

Executive Summary

Through a comprehensive community engagement process, led by an eleven member Planning Steering Committee, the City of Toledo developed its 5 year- 2010-2015 Consolidated Plan.

The Consolidated Plan includes the following elements: a Community Profile, a Housing Market Analysis and narrative on the Housing Needs for Special Needs Populations; Housing and Community Development Needs and Strategies; Community and Economic Development Needs; Toledo's Five Year Strategic Plan for 2010-2015; and Toledo's One Year Action Plan (for 2010-2011).

The One Year Action Plan delineates the programs and services that the City will fund commencing on July 1, 2010 through June 30, 2011. For 2010, the City will be receiving \$8,761,779 in CDBG Funds, \$2,697,406 in HOME Funds, and \$353,061 in ESG Funds. Compared to 2009, these allocations represent a 9% increase in CDBG, a 0.49% decrease in HOME and a 0.55% increase in ESG funds.

Five Year Strategic Plan for 2010-2015

Eleven Broad Activity Categories were identified and prioritized using three criteria: the rankings from the community forums; whether the activity was a critical need; and whether the activity was an emerging issue like property foreclosures. For each of the eleven categories, goals, outcomes and strategies were identified for the next five years. For those activities that were out of the purview of the Department of Neighborhoods, they were listed under the heading of City Policies to be considered on a case by case basis.

Listed below are the prioritized Activity Categories and subsequent goals also in priority order.

1. Improve Housing Conditions

Goals:

- a. Rehabilitate/repair owner/occupied housing
- b. Rental rehabilitation and repairs
- c. Home maintenance and education
- d. Demolish abandoned structures
- e. Housing code enforcement and nuisance abatement

City Policy

- f. New housing construction

Over the next five years Toledo will: provide housing assistance to 397 owner and renter households in partnership with its local non-profit organizations; convene 40 home maintenance seminars; demolish 1,300 structures; issue 4,000 nuisance citations; provide new construction assistance for single family homes and rental units where appropriate and assist LMHA with the redevelopment of its aging public housing complexes.

2. Public Service (Social/Human Programs)

Goals:

- a. promote educational enrichment and life skill programs
- b. Assist soup kitchens and other feeding programs
- c. Enhance access to health services including early childcare
- d. Assist with legal assistance for housing including landlord/tenant relations

City Policies:

- e. Stabilize families with children
- f. Youth Programs
- g. Reliable and lower cost transportation
- h. Assistance to seniors
- i. Holistic approach to addressing mental illness
- j. Improve access to mental health services

Over the next five years: 200 persons will be assisted through educational and life skills programs; over 6,375 persons will be provided hot meals and 33,500 households will be assisted with food and groceries; 3,250 persons will be provided healthcare annually; 100 renter households will be assisted yearly with tenant-landlord counseling; 400 families with children will be provided case management assistance; the City will work with TARTA to improve access to transportation; the City will work with the Area Office on Aging to assist seniors stay in their residence; and work with the mental health community to improve access to services and encourage a holistic approach to treatment.

3. City Infrastructure

Goals:

- a. Address growing flood and drainage issues in LMI areas
- b. Replace old water, sewer, and gas lines in LMI areas
- c. Upgrade/replace street lights

City Policies:

- d. Separate combined (sanitary and storm) sewer system
- e. Address 4" waterlines to fire hydrants

Over the next five years, where appropriate and practical, the City will support projects in LMI neighborhoods with needed infrastructure improvements.

4. Eliminate Homelessness

Goals:

- a. Support retention of existing and development of new permanent supportive housing
- b. Assist with homeless prevention
- c. Enhance supportive services
- d. Support temporary emergency and transitional shelters

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City Policies:

f. Improve collaboration

g. Develop a mechanism for centralized in-take of services

Over the next five years the City will work with the Toledo-Lucas County Homelessness Board which is the local Continuum of Care (CoC) entity, and the Toledo Alliance to End Homelessness (TAAEH) to carry out the homeless goals and strategies to increase by 3% the number of permanent supportive housing units; administer Toledo and Lucas County's \$4.2 million Homeless Prevention and Rapid Re-housing grant-assisting at least 750 households with homeless prevention services; work to increase by 3% affordable rental units to be accessed by formerly homeless persons/families; continue to assist 2,500 persons yearly with needed emergency shelter, food, transitional housing and healthcare services; work to strengthen the CoC, HMIS system; and work towards establishing a centralized intake system for all homeless programs and services.

5. Economic Development-Creating jobs

Goals:

- a. Educate and retrain workforce with needed job skills
- b. Provide technical/financial assistance to small businesses to create/retain jobs
- c. Secure new capital investment
- d. Develop urban agriculture/vertical gardens
- e. Develop business incubators

City Policies:

- f. Diversify and rebuild Toledo's economic base
- g. Enhance financial stability of families
- h. Stimulate riverfront development
- i. Eliminate obstacles for small businesses

To carry out these goals the City's Department of Development will continue to administer its economic development programs, incentives and services to assist small businesses, CDCs, and neighborhood business districts. With its economic development partners, the City hopes to retain and create 10,000 new jobs over the next five years and generate \$1billion of new capital investment in the city's manufacturing, service, medical, financial, construction, higher education, and alternative energy industries from private businesses, financial institutions and local, state and federal resources.

6. Enhance Housing Choice

Goals:

- a. Promote and support ADA accessibility including helping seniors stay in place
- b. Improve outreach of housing programs and services
- c. Promote and support fair housing

City Policies:

d. Attract and retain families in Toledo

Over the next five years, the City will: work towards reducing and/or eliminating ADA barriers in private residences through rehabilitation assistance and in public infrastructure through curb, sidewalk and ramp modifications; work with the Fair Housing Center and related organizations in reducing housing discrimination by investigating 560 complaints over the next five years and resolving 25% of open discrimination cases.

