City of Elyria, Ohio

Consolidated Annual Performance and Evaluation Report for PY 2014

March 1, 2014 - February 28, 2015

Grant #B-14-MC-38-0015

Lead Agency: City of Elyria Office of Community Development
Contact Person: Ashley Scott, Interim Director
Telephone: 440-326-1541
A. Assessment of 3-5 Year Goals and Objectives

The city of Elyria is an Entitlement Community, which receives CDBG funding directly from HUD. During the PY 2014 year, all expenditures were for activities designated as priorities in our PY 2010-2014 Consolidated Plan and PY 2014 Annual Plan.

1. Housing Priorities – Rehabilitation, Homeownership and Rental Housing

a. Rehabilitation

1) Specific Programs/Objectives from the Consolidated Plan

a) Moderate, Emergency and Accessibility Rehabilitation: Owner-Occupied Housing
   Target groups: Homeowners with incomes at or below 50% of median
   Target area: City-wide
   5-Year goal: Assist 120 households
   Funding source: Community Development Block Grant Program
   Section 215 Affordable Housing Goal: 120 households

b) Moderate Rehabilitation: Owner-Occupied Housing
   Target groups: Income Eligible Households (Household income at or below 80% of median income)

   Target area: City-wide
   5-Year goal: Assist 12 households
   Funding source: HOME funds through the State of Ohio CHIP program
   Section 215 Affordable Housing Goal: 12 households

c) Owner-Occupied Accessibility Rehabilitation Program – City Funds
   Target groups: Persons with disabilities with income levels greater than 50%, but equal to or less than 80% of median income
   Target area: City-wide
   Funding source: Disability Parking Fine Fund
   Purpose: To assist with alterations such as ramps, grab bars, bathroom alterations, etc.

d) Purchase/Rehab/Resale Program
   Target groups: Persons at or below 50% -120% of median income
   Target area: CDBG, NSP1 & NSP 3 Target Area neighborhoods
   5-Year goal: 16 houses
   Funding source: CDBG, Program Income, General Fund, NSP1 & NSP 3
   Purpose: To help revitalize neighborhoods and increase homeownership levels
   Section 215 Affordable Housing Goal: 16 houses

e) Housing Code Enforcement Program (Rental and Owner)
   Target area: CDBG low/mod target area
   5-Year goal: Make 8,000 inspections. Correction orders would be issued as necessary to bring the structures into compliance with city codes.
   Funding source: Community Development Block Grant Program
f) Boarding (Emergency)
Target area: CDBG low/mod target area
5-Year goal: Board 125 homes. Building Department would identify unsafe, vacant structures that are easily accessible for crime and arson.
Funding source: Community Development Block Grant Program

2) Actual Rehab Activities During PY 2014

a) Activity: CDBG Owner-Occupied Home Rehabilitation Program
Resources/Program Funds Invested (Moderate, Emergency and Accessibility):
This activity was funded with CDBG funds. As of 2/28/14, $201,738.40 had been expended and 15 homeowner cases were addressed
Geographic Distribution of Investment:
This program was offered city-wide based upon the income of the owner-occupant.
Leveraging of Non-Federal Resources:
Limited General Fund dollars were used to offset salaries.
Match Contributions: None required.
Comparison of Planned and Actual Performance:
Under this activity, the goal is 120 homes over five years. The City has not met the annual goal due to increase staff time on NSP and CHIP. To date, a total of 89 homes have been addressed. The City has not met the 5 year goal.

b) Activity: CHIP Owner-Occupied Moderate Rehab Program
Resources/Program Funds Invested:
The City was approved for $250,000 in CHIP funds September 2013.
Applications were taken in December 2013 through January 2014.
Geographic Distribution of Investment:
The program is available city-wide to owner-occupied, income-qualified households. Household incomes must be at or below 80% of median.
The City has provided preference, by way of providing additional scoring points for applicants within two geographically target low income census tracts.
Leveraging of Non-Federal Resources:
The City is leveraging CDBG dollars for this activity.
Match Contributions: $21,500.00
Comparison of Planned and Actual Performance:
N/A, however, the City received 22 applications for moderate rehabilitation. All applications have been reviewed and ranked. As of February 28, 2015, a total of 4 rehabilitations were complete and 2 were underway. The City is on track for meeting its goal.

c) Activity: Owner-Occupied Accessibility Rehab Program – City Funds
Due to the lack of participation in the program, the City’s ADA Committee decided not to continue the program. They are using the Parking Fine Funds for other ADA projects in City facilities. However, this was not a CDBG funded activity and, as such, had not been programmed in the FY 2014 Action Plan.

d) Activity: Purchase/Rehab/Resale Program
Resources/Program Funds Invested and Accomplishments:
This activity was funded through CDBG, NSP I and NSP III funds. The program is underway. To date, a total of $934,858.43 NSP 1 Funds have been expended to benefit individuals within the 50% AMI bracket and $450,141.72 to benefit individuals within the 120% AMI bracket. Over
$245,702.50 of NSP III funds have been expended rehabilitation activities to benefit individuals within the 50% AMI bracket.

