, Incorporated – we are the only two local developers whose specific purpose is to develop housing for people living with special needs and, as we know, people living with special needs are a protected class under the Fair Housing Act and so, specifically, we feel that Preferred Properties and Neighborhood Properties should be specifically identified on pages 58 and 60 – I'm sorry if I made a mistake there – because if the City is ever audited, then, and they're asked... can you or the City, or the Fair Housing is ever audited by HUD – tell us what efforts you made to directly identify working with agencies that have a specific purpose of serving people with disabilities, the language that is included in the Analysis of Impediments, we believe, is somewhat vague. The second comment that we have has to do with the ConPlan. The One-Year Action Plan makes no reference to new construction. In our 18 years of existence, we have generated over \$30 million in housing development in the City of Toledo and Lucas County. That does not include the millions of dollars that are coming into the community to provide operating support, which supports jobs, and so forth, and I'm sure that members of City Council you're keenly aware of the direct connection between the development of affordable housing and economic development – there's a strong correlation. The fact that there's no reference to new construction is of concern because new construction generates jobs and it supports the local economy so, in our review of the document, we were not able to find a reference to new construction and we think that it should be specifically identified. Thank you.

BOND: I'd like to comment on that. New construction, as I did give an example earlier in my presentation, is a lower priority, but that does not say that we would not do any new construction, and it is also on Section 4, page 2.

BROKA: And, also on the Analysis of Impediments, on page 96, it specifically says Preferred Properties, LMHA, and subsidized housing complexes provide

housing opportunities. Preferred Properties, in particular, specializes in development of affordable and accessible housing opportunities and creates integrated housing options for persons living with disabilities, and it also references your website on that same page.

BOND: I'm sorry, I'd like to correct – it's Section 6, page 2.

ELLIS: Thank you. Again, on page 59 of the Analysis where it says primary responsibilities and partners, it makes a reference to housing providers. In addition to what you've done, we recommend that Preferred Properties and NPI be identified there, if that's possible. Thank you for that information – we appreciate it.

MARTINEZ: Okay. Miss Moore?

MOORE: Good afternoon. My name is WilliAnn Moore. I'm president of ONYX Development Corporation, and I live at 371 Pinewood in District 4. I would just like to congratulate because I'm not here today – I don't have – I have no complaint. I would like to congratulate the team for the Consolidated Plan. I have gone through it. I went to the library to go through it. I would like to thank Kattie Bond's staff for meeting with ONYX on a weekly basis and giving us further direction because we did have a turnover of executive directors in our office and other office staff. I'd also like to thank Fair Housing for working with us on the housing foreclosures that they have worked with us on and given us all types of help. I'd like to say a special thanks to Keith, Kathy, because he has gone above and beyond the call of duty to help us with people that are in foreclosure and doing the follow-up on it. I would like to thank this Council and, especially, Mr. Martinez, my Councilman, Mr. Ashford, Mr. Steel, and my classmate, Phillip Copeland, and Mr. Craig, and young Joe McNamara for the work that they have done. We thank you and we appreciate the work that you have done. I would like to just add one thing. When it comes to tax-credit housing, I would like for you to know that tax-credit housing is one of the only ways that we can get low- to low-income persons into a brand-new home without them having to pay a down payment. I need to explain to you, if you buy a house, the bank owns your house for 15 or 30 years – you don't own that house, so a tax-credit home is the same as you buying a home from the bank. Once we have paid those credits back to those lenders, or the people that have... the investors that have invested in our project, we then can sell that home to the person that is in it, that is, if they're still there. We have to do an assessment and we have to work with those people in order to help them to be able to buy a home, or understand how to buy a home, so I just want you to know that ONYX is coming up on our 15-year affordability period and we will be working on making those people that are within those homes, that want to be homeowners, homeowners. So, I just wanted you to know that so that you don't think that tax credits are just all bad. I know that we have quite a few of them, but I don't know of any other way for a poor person to move into a brand-new safe, energy-efficient affordable home. So, I, you know, I would just like to make sure that, you know, I've made that clear because we are trying to do another tax-credit project and, after that, we're going to do turn-key. We'll be either rehabbing or trying to do new housing to do a turn-key, but no one has any money and that everybody needs a place to live and we have a waiting list, so I would like to ask you to consider that when you take your votes when a tax-credit project comes up in front of you.

MARTINEZ: Thank you, Miss Moore. We are actually having a hearing on April 2<sup>nd</sup> at 2 p.m. regarding land banking Cherry Street homes, which is... but we're also going to be talking about tax credits in general, so you're welcome to come back to that hearing.

the program is designed for people that want homeownership. Now everybody is not ready for homeownership and some people are proverbial renters and, when they don't pay the rent, that's why you see them boarded up because you must pay to stay. Or, if...

MARTINEZ: Miss Moore...

MOORE: ... you don't pay, you must leave

MARTINEZ: I'm going to interrupt you here. This is definitely a conversation that needs to be had, and...

MOORE: Well, I would like to make an appointment with Councilman Ashford so that I can sit down with you so that we can get an understanding about the tax-credit project.

ASHFORD: I think I have a clear understanding about the tax credits, Miss Moore. We just disagree on how we look at it. I mean, we'd be more than happy to sit down. I mean lease and option is just a fancy word for me for rental. I mean...

MARTINEZ: Okay, Councilman Ashford...

ASHFORD: Excuse me, I have the floor, please...

MARTINEZ: No, you don't...

ASHFORD: Please, yes I do...

MARTINEZ: No...

ASHFORD: Please, I'm sorry – we're good friends, we go back...

MARTINEZ: Council Ashford...no.

ASHFORD: Why don't we finish...

MARTINEZ: Councilman Ashford...

ASHFORD: I have the floor.

MARTINEZ: ...it's an inappropriate time...

ASHFORD: I'm sorry, we're talking about...

MARTINEZ: I understand how you feel about the tax credits...

ASHFORD: We're talking about CDBG...

MARTINEZ: ... but this is not the time or place. Councilman Ashford.

MOORE: I will.

MARTINEZ: Thank you so much. Councilman Ashford, you had...

ASHFORD: Yeah, I did. Before you leave, Ms. Moore, just clarification... I think this is where you and I disagree, ma'm. Tax-credit homes are not the same as homeownership. You said it's the same, that the bank owns it and that you own it is not the same. The difference is... in fact, there's a vast difference between a rental home homeownership. You've been a homeowner for a very long time. You know the difference. It's equity built in your home. It builds financial stability for your home for you and your family. It creates and sustains property values. It's a whole different ballgame from tax credits. Now, at one point, I thought tax credits were very valuable and very important and, to a certain point, I still do. Well, when the market is flooded with tax credits only, then it becomes overbearing as to how do we get people off the rental roles into the homeownership roles. We haven't approached that yet. There is no avenue between it and, maybe, I may not be aware of it. The second thing I need to let you know is that this is a golden opportunity for this Administration and this community to look at how do we deal with some of our housing because there's no shortage in the housing stock that we have here. We've been very fortunate because we received almost \$12 million in NSP money. How do we address those, those homes that need to be renovated homeownership and, more important, I drive throughout parts of District 1 and District 4 and there is an overabundance of empty tax-credit homes – overabundance. In fact, I can give you a list of these empty homes, so we have to do a better job. If we go and present a project and just put homes up, we have to have some bridge gap as to where we go with them.

MOORE: May I, may I, may...

ASHFORD: Yes, ma'm.

MOORE: ...I address that? You receive equity in your home because you make a home-mortgage payment. Tax credits... the project... ONYX... just let me use ONYX for an example. ONYX has to pay the mortgage and ONYX has to pay the taxes. We don't get any equity in any of the homes. The project was designed so that poor people could own those homes after the affordability period. Now, you say that there's no difference?

ASHFORD: No, I said, I said there's a big difference between...

MOORE: Okay.

ASHFORD: ...renters and homeownership...

MOORE: Okay, but these are...

ASHFORD: ...there's a big difference.

MOORE: ...but these are... these are people that are leasing homes that we hope want to – we have people that have been in our homes since they moved in. Those are people who want to be homeowners. Those people are staying there to become homeowners, so it's not like they're just renting, they're leasing those homes – that's a lease option, it's not a rental program. It's a lease-option program, Councilman Ashford, it's not a rental program and

ASHFORD: I'm sorry, you can't cut me off. You've been wanting to do this since you've become Chair.

MARTINEZ: No.

ASHFORD: Allow me to finish my comment...

MARTINEZ: No, no...

ASHFORD: ...please.

MARTINEZ: ...it is inappropriate for this hearing.

ASHFORD: No, it's not.

MARTINEZ: Yes, it is.

ASHFORD: No, it's not.

MARTINEZ: Yes, it is.

ASHFORD: I'm going to finish this Mar... Martinez. Thank you, sir. Okay.

MARTINEZ: And, make it quick.

ASHFORD: We can sit... first of all; there is a professional protocol.

MARTINEZ: And...

ASHFORD: We'll wait 'til we finish, okay.

MARTINEZ: ... you've overstepped that bounds.

ASHFORD: Huh?

MARTINEZ: You've overstepped that bounds.

ASHFORD: No, you have. Okay, Miss Moore, we can sit down. We just have different agreements on how we look at the tax credits.

MOORE: Well, I would like to sit down with you.

ASHFORD: Okay, we can sit down.

MOORE: Thank you.

ASHFORD: Thanks.

MARTINEZ: Councilman Steel.

STEEL: Thank you, Mr. Chair. I just had a quick question. I just...I guess I didn't know the copy of the Consolidated Plan that you gave me -- that was the one that was going around the dais...correct? When can we get a copy? And, I understand if it isn't the full color, or whatever.

BOND: I'll get one to you right away.

STEEL: Okay, thank you. Just send it up to the office.

BOND: Okay

STEEL: Thank you. I appreciate it...thank you. Thank you, Mr. Chair.

MARTINEZ: Great. If there's...are there any further comments? Okay, seen and done. Meeting adjourned.

NEIGHBORHOODS, COMMUNITY DEVELOPMENT & HEALTH  
COMMITTEE MEETING

Re: 2010-2015 Five-Year Consolidated Plan, One-Year Action Plan, Analysis of Impediments, 36<sup>th</sup> Year Community Development Block Grant (CDBG) and 24<sup>th</sup> Year Emergency Shelter Grant (ESG) Funding Recommendations.

