

Preferred Properties, Inc.

Properties Preferred by People with Disabilities

Lew Ellis
Executive Director

April 19, 2010

Kattie M. Bond
Director
ATTN: Administrative Services
Department of Neighborhoods
One Government Center
Suite 1800
Toledo, OH 43604

RE: 36th - 37th Year CDBG Program

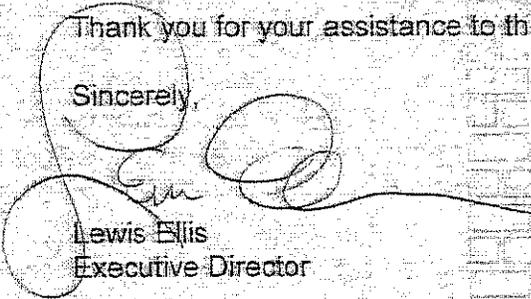
Dear Kattie:

I am in receipt of the City of Toledo's letter not recommending Preferred Properties, Inc. for CDBG funding.

Preferred Properties is requesting a summary of the application scores and review be provided upon receipt of this written request.

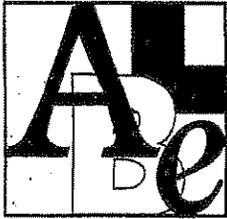
Thank you for your assistance to this matter.

Sincerely,



Lew Ellis
Executive Director

C: Allison Duncan, Board President
Mike Badik, Commissioner - Housing/Admin Services



Advocates for Basic
Legal Equality, Inc.

Center for
Equal Justice

525 Jefferson Avenue
Suite 300
Toledo, Ohio 43604

(419) 255-0814
(800) 837-0814

(419) 259-2880 fax
(888) 545-9497 TTY

www.ablelaw.org

April 28, 2010

City of Toledo
Department of Neighborhoods
Five-Year Consolidated Plan/One-Year Action Plan
One Government Center, Suite 1800
Toledo, Ohio 43604

Advocates for Basic Legal Equality, Inc, otherwise known as ABLE, provides free legal services to low-income clients throughout 32 counties in Western Ohio, including the City of Toledo and Lucas County. Our client population is greatly affected by the housing and economic development programs governed by the City of Toledo's Consolidated Plan and we welcome the opportunity to provide comments on the five-year Consolidated Plan and the one-year Action Plan.

Prioritizing Code Enforcement

We applaud the City of Toledo for recognizing the importance of code enforcement to our low-income communities. Health risks created by substandard housing have long-term deleterious effects for our clients. We believe that the City of Toledo should enforce existing laws to ensure more healthy living environments for our clients. The City of Toledo can formalize their commitment to enforce existing laws and existing internal policies by making the following changes in the Consolidated Plan:

Section VI. Category 8. Improve Neighborhood Conditions

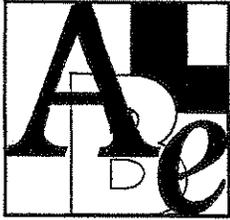
b. Eliminate Lead Hazards

Include the following strategy:

- The city of Toledo shall collaborate with the Lucas County Health Department to ensure that any lead problem identified by the Health Department receives the appropriate follow-up and case management necessary to abate the health risk and hold negligent property owners responsible.

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m. Enforce city regulations

Include the following outcome:

- The owner of any property that is identified as a public nuisance under T.M.C. § 1725.13 shall be prosecuted, as required by T.M.C. § 1725.13.
- Every property owner required to complete a Certificate of Property Code Compliance under T.M.C. Chapter 1763 or T.M.C. Chapter 1765 will complete the required certificate or be prosecuted by the City.

Include the following strategies:

- The city of Toledo shall collaborate with the Lucas County Health Department to ensure that any health and safety risk identified by the Health Department receives the appropriate follow-up and case management necessary to abate the health risk and hold negligent property owners responsible.
- Create and maintain a database of any property owners required to comply with T.M.C. Chapter 1763 or T.M.C. Chapter 1765. Enforce the requirements of Chapter 1763 and Chapter 1765 against non-compliant property owners.

Manufactured Housing

As recognized in Section III of the Consolidated Plan, there are 33 manufactured housing communities in Toledo, and the majority of the residents of these communities own their home on rented land. The insecurity of owning a home on rented land leads to potential economic abuses by park operators and lessens the incentive for home-owners to properly maintain their homes. Resident ownership of manufactured communities is a viable solution to this problem that the City of Toledo can encourage by amending the Consolidated Plan in the following way:

Section VI. Category 7. Improve Housing Affordability

d. Assist mobile home residents purchase their units

Edit the goal to d. Assist mobile home residents purchase their communities.

Eliminate the following outcome:

- 5 mobile home residents will be assisted annually with the purchase of their units

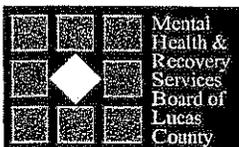
Include the following outcome:

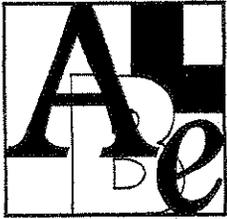
- At least one group of residents residing in a manufactured housing park that is primarily low to moderate income will be assisted with the purchase of their park and conversion into a resident-owned community.

Include the following strategy:

- Provide technical assistance to non-profit organizations to organize and train manufactured housing community residents for resident ownership.

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Section VI. Category 3. City Infrastructure

b. Replace old water, sewer and gas lines in LMI areas

Include the following strategy:

- Provide loans or grants to public or private nonprofit entities to repair water systems at resident-owned manufactured housing communities comprised primarily of low to moderate income residents

Collaboration with ABLE

ABLE is interested in collaborating more with the City of Toledo to improve the lives of our client population living in Toledo. We have a strong connection to our clients and the problems affecting them through our direct service and Legal Aid Line. We also have expertise. We would like our potential collaboration recognized in the Consolidated Plan by making the following changes:

Section VI. Category 1. Improve Housing Conditions

e. Code Enforcement/Nuisance Abatement

Include the following strategy:

- Work with the land bank, CDCs, LISC, ABLE/LAWO, neighborhood residents and other community stakeholders to use all available legal and financial tools to eliminate blight on a targeted, block by block basis.

Section VI. Category 7. Improve Housing Affordability

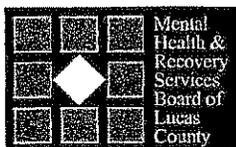
a. Foreclosure prevention

Edit the following strategy by adding the underlined word:

- Engage the Housing Court, City of Toledo Law Department, LISC, ABLE/LAWO, and CDCs in resurrecting a community-based receivership program.

If you have any questions about these comments, please contact me by phone (419-255-0814) or email (tfey@ablelaw.org). Thank you for your work in improving the lives of Ohio's low-income population.

ABLE is funded
in part by:



Sincerely,

Toby Fey
Staff Attorney

The ☺ Friendly Center

May 4, 2010

To Whom It May Concern:

I would like to request a date to meet with someone to review my CDBG application that was denied. I can be reached at 419-243-1289.

Sincerely,


Morlon Harris
Executive Director

RECEIVED
MAY 06 2010
ADMINISTRATIVE
SERVICES



Friendly Center, Inc. 1324 N. Superior St. Toledo, Ohio 43604 Phone: 419-243-1289
www.friendly-center.org