Geographic Distribution of Investment:
This activity was limited to our NSP I and NSP III Target Areas.

Leveraging of Non-Federal Resources: Not Applicable
Match Contributions: Not Applicable

Comparison of Planned and Actual Performance:
The expected performance was to purchase/rehab/resale 14 homes with NSP I funds. All homes have been purchased and one was removed from rehab list and was demolished. 14 have been rehabilitated. Twelve of 14 have been rehabilitated and sold. All homes have been rehabilitated and on the market. We are on target with our goals. NSP III goal is to purchase and rehabilitate two (2) homes for sale to households earning 50% or less of AMI. Two homes have been purchased and rehabilitated to date. Both homes are currently on the market.

e) Activity: Housing Code Enforcement Program (Rental and Owner)
Resources/Program Funds Invested and Accomplishments:
This activity was funded through the Code Enforcement line item of the CDBG Program. A Target Area inspection program is underway. A total of 402 properties were inspected during 2014. $164,883.79 was expended

Geographic Distribution of Investment:
This activity was limited to our CDBG low and very-low income target area.

Leveraging of Non-Federal Resources: Not applicable
Match Contributions: Not applicable

Comparison of Planned and Actual Performance:
The Planned Performance is 1,600 inspections per year. However, it was determined that instead of counting number of inspections, the City will count number of properties inspected. The annual goal was 100 inspections. We have exceeded the annual goal with 402 units inspected in PY2014. The City believes this method of counting inspections to be a more accurate reflection of outcomes.

f) Activity: Boarding (Emergency)
Resources/Program Funds Invested and Accomplishments:
This activity was not programmed for PY 2014.

Geographic Distribution of Investment:
This activity was limited to our CDBG target area.

Leveraging of Non-Federal Resources: City general funds are being utilized Citywide.
Match Contributions: Not applicable
Comparison of Planned and Actual Performance:
The Planned Performance is 25 houses boarded per year.

b. Rental Housing
See previous references to Housing Code Enforcement Program (Rental and Owner)

2. Homeless Priority - Prevention
a. Prevention of Homelessness
1) Specific Programs/Objectives from the Consolidated Plan
Rehabilitation: Owner-Occupied Housing
  Target groups: Very-low and extremely-low income homeowners
  Target area: City-wide
  5-Year goal: Assist 120 households (Moderate, Emergency and Accessibility)
  Funding source: Community Development Block Grant Program
  Section 215 Affordable Housing Goal: 120 households

2) Actual Activities During PY 2014
  See page 2 for summary. Emergency cases are included in the totals for the CDBG Rehab Program.

B. Affirmatively Furthering Fair Housing

The City expended $3,604.49 on Fair Housing in PY 2014. Brochures have been printed and distributed and meetings have been attended to speak about Fair Housing. A Fair Housing Conference was scheduled in April; however due to the lack of RSVP’s, it was cancelled. The City addresses impediments to Fair Housing Choice through CDBG, NSP and local coordination.

Also see attached Exhibit “A” for more details.

C. Affordable Housing

The following summarizes the City’s progress in meeting the objective of providing affordable housing to extremely-low, low and moderate income households, as well as those that meet the Section 215 definition of affordable housing. The City has revised the loan terms for the CDBG rehabilitation program, which are now forgiven after 5 years, so long as the owner occupies the home for the period of affordability. This revision has allowed homeowners to stay in their homes and maintain their homes due to little or no liens on their property, therefore addressing the “Effect of Impediment: Development and Provision of Affordable Housing,” as identified in the Analysis of Impediments. Please note that our goal was 20 units, and we did not meet that goal with CDBG dollars alone. The City was not able to sell any NSP homes in 2014. The City rehabilitated 4 homes through the CHIP program this reporting period. These homes are not included in the chart below.

<table>
<thead>
<tr>
<th>Group</th>
<th>Goal</th>
<th>Renters</th>
<th>Existing Homeowners</th>
<th>First-Time Homebuyers</th>
<th>Total</th>
<th>Total meeting Section 215</th>
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<td>Very-low (0%-30%)</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>0</td>
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<td>Low (31%-50%)</td>
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<td>0</td>
<td>10</td>
<td>0</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Moderate (51%-80%)</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>20</td>
<td>0</td>
<td>15</td>
<td>0</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>
Other than code enforcement, the City funded no activities aimed at low income renter households who pay more than one-half of their income for rent, live in seriously substandard housing or have been involuntarily displaced. Furthermore, no activities had been outlined in our PY 2010-2014 Consolidated Plan.