DATE OF MEETING: Wednesday, April 21, 2010  
TIME: 9:00 a.m.  
CHAIRMAN OF THE MEETING: Councilman Adam Martinez  
LOCATION OF MEETING: City Council Chambers  
One Government Center  
Toledo, OH 43604  
COMMITTEE ATTENDEES: Councilman Adam Martinez, Chair;  
Councilman Michael Ashford, Vice Chair;  
Councilman Mike Craig; Councilman Steven Steel;  
Councilman Joe McNamara, and  
Councilman D. Michael Collins.  
ADMINISTRATION ATTENDEES: Stephen Herwat, Katie Bond, Mike Badik,  
Veronica Burkhardt, and Maria Gorny.

BADIK: ...under HUD rules and regulations. Every five years, we must submit that in brief. The ConPlan is a strategic... plays out a strategic plan for the use of federal dollars over those next five years. This year, we have... we entered into contract with Poggemeyer to assist us in the development of the ConPlan. It lays out specific objectives, or goals and objectives within that plan. In addition to that, there's a 30-year, or 30-day comment period that we're currently under - that period will end on April 28<sup>th</sup> and, then, we will take those comments and include those comments within the ConPlan.

MARTINEZ: Okay, I would also like to recognize Councilman Craig for his attendance. The sign-up sheet is specifically for the ConPlan - I just wanted to make that clear - and if there's any public comment on the ConPlan. This won't... we won't be hearing any objections to any CDBG allocations at this time. There will be additional sign-up sheet for the following agenda items.

ASHFORD: Thank you, Mr. Chair. Could you explain that again?

MARTINEZ: The ConPlan?

ASHFORD: No, the sign-up sheet.

BOND: Yes.

MARTINEZ: Okay, great. Mr. Slack?

SLACK (from audience): I'll pass.

MARTINEZ: Pass? Okay. Mike McIntyre.

McINTYRE: I'll pass, as well.

MARTINEZ: Okay, and then, Mr. Grefe. And this is in regards to the ConPlan... correct? Okay.

GREFE: My name is Hugh Grefe. I reside at 3437 Kingsgate Blvd., Toledo, Ohio. Thank you, Mr. Chairman. I read the ConPlan nearly in its entirety online yesterday - it is bulky. Probably, in total, it's close to 200 pages and it's loaded with interesting information. Unfortunately, due to my own error, I failed to supply some information that was requested of me, but I note that it says "pending" in the ConPlan, so I assume that I'm still allowed to file that so that the City may include it, and I will - my misunderstanding. I was particularly taken that the ConPlan suggests that somehow we will, or the ConPlan calls for the assembly of one billion dollars in private-sector commitments to support various portions of the plan's goals. I'm perfectly happy to assist in trying to figure out how we will do that - it's not clear to me reading the plan. But my main reason for stepping up is to make an offer. For some reasons that are unclear to me, we have not been as actively involved in the development of this particular ConPlan as we have been historically for the fifteen years that I've served as LISC's director in Toledo. I'm offering - offering again - to help you and to be a participant - a full participant and a partner - and I hope that the ConPlan and its ambitious visions and goals will result in a sense of partnership with community resources such as LISC. Thank you.

MARTINEZ: Thank you, Mr. Grefe. Administration? Okay. Now we will move to the CDBG/HOME funds and ESG allocations. We will hear an overview from the Administration, and then there'll be some Q and A from the... my fellow councilmen. After that, each organization will have the opportunity to speak on behalf of the organization you represent, and then, after that, there will be another sign-in sheet to... if there's any additional public comment on this issue. We're just trying to kind of frame this so everyone has an opportunity to speak either for or against their allocation and we want to make sure we... kind of make sure we hear everyone equally so, also, each organization will have five minutes to speak. So, that being said, I'll go ahead and turn it over to the Administration, but before I do that, I would like to say this is my first opportunity to have the CDBG hearing and I'm very excited. We have real challenges at this point in time given the economic circumstances and we have limited funding, which we can allocate so, of course, there will be people that are happy and there will be people that aren't happy, but it's my intent to ensure that everyone is given the same opportunity to apply for the funding, that the benchmarking is above and beyond what's required by HUD, and that we have benchmarking and processes in place to ensure that the qualitative aspect is being addressed as well as the quantitative. With that being said, I would ask the Administration if we have ever done an impact study based on the allocations of the CDBG, ESG, and HOME funds.

MARTINEZ: The sign-up sheet is specifically for the ConPlan because this will be the second hearing for the ConPlan - for any public comment. That was the plan that we had the initial hearing for two, three weeks ago.

ASHFORD: Okay.

MARTINEZ: So...

ASHFORD: I mean, you're the Chair, but normally, in the past, you know, public comment is open to anybody who wants to make a public comment, especially about recommendations and, you know, when I was Chair for five years, I allowed people to do that, so...

MARTINEZ: Sure, well, we're getting to that, and they'll have - I just want to keep everything grouped together, so that's why.

ASHFORD: Yeah.

MARTINEZ: Okay. Mr. Guines? No. Okay. Mr. Murnen?

MURNEN: Joshua Murnen on behalf of ABLE, home address - 2333 Goddard Road, Toledo. Just a few comments on the ConPlan, Councilman Martinez. In Section Seven, under "Improving Housing Affordability", there's a section that reads "Engage the Housing Court, City of Toledo Law Department, LISC, and CDCs in resurrecting a community-based receivership program". I'd just like to point out that ABLE and LAWO have been engaged for some time in efforts to build, or resurrect a community-based receivership program working with community stakeholders to advocate for the merits of such a program and describe the benefits of current receivership and nuisance abatement laws, so we would request that ABLE and LAWO be added to the community stakeholders in Section Seven, "Improving Housing Affordability". Secondly, a few points in Section One - "Improve Housing Conditions". We would like to recommend that "enforce land contract and point of rental code provisions" be added to that section. Secondly, under Section One, we would like to recommend that something along... language along the lines of "work with land bank, CDCs, Toledo Housing Court, LISC, LAWO, and ABLE, neighborhood residents, and other community stakeholders" - similar to what you would find under Section Seven, that I just described - "work with those community stakeholders and organizations to use all available legal and financial tools to eliminate blight on a targeted block-by-block basis". This is something that ABLE, LAWO, and other organizations will probably be meeting with the City and County on soon but, you know, we're trying to develop a plan to help the City and County target its efforts in blight abatement, so we request that be added to Section One - "Improve Housing Conditions". Lastly, under Section Four Two... under Section, Roman Numeral Four, Part Two -- "Public Service" - we would like to request that something along the lines... some language along the lines of "collaborate with the Greater Toledo Housing Coalition and its member organizations to establish a landlord/tenant organization that can provide services and counseling to both landlords and tenants with the goal of promoting responsible lessors and lessees", would be added to the ConPlan. That's it. Thank you.

MARTINEZ: Thank you. The Administration - is that - get all that?

HERWAT: There has not been an impact study that has been performed in the past but, Chairman Martinez, as you and I have spoke earlier, that's certainly something that the Administration would support and work with this committee to do.

MARTINEZ: Thank you. You know, certainly, we want to make sure, again, that our funding is being spread to the community and making sure that we're making lasting impact in our disinvested communities so, with that being said, I will turn it over to the Administration.

BOND: Thank you, Chair Martinez. First of all, I'd like to thank the individuals who worked on the ConPlan, particularly Poggemeyer, and everyone who participated in the taskforce to put together the ConPlan. I'd also like to thank our Citizens Review Committee and our Internal Review Committee and I would particularly like to thank Mr. Herwat and Maria Gorny and the Finance Director for allowing Maria to participate in this process with her being no longer in the Department of Neighborhoods, so thanks to them for allowing her to still participate with us and assist us in this process.

MARTINEZ: Can you tell me who was on the CRC?

BOND: The CRC, broken out by groups - the Community Development Corporations - the CRC was Ed Cichy, Ronald Jackson, and Paul Longenecker, and I have a sheet that I can provide to you with a list of those individuals.

MARTINEZ: Great, thank you.

BOND: The Public Service CRC members were Linda Stacy, Steve Anthony, Nancy Atkins, Judy Sparks, and Samuel Flanck.

MARTINEZ: I'd also like to recognize Councilman McNamara. Sorry, continue.

BOND: Okay. Would you like for us to go over line-by-line, or...

MARTINEZ: Yeah.

BOND: ...because we provided a copy of all the recommendations. We can do that if you'd like.

MARTINEZ: Line-by-line and, I guess, rationale...

BOND: Okay.

MARTINEZ: ... would be helpful.

BOND: Okay.

MARTINEZ: Maybe that will answer some of the questions.

BOND: Okay, we can start off with the ...let's start off with the Public Service agencies. Okay. You all should have a sheet that looks like this -- a spreadsheet that has the recommendations. It also has what the agency was funded in the previous year, what they requested, and what they were recommended for for the 36<sup>th</sup> year for CDBG, and I'll go through the CDBG first and then go through the ESG. The ESG is located on the right-hand side of the page, but I'll go through CDBG, which is on the left-hand side, first. The Ability Center of Greater Toledo applied for \$40,507.00; in the 35<sup>th</sup> year, they were allocated \$6,449, and the recommendation was to fund them at level funding at \$36,449.00. The Adelante applied for 40,000 in CDBG and; in the 35<sup>th</sup> year, received \$30,640.00, and was recommended for \$30,640.00 in ...for the 36<sup>th</sup> year. The AIDS Resource Center applied for 33,000; in the 35<sup>th</sup> year, 28,985.50, and they were recommended for \$31,449.50 and, Veronica, if you could let me know what the increase...

BURKHARDT: That was due to them being one of two agencies that were high performing and had a very high application score.