7. Improve Housing Affordability

Goals:

- a. Foreclosure prevention
- b. Rental Assistance
- c. Homebuyer assistance
- d. Assist mobile home residents purchase their units

City Policies:

- e. Improve availability of private financing
- f. Enhance borrowing opportunities such as mortgage financing for LMI households

Over the next Consolidated Plan period, the City in conjunction with its partner organizations will reduce foreclosures by 10% annually; assist 126 rental units yearly with Tenant-Based Rental Assistance (TBRA); work with LMHA to increase the number of Section 8 vouchers by 15%; increase the homeownership rate in Toledo by 3%; provide homebuyer assistance (downpayment and closing costs) to 100 households annually; provide homebuyer counseling to 300 families on an annual basis; support the construction of 15 market rate houses in LMI neighborhoods annually; and assist 5 mobile home residents with the purchase of their units.

8. Improve Neighborhood Conditions

Goals:

- a. Vacant lot improvements
- b. Eliminate lead hazards
- c. Promote Green Technology
- d. Remediate brownfield sites
- e. Rodent abatement

City Policies:

- f. Collaborative approaches to rebuilding neighborhoods
- g. Neighborhood improvements should be targeted by all city departments
- h. Neighborhood safety
- i. Improve city responsiveness to neighborhood concerns
- j. Strengthen community development corporations
- k. Improve neighborhood schools with quality education
- l. Address neighborhood nuisance issues
- m. Enforce city regulations

n. Improve city services

o. Maintain city parks and recreation programs

To improve neighborhood conditions and to address the areas of concern, the City will work towards converting 24 vacant parcels to green space; work with the county in creating an active land bank so that eventually 100 vacant lots can be recycled annually; reduce lead hazards in 550 units by 2015; provide educational material and training on the dangers of lead based paint to 250 LMI households over the next five years; promote weatherization programs, the use of energy efficient appliances and green construction design in all City rehab and new construction programs and services; work with other economic development organizations in cleaning up brownfield sites for redevelopment; and with the health department work to reduce the number of rodent infestation incidents by 3% per year.

9. Enhance Neighborhood Business Districts

Goals:

a. Provide financial incentives to retain existing and to recruit new businesses

b. Provide infrastructure and streetscape improvements

City Policies:

c. Enhance organizational and staff support for business districts

d. Promote and support targeted development in business districts for spin-off effect

e. Establish programs such as the National Trust's Main Street Program for revitalization

f. Enhance neighborhood shopping opportunities

Over the next five years, the City will work with area business organizations, CDCs, and with local economic development partners towards creating sustainable neighborhood business districts with mixed uses that serve the needs of adjacent residents. The city has identified 12 key neighborhood business districts (page 4 of Section IV) all with different needs, retail and business markets, and organizational and staff capacities.

10. Transportation Issues

Goals:

a. Improve streets, roads and sidewalks

City Policies:

b. Maintain and upgrade existing roads and bridges

c. Expand TARTA routes/service to jobs and medical services

d. Assist intermodal projects for job creation

e. Promote and support high speed passenger trains

f. Extend north/south runway at Toledo Express Airport

g. Expand and improve recreational trails

h. Support dredging of Maumee and Maumee Bay

For this category, most of the funding comes from the City's general fund, its capital improvements program (CIP) and state and federal transportation funds. On a limited basis, the City may provide partial funding for certain eligible transportation projects with CDBG Funds in LMI areas.

11. Enhance Downtown and Warehouse District

Goals:

a. Expand façade program

Policies:

b. Promote a vibrant entertainment district

c. Promote business recruitment

d. Expand financial incentive programs

e. Enhance marketing and promotions

f. Promote safety

Over the next five years: the downtown façade program will be recapitalized and increased by 10%; the number of occupied storefronts will increase by 25%; the downtown and warehouse district will become the premier entertainment area in the Greater Toledo area; a 5% increase in the number of businesses will relocate in the Downtown and Warehouse Districts; incidents of crime will decrease by 5% through the efforts of Toledo Police and the Downtown Ambassador's Program sponsored by the Downtown Toledo Improvement District.

Evaluation of Past Performance

In 2009, the City received \$8,038,110 in CDBG Funds, \$2,710,740 of HOME Funds, \$351,145 of ESG Funds, \$12,270,706 of NSP-1 Funds, \$10,150,840 of NSP-2 Funds, \$2,141,045 of CDBG-Recovery Program Funds, \$3,905,981 of Supportive Housing Program and \$3.2 million in Homeless Prevention Rapid Re-Housing.

In 2009-2010, the City allocated \$760,558 in CDBG Funds and \$365,410 of ESG funds for public Service activities. It allocated \$1,205,716 for the CDCs and \$6,030,315 to fund the various housing, economic development and related programs and services administered by the Departments of Development, Neighborhoods, Plan Commission, Law Department, City Housing Court, and Health Department. The Neighborhoods Department used its \$2,710,740 HOME allocation for housing and other HOME eligible programs and services.

The City is currently administering its NSP-1, CDBG-R, and HPRP program allocations. And will soon be utilizing its NSP-2 Funds as well.

Given the severity of the economic conditions in Toledo over the past couple of years there have been higher incidents of home foreclosures, bankruptcies, and an increase in unemployment. This has resulted in a growing homeless population and a tremendous increase in demand for social service programs now experiencing unprecedented large financial gaps in their funding. These federal funds have and will be utilized to address these pressing needs and will help close the program and funding gaps that currently exist.