The needs of low-income renters are being addressed through the following:

a. Lorain Metropolitan Housing Authority (LMHA) - See attached Exhibit’s D and E
b. New Sunrise Properties - Focuses on low/mod income persons and persons with mental health disabilities. (See the last section of Exhibit “B” for information on a LIHTC project)
c. Westway Gardens
   Kensington Square
   South Park Apartments
   R.J. Gordon Manor (202 Project)
   Elmcrest Apartments
   The above are privately owned properties that provide subsidized rental units.
d. Section 8 assistance through LMHA
e. Lorain County Urban League- Provides mortgage payment assistance through the OHFA Save the Dream Program, where borrowers can receive up to $35,000 of assistance to stay in their homes.

The following affordable housing activities were funded by the City for persons with disabilities as outlined in the PY 2010-2014 Consolidated Plan.

1. The City provided funds for ramps, grab bars, bathroom modifications under the CDBG Rehab Program for owner-occupied properties with disabled household members as long as the household income was at or below 50% of median.
2. Under the CHIP Program, awarded in September 2013, the City offered Private-Owner Rehab to households with income at or below 80% of median with applications taken in late 2013 and early 2014. As needed, homes have been modified to meet ADA requirements of homeowner.

D. Continuum of Care Narrative

Under a "continuum of care" system, there are 3 essential elements along with a prevention strategy. The 3 essential elements are:

1. Emergency shelter/assessment
2. Transitional housing with social services
3. Permanent housing and permanent supportive housing

The City was involved with the prevention of homelessness by providing emergency rehab assistance for such items as a lack of heat, broken water or gas lines, hazardous electrical conditions, etc. This is the only project relating to homelessness prevention/continuum of care that the City had planned to be involved with during PY 2014.

In addition to this activity funded by the City, the Lorain County Homeless Task Force meets regularly on homeless matters. The task force includes representatives from all aspects of the “continuum”-emergency shelter, transitional housing, permanent housing, permanent supportive housing and preventative. This group reviews funding options available from various sources and makes determinations as to what funding should be sought and by which homeless providers in the County. Please see that attached Exhibit “B” for information on the Lorain County Continuum of Care. Also included with Exhibit “B” is information on a LIHTC project that was completed in
2006. This project has been developed by New Sunrise Properties and South Elyria Neighborhood Development (SEND). SEND is no longer active.

E. Other Actions

1. Public Policies
   The following issues or practices could create obstacles to meeting underserved needs, and could be barriers to maintaining existing affordable housing as well as the development of new affordable housing.

   The following demonstrates that we did review these items for PY 2014, and it was determined that these issues were not having a negative impact at this time.
   a. Taxes: No strategies were deemed necessary and no actions were taken.
   b. Impact Fees: No strategies were deemed necessary and no actions were taken.
   c. Zoning: No strategies were deemed necessary and no actions were taken.
   d. Land Use Controls/Growth Limits: No strategies were deemed necessary and no action was taken.
   e. Building Codes/Residential Plan Review: No strategies were deemed necessary and no actions were taken.
   f. Historic Preservation: No strategies were deemed necessary and no actions were taken.

2. Institutional Structure
   Overall, existing housing, social service, mental and other health care resources are well used and coordinated. This is in part due to the size of the city of Elyria and Lorain County. We are small enough that communication and referrals do take place. Umbrella groups (i.e.: Lorain County Coalition for the Homeless) have provided an opportunity to meet and educate one another on our respective programs.

   Most current "gaps" in the institutional structure stem primarily from inadequate funding and staff resources at local agencies. The City of Elyria cannot address these types of problems.

3. Coordination/Cooperation

   Health Dept.: We have consulted with the Health Department regarding their possible role in relation to lead-based paint matters. The Health Department has, on staff, a Certified Risk Assessor. This individual conducted risk assessments for the CHIP in 2014. Their role will continue as it is now-screening children and follow-up medical treatment and parental education. The City of Elyria Health Department is also part of the Lead Hazard Control Grant Consortium. This funding allowed for expanded testing and screening for Lead Blood Levels and expired in early 2014.

   Building Dept.: There were no Zoning or Building Code changes that could impact housing affordability in 2014.

   Lorain Metropolitan Housing Authority (LMHA): The City provided LMHA with information on the Consolidated Plan process and they requested our input on their one and five year comprehensive planning efforts. They were a member of our Advisory Committee for development of our PY 2010-2014 Consolidated Plan. The City also assisted the housing authority with planning efforts to reshape multi-family development to ultimately reduce the "stigma" associated with public and affordable housing. Scattered site infill construction was also offered to LMHA, providing a means to de-concentrate racially impacted low-income and public housing. These efforts address the "Effect of Impediments: Development and Provision of Affordable Housing" as identified in the Analysis of Impediments.
Lorain County Urban League: This agency did not provide Homebuyer Counseling for those buyers that purchased NSP I homes because the City did not sell NSP homes in 2014. However, the agency continues to offer homebuyer education classes to the general public on an appointment basis.

New Sunrise Properties: New Sunrise operates several scattered site housing units within the City of Elyria, including a LIHTC project. Because of changes in the organizational structure, they have not completed any new projects in the past three years. See Exhibit "B" for existing projects.