BOND: The Arts Commission of Greater Toledo applied for 27,000. They have not received CDBG in the past and were not recommended for CDBG and that was due to ineligible project, I believe. The project that they applied for was ineligible. Aurora Project, in 36<sup>th</sup> year, they requested \$5,000; 35<sup>th</sup> year, they received 74,394; and the Review Committee recommended level funding at \$74,394.00. The next entity, Catholic Charities, requested 14,500. They were allocated 10,018 in the 35<sup>th</sup> year and they were also recommended for level funding in the 36<sup>th</sup> year. In the...the next category, or the next entity was the Center of Hope Family Services. They requested \$32,180.00. They never received CDBG in the past, and they were recommended for zero funding and that was due to new applicant, low score -- actually 63.8 percent of the ranking.

GORNY: Also, for the Center of Hope, they were not recommended for funding due to a lack of staff and board members who were qualified in early childhood development and that's what their work plan encompassed and, also, the outcomes were not focused on the parents and it didn't meet our ConPlan priorities.

MARTINEZ: Excuse me, Councilman Steel?

STEEL: I'm sorry to interrupt, but, as I said I am going to have to run and I do have one question that isn't directly on this, so if you'll indulge me. My question is on the third page and that has to do with an increase in funding to both the Lucas County Regional Health District and the Toledo-Lucas County Plan Commissions. It seems like there's a significant increase in the recommendation, or a significant increase in the commitment of Toledo, which I would expect also means a significant decrease in the commitment from Lucas County and I just wondered what the reason behind that is and what the rationale is.

BOND: Did you say the Lucas County Health District?

STEEL: The Health District and the Plan Commission.

BOND: And the Plan Commission. Okay, the Health District -- last year, they had applied for this similar amount and they applied for an ineligible project last year. This year, they reapplied and they applied for an eligible project and the Review Committee

BOND: Okay.

MARTINEZ: ...continue where we left off.

BOND: Sure. The next entity was the East Toledo Family Center. They applied for 20,000 this year and they were allocated 14,019, which was their funding they received last year, so they received level funding. Family House applied for 95,000 in the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they received 85,362.50. They were recommended for \$82,047.23 because...

BURKHARDT: There was mandatory attendance training for the CDBG and ESG training and they attended very late. They attended like the last ten/fifteen minutes of that training and it has been something that has been a consistent problem with the agency and the CRC committee felt that some effect had to be made.

MARTINEZ: Councilman Ashford.

ASHFORD: Thank you. Thank you, Mr. Chair. We had this same situation last year. If anybody out there know that if you work in an agency because the economy is that your staff is probably been downsized, you've had to eliminate a lot of folks and, if you have a job, you're probably doing multiple lasking on...in your job just to keep the doors open. Is there any possible way we can put the reduction because, you know, I drive by that spot each and every day and they do serve a lot of people. Apparently, this is not about serving folks, this is about attending a meeting we know that it may be required. Ms. Bond, is there any opportunity we can put that difference aside so they can have opportunity to get that for their operating cost?

BOND: It would have to come from another agency, or if there's capacity, but the capacity was...was in another category. It would have to come from some other category.

ASHFORD: Okay. Is there anybody here from Family House? Come on up. And right now, you know, our city has a couple priorities, but the one priority that I notice is serving people who need emergency housing overnight. There's a request for reduction for about \$4,000.00. How is that going to greatly affect your ability to operate and keep staff there?

BOSWELL: Well, there is...even though it may seem like a small amount.

ASHFORD: I know it's not, I run a budget.

BOSWELL: ...compared to what we received, but every little bit affects what we do and this will affect -- we may have to reduce our staffing some more. We've already done that in April. We went through a restructuring plan and we greatly reduced our staffing, so we may have to do that again and, if I can just say one objection I have saying that it's been a consistent problem for me to be late to mandatory meetings especially -- this was -- I've never made a mistake like this. It was just a scheduling mistake and, as you say, short staffed, busy

recommended them to be funded for that project. The Health Department uses, or utilizes these funds to do the rat-abatement program. That's what these dollars are allocated for and, then, the Toledo-Lucas County Plan Commission -- this funding funds two individuals. Last year, one individual was funded. This allocation funds two individuals and they will be working 100 percent on CDBG-eligible projects.

STEEL: Okay, and so, is the commitment from the County side the same this year as last year?

BOND: Are you referring to funding from...

STEEL: Yes.

BOND: ...Lucas County?

STEEL: Yes.

BOND: These individuals are funded 100 percent from CDBG.

STEEL: Right, but I'm asking, you know, in the Plan Commission, is the financial commitment from the County the same for the Plan Commission this year as it was last year?

BOND: I'm not, I don't, I'm not aware of that.

STEEL: Okay.

BOND: I can provide that information to you.

STEEL: If you could find that out...

BOND: Okay.

STEEL: ...I'd appreciate it. Thank you. Thank you, Mr. Chair.

MARTINEZ: Councilman Ashford?

ASHFORD: Thank you, Mr. Chair. Katie, again, what CDBG projects will those two people in the Plan Commission be working on? What kind of projects are you talking about?

BOND: I don't have that information with me. I can provide that to you.

ASHFORD: Okay.

BOND: Okay.

MARTINEZ: Okay, thank you. If we can...

doing too many things, and just made a mistake, but that is not standard operating procedure for me or for Family House.

MARTINEZ: Thank you. I'm sorry, could you name...put your name and your...

BOSWELL: Janet Boswell from Family House.

MARTINEZ: Thank you -- just for the record.

ASHFORD: And besides losing more staff, cutting back hours -- that affects your ability to serve more families that need emergency housing?

BOSWELL: Well, it could, absolutely.

ASHFORD: Ms. Bond, is this...are the meetings mandated by federal guidelines?

BOND: No. They're our mandatory meetings, so they know how to complete the applications and they know what's going on with the process.

ASHFORD: How long have you been in that position, ma'am?

BOSWELL: I'm going into my sixth year.

ASHFORD: Okay, six years probably would tell you that a person is experienced and they know exactly -- they've been through this -- the majority of their...probably their operating budget depends on this and they're probably familiar with those meetings?

BOSWELL: Yes.

ASHFORD: Okay, thank you.

BOND: Okay. The next entity is Family Outreach Community United Service, or FOCUS. FOCUS requested 84,000 in the 36<sup>th</sup> year; 35<sup>th</sup> year, they received 67,281.50, and they were recommended for \$77,281.50 increase and that was due to -- I think they were the highest score, their application was very well put together, all of their activities were eligible and, go ahead...

BURKHARDT: And the other thing was their application -- they actually switched from a transitional housing format to a permanent housing application, which is a priority within the Continuum of Care, as well as in the ConPlan.

BOND: The next entity, the Franciscan Shelters, or Bethany House applied for 27,960. They received 27,411.50 in the 35<sup>th</sup> year and was recommended for level funding in the 36<sup>th</sup> year. Friendly Center applied for 50,000 in the 36<sup>th</sup> year; they never received CDBG, and they were recommended for zero funding due to...

BURKHARDT: At this time, one of the committee members -- they had been funded from United Way, their project is expected to be started, it hasn't started yet, so

what the committee had recommended was that we could look at this project in the 37<sup>th</sup> year once outcome indicators are being produced and see if they warrant funding at that time.

**BOND:** Harbor House applied for 14,000 in CDBG; they were allocated 9,914 in the 35<sup>th</sup> year, and was recommended for level funding for the 36<sup>th</sup> year. Helping Hands of St. Louis applied for \$21,814.00; they received 19,831.10, and were recommended for \$21,814.00. You will note that all of the soup...the kitchens were funded at their request with the exception of Martin Luther King Kitchen for the Poor, who actually requested less funding, and we allocated them at least their level funding of what they had in the 35<sup>th</sup> year because of that being a high priority in this community. Legal Aid of Northwestern Ohio applied for 100,000; they were allocated 46,000 in the 35<sup>th</sup> year, and was recommended for level funding in the 36<sup>th</sup> year. Neighborhood Health Association applied for \$106,803.00; they received \$167,802.50; and was recommended for level funding in the 36<sup>th</sup> year. St. Paul's Community Center applied for \$42,029.00. As I previously mentioned, all of the kitchens were recommended for what they requested. Self Expression Teen Theater applied for \$24,875.00. In the 35<sup>th</sup> year, they were allocated \$9,362.00. They were recommended for zero funding in the 36<sup>th</sup> year and, Veronica, do you want to...

**BURKHARDT:** And that was due also to their low application score. One of the examples was, you know, they included a 990 from 2004 rather than their most recent. They do continue to struggle with proper income verification at the agency and they have had some material and immaterial findings in their audits in the last couple of years.

**BOND:** Toledo Botanical Garden, or Toledo GROWS, applied for 32,000 in the 36<sup>th</sup> year. In the 35<sup>th</sup> year, they were not allocated CDBG funds, but they were recommended for funding in the 36<sup>th</sup> year for \$26,527.52. Toledo Seagate Food Bank, as I previously mentioned were...they were funded at their request at \$30,430.00. The last entity, the YWCA of Greater Toledo, requested \$78,486.00 in the 36<sup>th</sup> year; they had not received CDBG in the 35<sup>th</sup> year, and was recommended for no CDBG in the 36<sup>th</sup> year and that was due to the project not being eligible.

**MARTINEZ:** Councilman Craig.

**CRAIG:** I just kind of wondered what their project was. I know that they offer...they're offering permanent housing now and I thought that that would be...

**BURKHARDT:** Well, one thing -- they were also in the same boat as Friendly Center where their application, while it was poor, the goal that they had was worthwhile and they also will be another one that will be looked at in the 37<sup>th</sup> year to see where they're at in their progress during the year.

**MARTINEZ:** Councilman Ashford?

**ASHFORD:** Thank you, Mr. Chair. Is JJJ -- did they apply for -- JJJ Vision -- Keith Jordan -- did they apply for any of this?

**BOND:** No.

**ASHFORD:** Okay. Thank you.

**COLLINS:** Thank you, Chair Martinez. You mentioned high performance -- could you please define that when you said that this agency received an increase? Could you define what you mean by high performance, please?

**BURKHARDT:** That would have related to the application score.

**COLLINS:** So, the application score...

**BURKHARDT:** There were two agencies that scored in the ninety percentile in their application scores.

**COLLINS:** Okay. I think Councilman Martinez hit on this, but I'd like to delve into it a little bit further because we are talking about \$1.1 million in allocations of monies. When you define these agencies as to what their...what their funding will be, do you do a performance outcomes study on them?

**BURKHARDT:** Yes, the Review Committee has the information from the Monitors. They do their monitoring visits, site visits, quarterly reviews, and all that information is taken into consideration, as well.

**COLLINS:** So, there is then an assessment audit that's being conducted on every agency.

**BURKHARDT:** Yes.

**COLLINS:** And may I ask who defines who the auditors are?

**BOND:** The auditors that you're speaking to are actually are what's called a Program Monitor, which is a position in the Department of Neighborhoods. The Program Monitors get all of the outcome measures from the agencies on their quarterly visits to the agencies and they put together those reports and provide...that documentation was all provided to the Citizens Review Committee when these recommendations were made. Those reports, in conjunction with the application score, their performance on their previous year outcomes, are all considered as a part of the recommendations for allocations.

**COLLINS:** Okay, if I understand correctly then, Director Bond, the Department of Neighborhoods has in its internal operation personnel that actually do quarterly audits on each of these organizations?

**BOND:** That's correct.

**COLLINS:** And they...and they do the...and they do the due diligence in terms of the performance assessments and things of that nature and they come in and then they provide you, as a director, with a report saying that the Smith family health care group did, you know, this was theirs...their report in terms of their assessments and their audits and how their other funding went?

**BOND:** That's correct.

**BOND:** Okay, we'll stay on the same page, but we'll just be looking at, or you'll be looking at your right side of the page at the top where it says 23<sup>rd</sup>, 24<sup>th</sup>, and 24<sup>th</sup> years. This is referring to Emergency Shelter Grant. The first agency is the Aurora Project. They applied for 23,000 in the 24<sup>th</sup>...for the 24<sup>th</sup> year; they were allocated 20,605.88 in the 23<sup>rd</sup> year, and they will be allocated approximately \$20,678.00. There is a percentage...they will be allocated a percentage of the increase in ESG funds that we received this year. I don't know if this...this does not calculate that, and there's also carryover that has not been calculated into them. They all will receive a percentage of that.

**BURKHARDT:** The carryover has been included. The total is the 365,330.63. When we...when the IRC/CRC met, the allocations weren't known at that time. We used a base sum of 351,000. We took all those and took a percentage so, when we received the final allocation, they just received that same percentage and that's where those figures came from.

**MARTINEZ:** And the percentage was based on what -- from the previous year allocations?

**BURKHARDT:** No, when we did...we used a 351,000 to do it and let's just say like Aurora Project -- they were recommended for 5.92 percent of that 351. We took that same percent when we found out the new total and calculated that percentage...

**BOND:** Yes, that was the previous year's allocation...yeah.

**MARTINEZ:** Okay.

**BOND:** Beach House requested \$69,786.00 and they were recommended for 58,964, which was a little bit more than what they received last year due to carryover and the increase in the ESG allocation. Catholic Charities LaPosada applied for 27,500 and, again, allocated 24,477. Family House applied for 185,000 and was allocated 171,596. Family Promise of Greater Toledo requested 22,500 and was allocated 21,628, and that was a decrease due to...

**BURKHARDT:** That decrease was due to them being on a progressive correction action status for the AOI -- the Analysis of Impediment, and their audit not being complete.

**BOND:** Any questions? No? Okay. Franciscan, or Bethany House, applied for 12,726 and was allocated 12,494. Harbor House applied for 22,260 and was allocated 12,239. NAOMI Transitional House applied for \$51,090.00 and was allocated \$15,270.63. St. Paul's Community Center applied for \$15,087.00 and was allocated \$14,394.00 and last, but not least, the YWCA of Greater Toledo applied for \$25,030.00 and was allocated \$13,590.00. If there's no questions, we'll move on to...

**MARTINEZ:** Hold on, hold on...

**BOND:** Okay.

**MARTINEZ:** ...what I'm going to do -- just... Councilman Collins.

**COLLINS:** Okay, thank you very much.

**MARTINEZ:** Sorry about that. Thank you. Well, again, trying to keep everything orderly in groups. I'd like to hear from public comment along the lines from the non...from the social service agencies and recipients of the CDBG and ESG funding, so I'm just going to go down the list and, then, if there's any additional comment, there is another sign-up sheet and I'll use this sign-up sheet, also. That way, you don't have to come up twice, but I just want to kind of keep this orderly and expedite this as quickly as possible, but ensuring everyone has an opportunity to speak. So, we will start with The Ability Center. Is there anyone for or against the allocation? Okay, moving along. Adelante? AIDS Resource Center? Arts Commission of Greater Toledo. Aurora Project? Beach House? Catholic Charities LaPosada? Center of Hope and Family Services, Inc.? East Toledo Family Center. Family House? Family Outreach Community...? Sorry. If you could just state your name and the organization you're representing and address.

**GREFE:** Hi, my name is Kyle Grefe. I live at 3437 Kingsgate. I am the executive director of FOCUS, Family Outreach Community United Services, and I just want to express my gratitude to the City and the CRC and the IRC for making this recommendation for FOCUS. It is desperately needed. We are providing both transitional and permanent supportive housing. Our application, this year, was for permanent supportive housing as we know that this is the priority that HUD is moving forward with making sure that people are rapidly housed and provided the services and resources they need to remain in their homes. I just came from the Coalition on Housing and Homelessness Conference down in Columbus this week and I assure you that HUD is making big changes and the big changes have to do with rapidly re-housing people, making sure that they're permanently housed, and FOCUS continues to be on the cutting edge of making sure that we are providing those opportunities for homeless families in this community. Mr. Collins, I welcome you to come to FOCUS so you can see the great work that we do. I would love to have you visit so we can sit down and talk further. I assure you that the Monitors with the City of Toledo are thorough in their review of all the agencies...throughout...really thorough, so, rest assured that we are monitored, but really, I will send you something and love to have you come and visit FOCUS.

**COLLINS:** And I will take you up on that opportunity. My question was not probative in nature, however. My question was really to be informed about it, so I...

**GREFE:** Well, I will inform you.

**COLLINS:** ...so don't cast dispersions on me because I asked the question.

**GREFE:** I will inform you, so...

**COLLINS:** And I look forward to the opportunity...

**GREFE:** Great.

**COLLINS:** ...meeting with you.

**GREFE:** Thank you very much.

MARTINEZ: Thank you and I would agree. I have... I, too, have been audited by the CDBG Monitors and they're very thorough. Moving down the list - Family Promise of Greater Toledo - I'm not sure if I mentioned that or not? Franciscan Shelters, or the Bethany House? Friendly Center? You can state your name, address, and the organization you represent for the record.

HARRIS: Yes, my name is Morlon Harris. I'm the executive director of the Friendly Center located at 1324 North Superior and I would like, even though you did not fund my request for funding, I would like to make a statement, as well as to ask some questions. The statement is that we've been in existence since 1923. That is over 86 years and we have always served homeless; those steeped in poverty and, in 2008, we have started a program that is called the Zoe Project, and the Zoe Project is helping those who are in poverty and those who are homeless to seek financial stability. Now, these individuals come through our doors seeking basic needs such as food, clothing, and other needs that they have that we're able to provide, but in my thinking, since I've been at the Friendly Center, that something else needs to be done and that is we would like to work with those who are in the homeless situation, or in poverty to connect them with resources that would assist them to reach financial stability, so in this particular sense, we not only, as I said before, clothe, given food, and even food preparation for our individuals in the North End, we would also like to give... not only give them a fish, but to teach them how to fish for themselves where they're able to seek, or to become financial stable themselves, and so, that is my statement, and I would like for you to reconsider your decision and funding the Friendly Center. I also want you to know that because we started this - the Zoe Project, in 2008, we do receive assistance from the United Way. However, based upon the fund allocation, it is not sure how much funding we're going to receive, which is a concern to me based on the funding, or the donations that the United Way received this year, which I am still thankful for their assistance throughout the years. A question that I do have and that is I was informed that, in the 37<sup>th</sup> year, that they will consider my proposal and funding. My question is I was thinking that this is a two-year funding program and I am unclear as how that process will go.

BOND: Mr. Harris, it is a two-year funding cycle, however, these are one-year recommendations...

HARRIS: Okay.

BOND: ...so you have the opportunity to apply and... or we will look at where you are -- the program -- after a year and see if the Committee is willing to fund it at that time.

HARRIS: Okay.

BOND: Okay?

HARRIS: Thank you.

MARTINEZ: Thank you. Councilman Craig?

CRAIG: Yes, just a comment. I'm really glad to see that you are moving upstream and instead of just serving people who are in poverty trying to keep people and

help people remain housed and stay out of the homeless system, and thank you for your time. Thank you.

MARTINEZ: Thank you. Martin Luther King Kitchen for the Poor? NAOMI Transitional Housing? Neighborhood Health Association? Name, address, and the organization you represent for the record, please.

LEYLAND: Sure. Good morning, my name is Larry Leyland, I'm the chief financial officer for the Neighborhood Health Association, and I, as well, would like to thank the City and the committees for funding us at least at the same level that has been funded in the past. We do provide medical services for people on a sliding fee, discount basis, and to give you some kind of an idea of what we're experiencing right now - two years ago, we served about 9,000 clients; one year ago, we served about 12,000; and last year, we served close to 15,000 clients and, as those clients increase, it becomes much more difficult to continue to service them because, in addition to the number of clients that we're serving, our percentage of our uninsured population continues to grow. We also... it's almost at the point now where about 60 percent of our clients are uninsured and are served on a sliding-fee basis. We also do run the Homeless Healthcare Program. The monies that we get from the CDBG program are used for the reimbursement for providers for services which, as our program continues to grow, we all know that there is a shortage of primary care physicians, not only in this community, but nationwide, and that's going to be... continue to be a problem so, again, we thank you for continuing to fund us at that level and we look forward to working with you in the future. Thank you.

MARTINEZ: Thank you. Saint - moving forward - St. Paul's Community Center? Self Expression Teen Theater Institute? Toledo GROWS? Toledo Seagate Food Bank? And then, the YMCA of Greater Toledo. I'm sorry, the YWCA - sorry. Councilman Ashford?