Lorain County Task Force for the Homeless (Umbrella Organization for the YWCA's Transitional Housing Program, Neighborhood House's homeless programs, etc.): This group's Continuum of Care is included as part of our PY 2010-2014 Consolidated Plan. Also, we receive copies of the minutes from their monthly meetings and are invited to all monthly meetings.

Main Street Elyria: The City of Elyria has a representative on Main Street meetings for input on their activities and for Main Street to have an opportunity to communicate their needs to the City. Main Street is currently undergoing reorganization and meetings have been postponed.

ADA Committee: The City has an ADA committee that meets quarterly on accessibility issues, monitors the City's progress and helps prioritize work that is needed on city-owned facilities.

Please see Exhibit "C" for more information on Coordination/Cooperation.

4. Public Housing Improvements
   a. Management and Operations
   b. Living Environment of Families Residing in Public Housing
      Please see Exhibit "D" which includes information from Lorain Metropolitan Housing Authority's 5-Year Plan, Strategy Statement and their Comprehensive Grant Performance and Evaluation Report for information on the above topics.

5. Public Housing Resident Initiatives
   Please see Exhibits "D" and "E" from LMHA for more information on Resident Initiatives.

6. Reduction of Persons Below the Poverty Level
   The factors contributing to poverty are varied. In recent years, due to the nationwide economic downturn, the number of households in poverty has increased. Reducing the number of households below the poverty line will require efforts beyond the City of Elyria.

   Obviously, the main avenue for reduction of households in poverty is to have an increase in the number of jobs available. To address the issue of job creation, almost the entire City has been declared an Enterprise Zone. This allows a company to negotiate and enter into an agreement for certain incentives (i.e.: tax abatement on real estate) in return for guarantees of the creation or retention of certain employment levels. Also, the City has created six Community Reinvestment Areas (CRA's) where real estate tax abatement is available. These have also resulted in the retention or creation of jobs in Elyria. The City has recently created the Job Creation Opportunity Tax Credit.

   For those households who are living below the poverty level, but cannot work because of disabilities, retirement, or cannot obtain employment due to a lack of job training or skills, the Lorain County Department of Human Services (LCHS) provides numerous programs to address these households. Although some programs are designed simply to help people with the very basic needs of food and shelter, others, such as jobs training, skills development and child care services are designed to help people move out of poverty and public assistance and into the workforce.
Finally, LMHA began its Family Self-Sufficiency Program in 1994. A report on this program can be found as Exhibit "E".

7. Lead Based Paint Hazard Reduction

The City's Consolidated Plan outlined 2 strategies for lead hazard reduction. The following outlines activity on those strategies in PY 2014.

Strategy #1: Public information and education including the promotion of public health programs

The Elyria City Health District provides case management services in accordance with Ohio Department of Health guidelines for all children identified with an elevated blood lead level. This includes follow-up and education, and may include environmental lead testing.

Upon notification of a lead elevation in a child by a physician or the Ohio Department of Health, timetables are set for educational interventions with parents, environmental screenings and medical follow-ups for monitoring the blood lead level. If during an environmental assessment, lead paint above designated limits is found, orders are issued by the State of Ohio to the property owner to abate the lead hazard. Failure to comply with the orders can result in the house being declared uninhabitable by children.

Throughout the treatment of a confirmed case of lead poisoning, the Elyria City Health District lead case manager is in contact with the parents and the State of Ohio through reporting deadlines.

Strategy #2: Integrate lead hazard evaluation and reduction into the City's housing programs and services

As our rehab programs are paid for through the use of CDBG Entitlement funds, NSP 1 funds, NSP III funds and HOME funds through the State of Ohio, the City was required to abide by the lead-based paint regulations.

We have sent staff for training and one staff member is now certified as a licensed Lead Abatement Contractor and Risk Assessor. The City is working under the Lead-based Paint Regulations at 24 CFR Part 35 as required.

In addition, the City of Elyria is part of a consortium that has received a Lead-Based Paint Hazard Control Grant through HUD in the amount of $2.1 million. The purpose of this program is to reduce lead hazards in homes. The consortium will complete lead hazard controls for a minimum of 140 homes county-wide – at least 31 of those will be in the City of Elyria. As of this date, the HUD Lead Hazard Control Grant has been utilized on 26 units within our jurisdiction through 2014. The program expired in February 2014.

F. Leveraging Resources

The City has consistently used a portion of its CDBG funds as the leverage piece in its application for funds through the State of Ohio's CHIP program. CHIP funds were also being used as leverage for the HUD Lead Hazard Control Grant. CDBG funds are also being leveraged as part of the NSP 1 grant, NSP III and Lead Hazard Control Grant.
G. Citizen Comments

As of the date of this submission, the City has not received any comments. If any are received, they will be forwarded to the Columbus office of the U. S. Dept. of HUD.