ASHFORD: Thank you, Mr. Chair. Before we move on to the second half of this funding recommendation, I just want to go on record regarding Family House. I'm greatly disappointed that the City - this city is probably the eighth poorest city in this country. We have unemployment about 13 percent in the county. We have foreclosures at an all-time high and, if you listen to Legal Aid, evictions have doubled in Housing Court. We have a problem with homelessness among... especially among children and women, and we have an executive director with six years experience and this agency was dinged almost five percent of the overall operating budget because she was late, or missed a meeting. At the end of the day, it doesn't do nothing but hurt the women and children who need emergency housing and I hope that we understand this going into next year. If it's not a federal mandated that they have to attend, I hope that the Administration may have some more leniency, especially to those agencies that deal with homelessness, emergency, food, shelter - those agencies right off the top - because those are the things we try to prevent people from happening to them so, I'm going to try to work with the Chair going into - before we make a final recommendations and see if we can find some money especially in this section, "Public Service", and some people may not like it, but our number one priority right now should be how do we take care of the homelessness - the children and, especially, the women who need emergency shelter overnight, so I'll work with the Chair and other members and see if we can move some money around because this is not fair to that agency and, especially, the poor people in that community. Thank you.

move people out of poverty. That certainly should be a direction and a goal for the City and, you know, for all service providers. That is... it's good to see that you've thought ahead and that you're providing service where it is truly needed, so I encourage you to apply again next year and see if we can't get you some funds to help you towards your goal.

HARRIS: Thank you.

CRAIG: Thank you.

HARRIS: And if I may say, that is one of the reasons why I asked for funding because to expand our program to provide, not in the sense only financial stability, but those needed... basic needed services as far as food and clothing, food preparation, for more of our North End residents so, thank you.

MARTINEZ: Great, thank you. Harbor House? Helping Hands of St Louis? Legal Aid of Western Ohio? You can please state your name and address for the record, please?

MULDER: Good morning, my name is Kevin Mulder. I'm the director of Legal Aid of Western Ohio; our office address is 525 Jefferson; my home address is 2450 Goddard Road. I'd just like to express my appreciation for the City's continued support of our services through the Community Development Block Grant program. We've been a recipient of CDBG funding for several years. Miss Grefe referred to her organization, FOCUS, as being at the cutting edge of rapid re-housing. I'd like to think of Legal Aid as being at the cutting edge of homelessness prevention. Our mission is to prevent our clients from becoming homeless in the first place. Just a couple case examples from the last year - we had a client who came to us when she was facing both termination of her Section 8 subsidy and also eviction from her apartment. Investigation revealed that she was being evicted because LMHA had wrongfully stopped paying on her Section 8 subsidy and, thus, her rent was not being paid. We were able both to prevent the eviction and also to retain her subsidy and, as you may know, a Section 8 subsidy is golden to our clients. It allows them to be able to access housing at well below market rates and housing that is affordable given their income level. We had another client who is being evicted and also faced a claim for back rent. Investigation revealed that he was being evicted by a self-help eviction, which basically means the landlord changed the locks and put his possessions out on the street, and then filed the eviction action in Municipal Court. We were able to both stop the eviction and also to file a counter claim for the wrongful termination of our client's right to enjoy his premises and received almost \$10,000.00 in damages from the Housing Court for that, which we hope will send a message to the landlords that there is a process to be followed when you wish to evict a client, and you need to follow that process and not take actions into your own hands. In addition to stabilizing clients in time of crisis when they're facing loss of their household, once a client becomes a client at Legal Aid, they also have access to other services that will help them not just retain their housing, but also, hopefully, put them in a path to move out of poverty. We have attorneys who can engage in mobile benefits bank screening to gain access to public benefits. They can help them with debt collection actions, they can help them with education issues, they can assist them with a multitude of other needs that would help them get, again, a pathway out of poverty. Mr. Craig had talked about the importance of that. That's part of our mission, too, that once we stabilize a crisis, we provide an array of other services to our clients. I appreciate the City's ongoing support of our efforts to

MARTINEZ: Okay, is there any other interested parties that I missed regarding the social service allocations for the CDBG and ESG? I assume the rest is for the CDC side of the house. Okay, well let's move forward then.

BOND: Okay, we'll go back to the first page and, on the first page, are the Community Development Corporations. The first CDC is Friendship New Vision. Friendship New Vision requested \$147,705.00 in the 36<sup>th</sup> year, they received \$48,244.00 in the 35<sup>th</sup> year, and was recommended an allocation of \$82,226.00 for the 36<sup>th</sup> year, and I'd just like to say that they are working very hard, they are relatively new CDC and, if you have any - do you have any comments regarding Friendship New Vision other than...? Their... all of their projects, or the projects that were funded were eligible. The dollar amount... the difference of what they weren't funded were just projects that were not eligible.

MARTINEZ: Okay. Councilman Ashford?

ASHFORD: Thank you, Mr. Chair. You know, I've had a chance to work with Friendship New Vision and have been very impressed with how fast they've grown in the last couple of years and they have probably one of the - in a short time - one of the biggest volunteer base out there among all the CDCs. Do they get credit for that on the application, or it doesn't... you don't get credit for that? I know there's so much scoring on there.

BADIK: Yes.

ASHFORD: Do you get credit for that?

BADIK: If they document their volunteer hours then it becomes credit to the project. Now, unfortunately, most of their volunteer hours are not within the housing purview...

ASHFORD: Okay.

BADIK: ...so that...

ASHFORD: But, they have strong volunteers in...

BADIK: Right.

ASHFORD: ...everywhere else, but it's not there so they can easily go into this year, understand the document, move those...

BADIK: Right.

ASHFORD: ...volunteers over and document those hours so they can get...

BADIK: Yes, volunteer hours is part of the documentation as long as they submit that and are able to document that - correct.

ASHFORD: Okay, thank you.

MARTINEZ Continue.

BOND: Okay, you'll see Lagrange Development Corporation is listed, however, they are under United North, so I'll move on to the next entity and we'll talk about United North later on. Maumee Valley Habitat for Humanity applied for \$45,538.31 in the 36<sup>th</sup> year; they've never received CDBG funding; however, for the 36<sup>th</sup> year, they were recommended for \$45,500.00 – projects that they applied for was eligible. Neighborhood Housing Services of Toledo applied for 320,000 in the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they received 260,317; in the 36<sup>th</sup> year, they were recommended for \$290,000.00. I believe they had a relatively high application score – projects were eligible. In addition to that, Neighborhood Housing Services recently merged with Ottawa Community Development Corporation, so they're starting to collaborate. They, again, were allocated 290,000. I don't know if you have any additional comments.

BURKHARDT: No, the only other thing was they also have assumed ownership of the Housing – I can't think of it – HERC.

BOND: HERC – Housing East.

BURKHARDT: Housing East.

BOND: Again, the next entity is NorthRiver – we'll talk about under United North. Organized Neighbors Yielding Excellence applied for – ONYX – applied for \$249,999.00 in the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they received 114,414; they were recommended for \$90,304.00 in the 36<sup>th</sup> year. The reason for the decrease from the 35<sup>th</sup> year to the 36<sup>th</sup> year were there were ineligible...there were two ineligible project – well, more than that, but specifically, two ineligible projects.

MARTINEZ: Okay. Councilman Ashford?

ASHFORD: Thank you. Could you explain what ineligible means when you say project? You don't have to tell us, but what deems ineligible for funding?

BOND: Not eligible for CDBG funding.

ASHFORD: Okay.

BOND: And that's federal rule, not Toledo.

ASHFORD: Federal. Do you get credit under there for economic development? Is it...? Okay.

BOND: Yes.

ASHFORD: Because I know that they have one of the strongest economic development projects out there among CDCs. What about – I know that they have a couple of housing projects coming up – I notice, when I'm looking at this list, ONYX is probably the only one that was reduced almost 20 percent from 35<sup>th</sup> year to the 36<sup>th</sup> year, and that's a big drop.

ASHFORD: What about the timeframe – what does it normally take to become a CBDO? If they go through the right qualifications and you have to qualify through the State...right?

BADIK: No, they can qualify through us, so...

ASHFORD: Oh, okay.

BADIK: ...it's just a matter of submission of the appropriate documentation and meeting all 15 criteria that are established – I think there's 15.

ASHFORD: And how long does that take once they submit the paper for approval?

BADIK: Once they submit it, it'll probably only be a two- to three-week review as long as all the documentation is available, we'll be able to identify whether that's the case, but the other key is some of those activities were also predevelopment activities, and so, they're not committed to a project. Predevelopment activities are not eligible under our HOME allocation.

ASHFORD: Okay.

BADIK: So, once there's financial commitments from outside, then they will no longer be considered predevelopment activities and move from a category to having funds for a committed project.

ASHFORD: Can the agency apply out of both categories – Green Projects and Brick and Mortar...

BADIK: Yes.

ASHFORD: ...to regain that group?

BADIK: Yes.

ASHFORD: Okay. Have...is there a certain max that you allocate for? Okay, so there's no max...there's no ceiling on any of the requests that you have for out of any of the areas?

BADIK: No, it's based on the project itself and whether it needs those funds to support it.

ASHFORD: Okay, thank you.

GORN: The only requirement, Councilman, is that it's actually for bricks and mortar and not for salaries, or operating expenses.

ASHFORD: Okay. Thank you, sir.

BOND: Right, and actually, the...they're able to – the projects that were ineligible I think was because they're not a CBDO. They can't do new construction and that's a federal – yeah, that's federal – by HUD and, if they work on that issue – they can apply and I told Mr. Gaines this – they can apply under – there's two – we'll get...

ASHFORD: The Green Projects?

BOND: ...down to there – the Green Projects or the Bricks and Mortar Projects.

ASHFORD: So, what do you have to do to get that qualification, again? What is it?

BOND: CBDO.

ASHFORD: And what does that mean?

BOND: Community Based Development Organization, and it's similar to a CHDO.

ASHFORD: Yeah, we know CHDOs, but this is the first time I've heard this.

BOND: ...but, it's for CDBG versus...CHDO is for HOME.

ASHFORD: Yes.

BOND: So, they have to get that designation and our staff will work with them.

ASHFORD: Is that more on the construction side?

BOND: Yes.

ASHFORD: This piece is.