H. Self Evaluation

1. Goals/Impact on Identified Needs
   Our overall goals included in the PY 2010-2014 Consolidated Plan are to provide decent housing, provide a suitable living environment and expand economic opportunities principally for low/mod income persons. We are making an impact on identified needs as each of our activities in PY 2014 met at least one of the above goals as follows.
   a. Goal: Provide Decent Housing
      Activities to Address the Goal: Moderate Housing Rehab, Emergency and Accessibility Housing Rehab
   b. Goal: Provide a Suitable Living Environment
      Activities to Address the Goal: Code Enforcement, Improvements to Target Area Public Facilities (i.e. Park Facilities), Public Services (Senior Programming, Youth Recreational Programming) and Removal of Architectural Barriers.

   See “Other Actions” on page 6

2. Status of Programs/Activities
   See attached IDIS Report PR03

4. Disbursements/Expenditures
   Grant disbursements are made in a timely manner. Also, total expenditures do not differ from the total disbursements against the Letter of Credit. Finally, available grant funds do not exceed the 1.5 years of funding rule.

5. Adjustments/Improvements to Be Made
   There are no plans to make any major changes at this time.

I. CAPER Notice and Other Documents Made Available During PY 2014

The CAPER included the following:
1. Assessment of 5 year goals and objectives
2. Actions to affirmatively further Fair Housing
3. Affordable housing
4. Continuum of Care Narrative
5. Other actions
6. Leveraging
7. Citizen comments
8. Self evaluation
9. Financial Summary
10. Activity Summary
J. Outcome/Performance Measures
Outcome Measures Narrative

The City of Elyria has four objective/outcome measures as follows:

1. Sustaining a Suitable Living Environment
   In sustaining a suitable living environment, the City’s activities are aimed at improving neighborhoods and making them more livable by addressing a wide range of issues. Activities that fall within this area are as follows:
   a. Code Enforcement (#277) – This activity preserves and maintains the housing stock for more functional, healthy neighborhoods. Goals were exceeded in 2014 for a total of 402 homes and an additional 61 houses were inspected from PY 2014.
   b. Public Facility and Infrastructure Improvement in Target Area (#293) – This activity is to make improvements to target area public facilities and infrastructure. The projects undertaken in 2014 include: purchase and installation of 5 new benches at West Park, purchase and installation of fencing and capping in West Park, purchase and installation of equipment for the Skate Park at West Park, purchase and installation of playground equipment at West Park. A total of 4 projects were completed in PY 2014. $47,779.73 was spent and goals have been met.
   c. Public Facility and Infrastructure Improvement in Target Area (#280) – This activity was for completion of amendments to the Phase II Engineering Plans for reconstruction of Middle Avenue, which was also funded in 2012 and 2013. This Phase II is now complete and $70,425.00 has been expended in 2014.

2. Access to Decent Housing
   This is provided through:
   a. Housing Rehabilitation (#276) – The owner-occupant makes a commitment to correct major housing code or emergency deficiency and the cost, in the form of a 0% deferred loan, is placed as a mortgage lien against the property. HUD affordability guidelines are followed and loan is fully forgiven after affordability period has been met. Under this program, 15 units were assisted in 2014 with CDBG funds for a total of 31 people. Total CDBG funds expended in PY 2014 were $201,738.40. The goal has not been met.

3. Access to a Suitable Living Environment
   Under this Objective/Outcome, the City, either directly, or through Subrecipients, is providing public service activities or public facility improvements that benefit the community and individuals by addressing issues that impact their living environment through increased access. Activities that fall within this area are as follows:
   a. Youth Programming (#290) – This activity provides recreational programming for youth at two Target Area recreation centers. In PY 2014 a total of 131 youth, assisted with CDBG funds participated in the programming. Without the PY2014 money, the City would not have been able to offer anywhere near the extent of opportunity for children within the underserved target area. A total of $5,094.84 was spent and goal of serving 333 youth between all youth programming activities during the year was exceeded.
   b. Senior Programming (#286) – This activity expands senior activities through the Elyria Parks and Recreation Department. In PY 2014, 14,285 seniors participated in
programs offered. A total of $31,417.80 was spent and goal of serving 300 seniors was exceeded.

c. Removal of Architectural Barriers (#279) – This activity involves the installation of audible crossing signals to remove the impediment to access for disabled and handicapped individuals. In FY2014, the City purchased 4 audible crossing signals; however, due to weather, the installation of the signals will occur in Spring 2015.

d. Fair Housing Activities (#278) – This activity provides education as it relates to issues of housing discrimination as well as complaint intake. This activity is administered in-house. Staff worked on creating and updating literature, distributed literature, attended events in an effort to educate the public and attending and reporting to the Elyria Fair Housing Board. Additionally, staff received 1 fair housing complaints and 3 tenant landlord calls. Impediments to Fair Housing Choice were addressed through CDBG and NSP activities, as well as through the local housing authority. $3,604.49 was expended.