BOND/BADIK: Yes.

ASHFORD: Okay.

BADIK: It's directly construction side. There's also a higher threshold for various categories. You could be a CHDO and not be a CBDO.

ASHFORD: Yeah, yeah.

BADIK: Just higher thresholds.

MARTINEZ: Continue.

BOND: Okay. Preferred Properties, in the 36<sup>th</sup> year, requested 200,000. They, in the 35<sup>th</sup> year, they never received CDBG and the 36<sup>th</sup> year were recommended for no CDBG and, Mike, you want to talk about...

BADIK: Yes, the Preferred Property application – the way the applications were reviewed – they were first scored, then we reviewed each project, which is different than the social service and, so then we went back and looked at the eligibility of projects. Preferred Properties – there were two properties currently already...two projects already currently being funded under other avenues...other funding that we had available, and so, those were deemed ineligible. Another project that they had suggested was a low priority – it's a new construction of rental house outside of our targeted areas and that's a very low priority for those projects, so those were the reasons why these projects were either deemed ineligible, or very low priority. It's based on the ConPlan review.

BOND: The next entity, Toledo Community Development Corporation, requested 150,000 for the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they received 88,762, and they were recommended for \$89,586.00 for the 36<sup>th</sup> year. United North, Lagrange and NorthRiver, who have merged, requested \$336,409.00 and they were recommended for funding of \$330,400.00, and if you go back and look at each individual entity, Lagrange and NorthRiver, you can see what their allocations were in the 35<sup>th</sup> year – Lagrange was 204,784 and NorthRiver was 125,623. Uptown Association applied for 70,000 in the 36<sup>th</sup> year, they have not received funding in the 35<sup>th</sup> year and they were allocated, or had a project that was eligible for the 36<sup>th</sup> year for \$40,000.00. VIVA South applied for \$82,488.00 in the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they had received \$58,026.00, and they were recommended for \$56,500.00 for the 36<sup>th</sup> year.

MARTINEZ: I'm sorry, you want to go down to the bottom allocations?

BOND: The two bottom allocations are two pools of money that the committee established, or set aside. Green Projects with secured financial backing from others – 100,000, and Bricks and Mortar Projects including infrastructure for 100,000, and then, Capacity Building, for 30,000.

MARTINEZ: Okay, and then, just before I go through public comment, I have a couple questions for you based on – he kind of left – Councilman Ashford's question about CBDO because that's nothing really new to the CDC world. What are – because I – how many CDCs are CBDOs?

BURKHARDT: Right now, I think there's three. There's United North, which is a combination of Lagrange and NorthRiver, Friendship New Vision, and TCDC – Toledo Community Development Corporation.

MARTINEZ: Okay, and then, is there any financial requirement, or I assume it's the ability to leverage financing? Is that why other nonprofit, other CDCs haven't, or like what's the...?

BADIK: There are multiple reasons, some of which when you qualify as a CHDO, a Community Housing Development Organization, those are the same, but

there are requirements in regards to having a development plan in place, that the activity is...the new construction activity, has to be included within that plan. There has to be board membership that fits the low/moderate income category of 50 percent – greater than 50 percent, which is not the case for a CHDO – it's only 30 percent, and then the ability to borrow financing – carry out projects – is part of the offer.

MARTINEZ: So, really, that's the next level for...as nonprofits grow, basically that's...?

BADIK: Right. It allows them to undertake the activity of new construction – that's the primary ability to do that. They can take... undertake new construction under HOME, they just will not be able to receive any Development Block Grant funds, so even though you might not be eligible as a CBDO, that just means Community Development Block Grant funds, either for the project or for support... staff support for the project can be used, but under HOME, you can build new... you can build new buildings – new apartment buildings, new single-family houses, and HOME dollars would allow for developer fee, so rather than having up-front money, it's money that's received while the project is being completed.

MARTINEZ: Okay. Well, with that, I will go through the list and if you are representing an organization, please come up, state your name, the organization you're representing, as well as your address for the record and we will start with Friendship New Vision. Okay, Maumee Valley Habitat for Humanity.

McINTYRE: Good morning, my name is Mike McIntyre, I'm the executive director for Maumee Valley Habitat for Humanity at 223 South Fearing. First off, on behalf of the many volunteers and staff at Maumee Valley Habitat, we thank you very much for this award. The mission for the home repair ministry, which is what this funding will be targeted for, is for... to provide needed repairs, low-income houses for existing homeowners in the City of Toledo. The focus of the repairs is to provide safe, healthy environments for these existing homeowners. It can include both interior and exterior repairs; it can include minor/major roofing repairs, as well as plumbing and electrical. This will be a big step for us to advance our mission, so I thank you very much.

MARTINEZ: Thank you. Councilman Craig.

CRAIG: Just a short question, sir.

MARTINEZ: Sorry, Mr. McIntyre.

CRAIG: What are there any income requirements to apply for those?

McINTYRE: Yes, there are. It's typically less than 50 percent AMI.

CRAIG: Okay, thank you.

MARTINEZ: Thank you.

BADIK: Let me say that there are some other qualifications, so it's not just income – it's the Habitat model of volunteer hours need to be expended as well, so Mike can you talk about...?

McINTYRE: Sure, I'd be happy to. There's a number of different elements. Number one, they need to demonstrate need... they need to demonstrate unsafe housing in their current living conditions. There's an element of volunteer hours, as Mike had demonstrated, for each project. In addition, there's the willingness to partner with us, which includes a small payment from the partner family so they are more fully engaged with the project. Thank you.

CRAIG: Thank you.

MARTINEZ: Okay, moving down the list – Neighborhood Housing Services. ONYX?

GAINES: Thank you, Mr. Chairman. I'm Jimmy Gaines, Executive Director of ONYX at 525 Hamilton Street. I'd like to ask that the – and to the Councilmen – I'd like to ask that the review of the ONYX proposal be reconsidered for at least a minimum of \$118,000.00 to about \$150,000.00. The reason for that is that the activity of ONYX has been very critical to the central city. You have to realize that, without the ONYX organization, some of the major economic development activities that's taking place in the central city would not exist. For example, in addition to the housing development that's taking place there, this year, we're going to build 16 brand-new homes. These homes will be in the central city around Belmont – that's around the New School New Neighborhoods program. Those 16 homes will be made available to low- and moderate-income individuals for rent. We have brought to the central city \$240,000.00 in brownfield development – that's around the City Park area for that Aunt Minnie project. We brought in \$150,000.00 to the credit union – that's to help build that new credit union. We've also been able to address volunteers – about 150 volunteers came out for our Woodland project. The Woodland project is the project where we're going to be helping to remodel homes, that is put in new windows, new roofs, take care of the... for a two-block area on Woodland. We've been involved in, as you can see, I'm wearing the census material – we've given out about – during the January – we gave out these t-shirts and hats at the Minority Youth Conference, which was held where there was over 1500 parents and students as a kickoff to the census program. We've also been involved in the Dorst Street project, which is – if you go on Dorst Street, you will now see that they're putting in a median in the Dorst Street area, and what I'm talking about is really been to develop jobs for the central city and that's what it's been all about. We've also been fixing up people's homes who can't afford it. In addition to that, if you will go back to the newspaper last year, you'll notice that there was a critical problem that was being... that we had occurred in the central city and that is some of our rental units were vacant because people had lost their jobs. Well, if you drive through the central city now, you'll see that those board-ups... board-up units are now occupied. We're talking about... about ten homes that we got boards off and we have people that are now living in those... in those properties, and I'm asking for you to reconsider our proposal simply because we just need the dollars – these are operating dollars you have to understand. It's only three staff of us in our operation. This may sound miniscule to you, but fortunately, I'm in a position because I'm retired, to have the healthcare that I need to take care of myself. Matter of fact, I cancelled a doctor's appointment to make sure I could testify here, but my two staff members need healthcare and the agency doesn't have it. A small, you know, a small amount of dollars would help provide them with

healthcare. I've been fighting for that ever since I've been executive director for this agency, and I'd like to see dollars put in for that. In relationship to this CDBGBO requirement, we are a CHDO and, unfortunately, at the time of application, I was not aware that I needed this other certification and the Neighborhoods Department has mentioned to me they're willing to work with us to accomplish that, but regardless of that, I'm going to build 16 new homes in the central city – that's not a small accomplishment, even under the economic circumstances. If you read the paper last year... in April of last year, right in the middle of the crisis with the housing market, we sold – that is ONYX – our last market-rate house in April of last year while everybody else couldn't sell anything, so again, I would just like you to consider the fact that we're doing the best we can, we're very few people, and I'm also very active in the CDC Alliance. I'm president of that alliance and there are money... there is money down in the area of the additional allocations – the new allocations – to at least get us back to the 118. I know you'll see the 114, but I've fought for 118 last year and we got that, and then we were cut when the Neighborhoods Department took a cut and they go across the board cut for everybody, so that's why I have a 118 number, but a minimum of that number plus the healthcare dollars would really help us, and then we would also use... we're also going to be applying in the future for those additional dollars under the CDBGBO requirement, so that's my plea and hope you consider it. Thank you.

MARTINEZ: Thank you very much, Mr. Gaines. Preferred Properties? Toledo Community Development Corporation. United North – Mr. Glazer.

GLAZER: Good morning, Terry Glazer, CEO of United North, 3106 Lagrange Street. I'm glad to be up here. Often times we come up here maybe complaining about an issue or asking for more money, but in this case, we're here, at least from United North's viewpoint, to thank you for the allocation. We had some concern because, in the past, we were funded as two separate agencies – Lagrange Development and NorthRiver Development, and as the first of the year, we are officially merged, and so applying as one organization, it looks like a large amount, but we're actually two organizations in one. We've had a really good year in the 35<sup>th</sup> year. We completed 24 new homes – a project that cost approximately five and a half million dollars, and in the 36<sup>th</sup> year, we'll complete another 24 new homes, another five and a half million dollars, so that's a \$11 million investment in, what we now call, One Village, and we are proposing, if we get successful in applying for tax credits, for a 40-unit apartment complex for senior housing. We expect to initiate a financial opportunity center to help people obtain financial stability, so there are a lot of exciting projects out there. We did go through a quality-of-life plan. We had 500 neighborhood people participate over a year and a half period of time. We did put a documentary together because we felt this was some cutting-edge stuff, and we'd like to at least offer it to City Council an opportunity to present to you and to the Department of Neighborhoods showing of the documentary that we put together so, once again, we thank you and look forward to the 36<sup>th</sup> year.

MARTINEZ: Wow, thanks. Okay, moving forward. UpTown.

HARTER: Thank you and good morning. I'm Jamie Harter. I'm on the board of UpTown Association, 2221 Madison Avenue. First of all, to the City of Toledo – Department of Neighborhoods, to the Citizens Review Committee, to the members of this committee, and City Council, we want to thank you for the allocation request. As it was alluded to earlier, we are kind of a newbie in this game. We have been in existence since 1986 as a CDC, but during much of that history, we were under Neighborhoods In Partnership. We made a

conscience decision back in the summer of 2008 to de-associate with NIP and go on our own because we thought we could do more on our own. To that end, we brought on staff, an executive director. Our goal in UpTown is to create a sustainable community of choice and I think I said we're a newbie, but you're going to be seeing and hearing more out of UpTown in the coming months. One of our goals – we are trying to refurbish and rehabilitate some of the thoroughfares that are coming out of downtown Toledo – Adams Street, Madison, Monroe, and Washington – and, again, we're new, but we're going to be back for more because I think you're going to see good things out of UpTown in the future. So, again, thank you. We're very pleased with what we're getting.

MARTINEZ: Great, thank you. Actually, you know, I was a little concerned with the allocation, but I've seen some of the work that you guys have done and it's been fantastic, so my hats off to you guys – you've come a long way.

HARTER: We realize we have to take baby steps, so we're going to do that.

MARTINEZ: VIVA South? I think that's it. For this particular CDCs now, I do still have the list. I'm going to go down the list to see if there's anyone else who would like to comment on the CDBG process. Miss Moore?

MOORE: Good morning, my name is WillAnn Moore. I live at 371 Pinewood Avenue in the ONYX community for which I've lived all my life and which I serve. Our allocation every year seems to be cut and it is not that ONYX does not do any less work. We're always doing more work with less to operate with, and I am just asking you to reconsider based on the amount of work we do and have done in this community. There were a lot of things that we have had to overcome and we have not called them problems, we've only called them challenges and one of the challenges was our property was not being managed correctly and we have taken over that position as far as managing those properties and, if you come through the ONYX community, you'll see that families have been placed in homes that were boarded up and that was a complaint from the Council that there were too many boarded-up houses and not enough people living in those houses, and they were new houses. Well, ONYX has taken on that challenge and we have people now living in those houses. We have taken... we have brought well-known figures here – Rev. Jesse Jackson – to help us as far as foreclosures. We've even worked with residents who have... were losing their houses to foreclosure and we have helped them with a plan. For those people that are in our tax credits, I have personally counseled them so they would then know how to work with other agencies to get the monies that they need to pay their rents because it is not our aim to put people out on the streets because they do have children and that is a growing concern all over America – homeless families. We don't have, as Mr. Gaines said, we do not have a lot of staff – paid staff, but we have many people that come in and volunteer their time and, if you're just counting volunteer hours, I think that I would count as a paid staff person because I'm at ONYX – all the meetings, all the trainings – all of the time, so I'm just asking you to reconsider the amount of money that we were allocated and restore us to what we were allocated last year so that we can continue to do the things that we do, and I thank the Department of Neighborhoods, especially for working with us – Mr. Gaines – who is our new director. They did come in and work – we've met with them on a weekly basis until just recently, but we're going to reestablish that because we want to be knowledgeable of everything that is... that should be afforded to our CDCs, so that we can apply for everything that's available, and I thank you, Mr. Chairman, and everyone else. Thank you.

MARTINEZ: Thank you, Miss Moore. I'm going to run down the list real quick because I'm not sure whether they've spoken or not and, Mr. Grefe, I see you're in the back. Would you like to say anything before I move forward?

GREFE: My name, again, is Hugh Grefe. I reside at 3437 Kingsgate Boulevard, Toledo, Ohio, and I'm the senior executive director of LJSC here in Toledo. I have listened carefully. I've been thinking about that long and impressive ConPlan that I need to reread a few more times, and I think that there's some real important questions that we're going to have to be able to answer a lot more clearly than we have already. What does it mean to say that I've done a project? If you're a CDC, what does it mean to say that I did the project? There are lots of ways to define that. What was your role, specifically? Were you the lead development party? Were you a passive development party? That's an important question because it speaks to the capacity of the organization and it speaks to who you might argue is reasonably to be credited for the outcomes derived as a result of the project. Is the CDC capable of undertaking financing activities? I'm not sure how the staff might now make that decision. I listened carefully to the CBDQ discussions and, I agree, that was an important consideration. I'm glad to hear it and I'm glad to know the Department of Neighborhoods is willing to work with groups that would like to achieve that status. That status alone will simply not define whether or not a group is capable of securing financing. CDCs exist for two principle reasons and, when they do those reasons, they're really important to the community -- that makes them distinctive from every other nonprofit. Those reasons are - they communicate and organize their neighborhoods; they make it possible for residents to think through and express their goals and dreams for their own communities. Is there evidence that the CDC actually has put together something like a quality-of-life plan, or in some other way, routinely, actively, and authentically engages with many, many, many residents, not just a few? That's a key question. The second key criteria for a CDC to be deemed effective and capable is their ability to bring resources to the community through their own efforts. This is a very significant question and that's why I put the question to you, or I would ask that as you go forward thinking through how to implement an ambitious thing like this ConPlan, that we think about how do we actually evaluate groups' capacities to secure financing. What is their own balance sheet like? How have they handled their prior debt? Would anyone lend to them now? If they can't secure that, why would you believe they'll do it in the future? The ConPlan correctly points out that we need a massive injection of capital beyond just the federal and local capital available, and so it calls for this \$1 billion in private sector. This is an ambitious number and I, again, say that LJSC will help with that. It was interesting news to me, as I pointed out, somehow I wasn't quite invited to participate the way we have in prior years, but this goal, while it's worthy and clearly necessary, is going to take high-capacity organizations, strong partnerships, powerful collaborations, transparent, open, active communication and engagement. You can tell from the tone of my voice that I'm not sure all of that now exists. I'm not here to point fingers; I'm not here to criticize anybody in particular. I'm here to call us out as a group of people at Government Center and the neighborhood organizations and at LJSC to recognize that if we are not more effective communicators, better collaborators, more honest about capacity and working together, we're not going to secure the change we need. Last summer, the White House published a memo - some of you have seen it; I sent it around. It was quite an interesting thing. It was the first time that any federal administration had said to all the Cabinet agencies and all the departments of the federal government - in the future - we don't care what your department is - you could be the Department of Homeland Security, you could be the Department of Agriculture - in the future - when you build your budgets - we expect you to be committed to place-based community development. How powerful a point is that? Place-based community development

means that you're specific, you're targeted, you're comprehensive, you get out of your silos, and you try to leverage in all the maximum directions that you can. I'm happy to share that memo because that is defining - at least the next three years of any policies that come out of the Obama Administration. This is a call from the White House to all of the Cabinet secretaries, and it will go way beyond HUD, so when you hear terms like promise communities, communities of choice, or in the land of LJSC, we like to use the word sustainable communities of choice. This is just not idle jargon and PR. This is calling for very specific behaviors, and I want to be able to count, and I hope I can count, on the City of Toledo - Department of Neighborhoods and the rest of the city, administratively and at the Council level, to recognize that our best chance is that we all get to get on the same page and it's not just idle gossip, or idle wishful thinking. So, first step is to be much more specific about what we mean when we say capability, capacity, what we mean when we say we're responsible for something - who's responsible? How does it work? Who brought resources? How did they bring those resources? To whom are they accountable? What are the outcomes? When we start hearing those questions, we'll be better off. The danger for you and the danger for your staff often is that there seems to be security in looking at some regulatory term and say well, it's the regulation. I'm not suggesting that's happening, I'm suggesting that's the danger. Regulation is simply a necessary condition. It is not the accomplishment of a worthy end, but all too often - my wife stood here and pointed out how thorough the City Monitors are - we agree. Anybody that's had that particular pleasure knows that it's true, but the level of thoroughness is sometimes directed toward things that are really just about regulatory compliance - not that that's a bad thing - but it's only a necessary condition. If we don't ask those tougher questions, we aren't going to be talking about the accomplishment of worthy ends. If people can't define what their goals are, if they can't show you their capacity beyond simply filling out a form, they're never going to get beyond that, so I'm challenging us all, I'm volunteering to sign up and work with you on it. I hope to be invited to participate, and I look forward to a brighter future. Thank you.

MARTINEZ: Thank you. Going down the list - Mr. Mulder? I'm not sure you spoke or not. Mr. Slack?

SLACK (from audience): Reserving my comments for the page 3, "Other" category.

MARTINEZ: Okay. Mr. Harter?

HARTER (from audience): I spoke.

MARTINEZ: Spoke? And Janet Boswell. All right, let's move forward. Page 3.

BOND: Okay, the other two entities are Fair Housing Center at 150,000 for the 36<sup>th</sup> year; in the 35<sup>th</sup> year, they received \$150,306.00, and was recommended for 150,000 for the 36<sup>th</sup> year. Economic Opportunity Planning Association, or EOPA, applied for 400,000 for the 36<sup>th</sup> year; they received \$395,445.00 for the 35<sup>th</sup> year, and was recommended for 375,672.75 for the 36<sup>th</sup> year. EOPA, if those of you are not aware, runs the Emergency Repair Program for seniors and the disabled, and if somebody could speak to the reason for the cut from the 395 to 375, Mike or Veronica.

BURKHARDT: The reason for their lower allocation was their application was poorly written - they actually had one of the lower scores. Limited information was

provided as to the community need. The Key Staff information was incomplete. There was some discussion on their board diversity and the need for that a little bit more. Statistics to back up the target population was also incomplete, and there was no supporting documentation for the coordination and the collaboration.

MARTINEZ: Okay, wow.

GORNY: Actually, there was one more thing and I think it was the most important in my mind was the fact that the staff cost was high compared to the actual cost of the repair.