c. Adopt a School (subrecipient) (#287) – This activity provided funding child care services for the parents attending GED classes. A total of $4,586.68 was expended on 41 youth. The annual goal for this subrecipient was 100 persons. The direct impact of CDBG funds on 41 youth falls short of the annual goal, however, youth services goal, as identified in the 5 year plan, is on track to be exceeded. The services provided by Adopt-A-School allow for disadvantaged persons to become educated so that they may gain employment as well as providing necessary childcare so that they may go to work, therefore addressing the “Effect of Impediments: Prevention of Disadvantaged from Accessing Services” as identified in the Analysis of Impediments.

f. Save Our Children (subrecipient) (#288) - This activity provided funding the support of an after school literacy program for youth in the CDBG Target Area. A total of $7,250.00 was expended for salaries, serving a total of 60 youth. This falls short of the annual goal set by the organization; however the youth services goal, as identified in the 5 year plan, is on track to be exceeded.

g. Youth Programming (#289) - This activity provided funding for a new youth program called “Reach & Rise.” This program offers various camps for children in the target areas over the summer months. A total of $9,949.49 was expended in FY 2014 on this activity, serving a total number of 660 youth. The City has met its goals.

4. Access to Economic Opportunities

a. Economic Development Revolving Loan Fund: The City approved a total of $102,225 of CDBG funds for PY 2014 for an Economic Development Revolving Loan Fund. This fund was divided into two separate categories. The RLF1 offers loans for building façade improvements and code compliance. The RLF2 offers loans for working capital, machinery and equipment. Although no new or existing businesses were funded in 2014, through the program, numerous staff hours were put in to redesigning the program to incentive businesses in the target area to take advantage of the program. A substantial amendment was requested for this activity, to decrease the funding amount by $50,000 for the creation of a new economic development activity. The amendment was approved by HUD on March 17, 2015. Only one Economic Development activity has been set up in the IDIS system to date. The other two categories will be funded in the system when a project comes through.
<table>
<thead>
<tr>
<th>Activity</th>
<th>Objective</th>
<th>Outcome</th>
<th>Indicator</th>
<th>Proposed Amount</th>
<th>Actual Amount</th>
<th>Amount Expended</th>
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<td>Administration/Planning</td>
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<td>Provide Decent Housing</td>
<td>Accessibility</td>
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<td>Youth Recreation Programming</td>
<td>Suitable Living Environment</td>
<td>Sustainability</td>
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<td>Accessibility</td>
<td>Signals/Ramps</td>
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<td>4 purchased 1 installed to date</td>
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<td>Public Facilities &amp; Improvements (Target Area Pads)</td>
<td>Suitable Living Environment</td>
<td>Accessibility</td>
<td>Public Facilities</td>
<td>2</td>
<td>4</td>
<td>$47,779.73</td>
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<td>Public Facilities &amp; Improvements (Middle Avenue)</td>
<td>Suitable Living Environment</td>
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<td>$70,425.00</td>
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<td>Economic Opportunities</td>
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<td>Businesses</td>
<td>3</td>
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<tr>
<td>Fair Housing</td>
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<td>Availability</td>
<td>Hours</td>
<td>600</td>
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<tr>
<td>Senior Programming</td>
<td>Suitable Living Environment</td>
<td>Sustainability</td>
<td>People</td>
<td>300</td>
<td>14,285</td>
<td>$31,417.80</td>
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<tr>
<td>Adopt-A-School</td>
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<td>Sustainability</td>
<td>People</td>
<td>100</td>
<td>41</td>
<td>$4,586.58</td>
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<td>Save Our Children</td>
<td>Suitable Living Environment</td>
<td>Sustainability</td>
<td>People</td>
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<td>60</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>$686,299.18</strong></td>
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# City of Elyria

## Consolidated Annual Performance and Evaluation Report

**Program Years 2010-2014**

<table>
<thead>
<tr>
<th>Specific Obj. #</th>
<th>Outcome/Objective Specific Objectives</th>
<th>Sources of Funds</th>
<th>Performance Indicators</th>
<th>Year</th>
<th>Proposed Number</th>
<th>Actual Number</th>
<th>Amount Expended</th>
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<tbody>
<tr>
<td>DH - 1</td>
<td>Accessibility/Availability of Decent Housing</td>
<td>CDBG</td>
<td><strong>Number of units rehabbed</strong></td>
<td>2010</td>
<td>25</td>
<td>23</td>
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<td></td>
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<td>2014</td>
<td>24</td>
<td>15</td>
<td>$201,738.40</td>
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<tr>
<td>DH 1.1</td>
<td>Address the need for access to decent housing by offering 0% interest loans to low-income households for housing rehab</td>
<td>CDBG</td>
<td><strong>Number of units rehabbed</strong></td>
<td>2010</td>
<td>10,000</td>
<td>9,433</td>
<td>$41,678</td>
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<td>2011</td>
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<td>10,200</td>
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<td>2012</td>
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<td>2013</td>
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<td>10,000</td>
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<td>DH 1.2</td>
<td>Address the need for access to decent housing by constructing new sidewalks, or reconstructing existing sidewalks in target area</td>
<td>CDBG</td>
<td><strong>Square feet</strong></td>
<td>2010</td>
<td>1600</td>
<td>2,002</td>
<td>$32,153</td>
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<td></td>
<td>2014</td>
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<td>402</td>
<td>$164,883.79</td>
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<tr>
<td>SL - 3</td>
<td>Sustainability of Suitable Living Environment</td>
<td>CDBG</td>
<td><strong>Number of units inspected</strong></td>
<td>2010</td>
<td>3</td>
<td>2</td>
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<td>2012</td>
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<td>2013</td>
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<td>$70,765.63</td>
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<td>2014</td>
<td>3</td>
<td>5</td>
<td>$118,204.73</td>
</tr>
</tbody>
</table>

**SL 3.1** Address the need of sustaining the suitable living environment by making inspections and reducing code violations

**SL 3.2** Address the need of sustaining the suitable living environment by improving or constructing public facilities
| SL 3.3 | Addressing the need of sustaining the suitable living environment by subsidizing salaries for police officers that would be laid off as a result of cutbacks | CDBG | ■ Hours | 2010 | 2,080 | 2011 | N/A | 2,210 | N/A | $77,750 Program not continued |
| SL 3.4 | Addressing the need of sustaining the suitable living environment by boarding unsafe, vacant structures | CDBG | ■ Number of structures boarded | 2010 | 25 | 33 | 2011 | 25 | 18 | $1,701 |
| | | | 2012 | 25 | 14 | $2,312 |
| | | | 2013 | 25 | N/A | $5,988 |
| | | | 2014 | 25 | Proceed not continued |
| SL 3.4 | Crime Prevention | CDBG | ■ Number of cameras | 2012 | 4 | 2 | $4,719.93 |
| SL 3.5 | Non-profit Youth – | CDBG | ■ Number of children | 2012 | 100 | 42 | $9,996.41 |
| | | | 2013 | 100 | 87 | $11,666.61 |
| | | | 2014 | 100 | 91 | $11,856.58 |
| SL 3.6 | Non-profit General – Salvation Army | CDBG | ■ Number of persons | 2012 | 100 | 933 | $5,000 |
| | | | 2013 | 100 | 1,024 | $5,840 |

**SL 1.1** Accessibility of Suitable Living Environment

| SL 1.1 | Address the need of access to a suitable living environment by providing increased health/recreational services to seniors/disabled | CDBG | ■ Number of persons served | 2010 | 375 | 0 | 0 |
| | | | 2011 | 375 | 10,690 | $31,371 |
| | | | 2012 | 375 | 12,935 | $32,378.96 |
| | | | 2013 | 375 | 14,209 | $28,518.11 |
| | | | 2014 | 375 | 14,285 | $31,417.80 |

| SL 1.2 | Address the need of access to a suitable living environment by providing Target Area Youth Recreational activities | CDBG | ■ Number of persons served | 2010 | 333 | 2,164 | $7,968 |
| | | | 2011 | 333 | 2,615 | $30,532 |
| | | | 2012 | 333 | 2,322 | $19,744.78 |
| | | | 2013 | 333 | 1,323 | $17,263.69 |
| | | | 2014 | 333 | 791 | $15,044.33 |

<p>| SL 1.3 | Enhance access to City facilities and in neighborhoods through curb ramps for persons with disabilities | CDBG | ■ Number of public facilities | 2010 | 40 | 59 | $11,587 |
| | | | 2011 | 40 | 1,600 feet | $27,763 |
| | | | 2012 | 40 | 20 | $17,350.97 |
| | | | 2013 | 40 | 36 | $21,540.85 |</p>
<table>
<thead>
<tr>
<th>SL 1.4</th>
<th>Enhance access to City By construction of new Sidewalk pavers or reconstruction of existing sidewalks pavers in downtown area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>4 purchased</td>
</tr>
<tr>
<td>2010</td>
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<table>
<thead>
<tr>
<th>SL 1.5</th>
<th>Addressing the need of sustaining the suitable living environment by carrying out Fair Housing Activities within the City of Elyria</th>
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</thead>
<tbody>
<tr>
<td>2010</td>
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</tr>
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<td>2011</td>
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</table>

<table>
<thead>
<tr>
<th>SL 1.6</th>
<th>Addressing the need of sustaining the suitable living environment by demolishing vacant, condemned, abandoned, houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>6</td>
</tr>
<tr>
<td>2012</td>
<td>6</td>
</tr>
<tr>
<td>2013</td>
<td>N/A</td>
</tr>
<tr>
<td>2014</td>
<td>N/A</td>
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</table>