MARTINEZ: I did notice on the application it's significantly high. Moving forward.

BOND: Okay, and NODA - Northwest Ohio Development Agency, which is a - I'll call it - a subsidiary of Fair Housing Center applied for \$30,498.00 in the 36<sup>th</sup> year. They had not received CDBG in the 35<sup>th</sup> year and they were recommended for zero funding for the 36<sup>th</sup> year, and what was the reason for that?

BURKHARDT: They were not recommended for funding due to the duplication of the service, you know, within the community and the linkage for the foreclosure funds was not indicated in the application. There was a significant increase from the 36<sup>th</sup> to the 37<sup>th</sup> year work plans without any justification and the work plan really indicated that they were only providing the counseling.

MARTINEZ: Okay.

BOND: And, we've covered the Toledo-Lucas County Plan Commission and the Health District. The last, I guess, but not least, is the Toledo Municipal Court. They applied for 100,000 in the 36<sup>th</sup> year; they were allocated \$102,131.00 in the 35<sup>th</sup> year, and was recommended for level funding in the 36<sup>th</sup> year. Toledo Municipal Court - I don't know if they're here or not, but they can speak to what this \$100,000.00 is for. I don't know if she's here, but, well, I can tell you that the program - if someone is cited into Housing Court that does not have the wherewithal to do the necessary repairs, that's what these funds are utilized for.

MARTINEZ: Okay. Councilman Collins.

COLLINS: Thank you, Mr. Chair. I'd like to revisit the Toledo Municipal Court - so the \$100,000.00 is if someone is cited into Housing Court and they do not have the financial ability to perform the necessary repairs, this \$100,000.00 is then a resource that the court uses...

BOND: That's correct.

COLLINS: ...in order to be able to provide monies in order to repair the houses?

BOND: That's correct. We also - our inspectors - we - the Housing Section has a number of other programs that the Code Enforcement Inspectors try to get people to before they get them into Housing Court, but sometimes that doesn't always happen. We have the HOPE program, we have owner-occupied rehab, and sometimes that just can't... the individuals can't qualify for any of our programs and they get to Housing Court and that's what these funds are able to assist those individuals - very low-income individuals. Mostly - I'm going to speak for Housing Court - probably mostly seniors.

COLLINS: Okay, so this isn't applicable to like landlords and things of that nature?

BOND: No.

COLLINS: Thank you. Thank you, Director.

MARTINEZ: Okay, anything else on this sheet? Did you cover the allocation to the Department of Neighborhoods?

BOND: The Department of Neighborhoods allocation - and this is 5.7 million to cover various areas of the department and also Economic Development. The City - Department of Law we fund, I believe, is a prosecutor position two thirds, which is the 40,325.68, and then City Debt Management is \$26,141.00.

MARTINEZ: Councilman McNamara?

McNAMARA: Thanks, Mr. Chair. What's the debt on?

BOND: The...go ahead, Maria.

GORNY: It's for the Jeep and 108 loans -- the Jeep and Autolite 108 loans.

McNAMARA: Okay. This is a \$4 million increase for the Department of Neighborhoods. Can you give me a little more details on that?

GORNY: The 35<sup>th</sup> year number is not correct on this document.

McNAMARA: Okay.

MARTINEZ: I was kind of curious myself.

McNAMARA: Okay, so, I mean, do you have the 35<sup>th</sup> year number on you?

BOND: No, I can get that...I can get that for you. It's - I don't know - I'll get that information to you.

McNAMARA: Okay. Thank you, Mr. Chair.

MARTINEZ: Okay, going down the list – let's see – do we have anyone from EOPA?

SLACK: Good morning to everyone. The third time is the charm. My name is Eric Slack and I'm the director of planning for the Economic Opportunity Planning Association of Greater Toledo and I am here in order to express our appreciation for the award and allocation for Economic Opportunity Planning Association for this particular grant year for 36<sup>th</sup> recommendation, and we have continued to cooperate and collaborate with the City of Toledo, Department of Neighborhoods on a number of projects. However, we would request that the amount of the reduction be reinstated to the 35<sup>th</sup> year provision. Essentially, we do realize that staff costs may be high, but however, one of the things that has impacted us is the increased building costs because it is a senior emergency home repair program and a lot of the building cost materials are going up, as well as the other cost of materials, and some labor costs have increased. Additionally, our last monitoring report came back very favorably from the City of Toledo, Department of Neighborhoods' monitor. I believe all of our ducks were in order and everything came out very fine and, essentially, moving forward, we're looking at doing some collaborative efforts with the City of Toledo on neighborhood stabilization, and one of the key components of the senior emergency home repair program is that it identifies a number of homes that then the City of Toledo looks at in making necessary repairs as part of its Neighborhood Stabilization Program, and I think the restoration of those funds would allow us the ability and flexibility to make those types of repairs on those homes. Thank you.

MARTINEZ: Thank you very much. Fair Housing?

BOND: Can I...can I just make...

MARTINEZ: Certainly.

BOND: ...a comment as it relates to Economic Opportunity Planning Association? I would like to thank them. As Mr. Slack mentioned, we have been working very collaboratively with them as it relates to some of our stimulus dollars – CDBG-R, as well as a grass-cutting program. They assisted us in 2009 and they have intentions on assisting us in 2010, and I'd just like to thank them for their collaboration and their assistance in both of our CDBG-R and our code enforcement.

MARTINEZ: Thank you. Mr. Marsh... from Fair Housing.

MARSH: Thank you, Mr. Chairman. Michael Marsh, Vice President of Development and Public Relations for the Fair Housing Center and Northwest Ohio Development Agency, which is NODA, so if I could please speak to both agencies?

MARTINEZ: Sure.

MARSH: First, I'd like to thank Council and the Department of Neighborhoods for keeping the funding level...maintaining the funding level for the Fair Housing Center. I will remind everyone, as most of you know, that the Department of Housing and Urban Development mandates that municipalities that receive Community Development Block Grant funding must affirmatively further fair housing and one of the ways that the City of Toledo accomplishes that is by contracting with the Fair Housing Center to conduct fair housing

GREFE: Okay.

MARTINEZ: ...data-entry error

GREFE: Thank you.

MARTINEZ: So, it's similar. They will get the final number to us. Is there anybody else that would like to speak, or have any other final comments – any of my fellow Councilmen? Okay, I would just – I guess in closing – I would just like to mention that the recommendations will go before the full board – we don't have a quorum, so we can't guarantee any of the recommendations, but at this point, given the current economic conditions, you know, there are no longer any sacred funding sources to any community at this point – it's all going to be based on performance, programming, and the ability of the organization and, ultimately, the impact in our community. It's my intention to re-tool how we assess the qualitative aspect of our funding to ensure that we're having the maximum impact in our communities because, ultimately, that's where this money goes. No longer can we afford high salaries, or programs that are not efficient, effective, or make an impact in our community, so I just want to make that abundantly clear and I'm more than happy to have a discussion. I'm looking forward to working with the Administration, as well as the Department of Neighborhoods to meet on a monthly basis to ensure the status is moving forward. We...it will also be my recommendation that we have an impact study based on the previous allocations to ensure that we, the taxpayers, are getting the most bang for their buck in making an impact in our community, and with that being said, I will close this meeting. Thank you.

enforcement and education services, as well as conduct and monitor the Analysis of Impediments to Fair Housing, so I thank you for that. I do wish to make a point of clarification. It was mentioned that NODA – Northwest Ohio Development Agency – is a subsidiary of the Fair Housing Center when, in fact, they are two separate 501(c)3 nonprofit organizations. We do have some shared staff, we have the same board of directors, we have the same office space, but we are separate 501(c)3's with our own separate missions, etc. – own budgets. And, we are disappointed. We applied through NODA for CDBG two years ago – we were not funded. We applied again this time – we work closely with the City to help create creative solutions to the foreclosure debacle that's threatening our neighborhoods on a daily basis and both Fair Housing and NODA do work together to address foreclosure issues, but this funding was specific to NODA for foreclosure prevention counseling. The difference in, or the increase in funding between the 36<sup>th</sup> and 37<sup>th</sup> year that was mentioned in NODA's application is due to the fact that, right now, NODA is administering a one-time-only grant through the Attorney General's office in the State of Ohio for foreclosure prevention counseling. Because that money will run out, it won't be able to be used – it won't be available – it will be gone, so that's why the increase in the budgets. We had to be realistic with what we were forecasting, so I hope that clarifies it. If there's any way that request could be reconsidered, or funded out of a different pool... I also... I'm frankly surprised to see NODA put into the "Other" category as opposed to "Public Service" as a stand-alone agency, so thank you.

MARTINEZ: Okay.

BOND: I'd just like to comment on the foreclosure issue. The City of Toledo, as I previously mentioned, did receive Community Development Block Grant supplemental funding and we allocated, I believe 115,000...200,000 to the Fair Housing Center for foreclosure prevention. We also intend on, in the 36<sup>th</sup> year, to set aside an additional pool of money that we will probably work with the Fair Housing Center, and/or NODA for foreclosure prevention because we are aware that you all are running out of sources of funding and foreclosure prevention...and there's not a lot of funds out there for foreclosure prevention. The Neighborhood Stabilization Program is after foreclosure has happened and there's not a lot of attention from funding for foreclosure prevention, so we are aware of that and we do plan on setting aside some additional funds out of this year's CDBG for foreclosure prevention.

MARSH: Thank you, Katie. Thanks.

MARTINEZ: All right, thank you. Is there anybody else – Plan Commission, or...I see Director Lawshe. No? Okay. Well, if that's...let's have me double-check my list to make sure there's nobody else that wishes to comment. I think we got everybody. Okay, is there anyone else that would like to publicly comment? You had a question, Mr. Grefe?

GREFE: I imagine there's a...this is Hugh Grefe, 3437 Kingsgate, Toledo, Ohio. I imagine there is a bookkeeping, or accounting answer to why we show something on the order of a seven – well five, six, seven times increase in line one – City - Department of Neighborhoods and Development, from 958 to 5.7, so I'm sure that means something simple...please explain it.

MARTINEZ: Yeah, it was addressed. It was just a miscalculation...