<table>
<thead>
<tr>
<th>SL 1.7</th>
<th>Addressing the need of sustaining a suitable living environment by making improvements to downtown streetscape</th>
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</thead>
<tbody>
<tr>
<td>2011</td>
<td>150</td>
</tr>
<tr>
<td>2012</td>
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<td>2013</td>
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</tr>
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<td>2014</td>
<td>250</td>
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<table>
<thead>
<tr>
<th>EO- 1</th>
<th>Accessibility/Availability of Economic Opportunity</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>EO 1.1</th>
<th>Enhance access to economic opportunity by assisting businesses with Downtown Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>3</td>
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<tr>
<td>2011</td>
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<td>2012</td>
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<td>2013</td>
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</tr>
<tr>
<td>2014</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

|        |
|        |
|        |
|        |
A. See discussion under “Narrative – General A. Assessment of 3-5 Year Goals & Objectives” and “Narrative-General C. Affordable Housing”

B. The City has made no changes in its program objectives during PY 2014 and, because of the success of the existing programs, does not anticipate any changes at this time.

C. 1. As indicated in “Narrative-General A. Assessment of 3-5 Year Goals and Objectives”, the City has pursued the resources that it had indicated it would pursue.

   2. During PY 2014, the City provided Certifications of Consistency to all agencies that made requests.

   3. As the City has pursued resources as planned and provided Certifications of Consistency when applicable, the City cannot be viewed as hindering Consolidated Plan implementation.

D. The city of Elyria used all CDBG funds exclusively for 2 of the 3 national objectives and complied with the overall benefit certification. No further discussion is required.

E. According to the instructions for the CAPER, any activities which involve acquisition, rehabilitation or demolition of occupied real property must have a displacement narrative. However, the term “displaced person” is defined as “any household, business, farm or non-profit organization that moves from real property, permanently, as a direct result of rehabilitation, demolition or acquisition for any CDBG assisted activity”. The city of Elyria engaged in no activities which resulted in displacement. Our rehabilitation programs involved the emergency or moderate rehabilitation of owner-occupied property in PY 2014.

F. The City of Elyria undertook limited economic development activities during PY 2014. CDBG administration dollars were utilized on salaries during loan application processing.

G. Low/Mod Benefit Narrative – Limited Clientele

   1. Services for Seniors and Disabled
      This activity provides senior activities through the Elyria Parks and Recreation Department and also provided funding for supplies. This activity qualifies under 570.201 (e) of the CDBG regulations.

   2. Removal of Architectural Barriers
      This activity serves to remove barriers to the mobility or accessibility of the elderly or disabled adults through modifications to public facilities. Therefore, this activity qualifies under 570.208 (a)(2)(ii)(A) of the CDBG regulations.

   4. Youth Non-Profit and Recreational Programming
      This activity provides additional recreational programming at recreation centers in the CDBG Target Area. The nature and location of the activities makes them eligible under 570.201 (e) of the CDBG regulations.
H. Program Income Received
   1. Revolving funds – Not applicable
   2. Float funded activities – Not applicable
   3. Other loan repayments
      Housing Rehabilitation $7,647.88

I. Prior Period Adjustments – Not applicable

J. Loans and Other Receivables
   1. Float funded activity – Not applicable
   2. Housing Rehabilitation is the only activity category which involves loans and the loans
      were all 0% interest deferred loans
      Total number of outstanding loans as of 12/31/2014: 339
      Principal balance owed as of 12/31/2014: $1,773,654.84
      Note: the number of loans and principal balance owed increased from last year. No
      parcels of property have been acquired using CDBG funds.
   3. There are no lump sum drawdown agreements.

K. The City of Elyria operates a single-family emergency home repair program with its CDBG funds
   and leverages CDBG funds for the implementation of a single-family private-owner rehabilitation
   program funded by HOME funds through the State of Ohio. The emergency home repair
   program allows up to $10,000 for furnace, hot water tank, roof, electrical and ADA accessibility
   for disabled. Private-owner rehabilitation, through the State of Ohio, is up to $42,000 for a
   structure with lead-based paint. All projects are done with RRP certified contractors and in a
   lead-safe manner. The HOME Program has a two-year grant cycle. See page 2 for information
   on the number of units completed.

L. The City of Elyria operates a Neighborhood Stabilization Program I and Neighborhood
   Stabilization Program III, which allows for acquisition/rehabilitation/resale of vacant and
   foreclosed properties. Properties are then sold to income-qualified households earning up to 50%
   AMI. (Four (4) of the homes are available to households earning up to 120% AMI.) Through
   NSP I, the city of Elyria has purchased fourteen properties for rehabilitation/resale to income-
   qualified buyers. Of those fourteen, all have been rehabilitated and are listed for sale. Ten have been
   sold at this time. Through NSP III, the City purchased and rehabilitated two properties. There is
   no maximum allowed for rehabilitation.

   The city of Elyria does not have an approved neighborhood revitalization strategy, nor is one
   required.