

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Elyria, Ohio is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, the City of Elyria has prepared this FY 2020-2021 Five Year Consolidated Plan for the period of March 1, 2020 through February 28, 2024. This consolidated plan is a strategic plan for the implementation of the City's Federal Programs for housing, community and economic development within the City of Elyria. The 2021 Annual Action Plan represents the second year of the City's Consolidated Plan as ratified by City Council and approved by HUD. The Action Plan is the City of Elyria's application for the U.S. Department of Housing and Urban Development Entitlement grants and identifies the proposed programs and projects to be funded in the City's fiscal year 2021.

The Five Year Consolidated Plan establishes the City's goals for the next five (5) year period and outlines the specific initiatives the City will undertake to address its needs and objectives by promoting the rehabilitation and construction of decent, safe and sanitary housing, creating a suitable living environment, removing slums and blighting conditions, promoting fair housing, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

The Consolidated Plan and the 2021 Annual Action Plan is a collaborative effort of the City of Elyria, the community at large, social service agencies and providers, housing providers, community development agencies, and economic development groups. The planning process for the 5 year plan was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of previous community development plans. The 2021 Action Plan included a series of public hearings, requests for comment from various social service agencies and the general public, and other data as applicable.

Maps:

Included in the Consolidated Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of the City of Elyria:

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group

- Percent Population Age 65+ by Block Group
- Population Age 65+ by Block Group
- Population Age 65+ by Quarter Mile Grid
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Section 8 Housing by Block Group
- Target Areas in Elyria, Ohio

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Elyria's Consolidated Plan describes the City's priority community development needs that are eligible for assistance under the CDBG Program, including an assessment of housing, public facilities, infrastructure improvements, public services, accessibility, economic development, and planning needs.

The City's long-term and short-term community development objectives have been formulated to address the national goals of the CDBG Program, which include:

1. The provision of decent housing that is affordable to very low, low and moderate income households.
2. The provision of a suitable living environment, improving the safety and livability of neighborhoods, increasing access to quality facilities and services, improving housing opportunities, and revitalizing deteriorated neighborhoods.
3. The expansion of economic opportunities, creating jobs that promote long term economic and social viability and that are accessible to low and very low income persons.

This Consolidated Plan has identified the following priority needs that provide the programming focus over the next five years:

Goal 1: Maintain, improve and expand affordable housing: improve the quality of the housing stock in the community and increase the supply of affordable, decent, safe, accessible, and sanitary housing for home-owners, renters, and home buyers.

Goal 2: Revitalize neighborhoods to create suitable living environments: Improve the physical condition, health and safety of neighborhoods with projects such as improvements to streets and sidewalks, waters, sewer and storm sewer systems, and/or public facilities such as parks, as well as the removal of blighting conditions.

Goal 3: Provide needed public services: Support social services, programs, and facilities for the elderly, persons with disabilities, the homeless, and persons with other special needs. The City will also assist public service activities on issues such as youth, diversity, food assistance, and fair housing.

Goal 4: Increase economic opportunities: provide public infrastructure improvements to aid economic development, increase employment, self-sufficiency, educational training, and empowerment for residents of the City of Elyria, and eliminate substandard of blighted conditions.

Goal 5: Planning and Program Administration: Provide program management and oversight for the successful administration of federal, state, and locally funded programs.

These goals, and their associated objectives and outcomes were selected based on community priorities, prior years' performance evaluations, the needs assessment, the housing market analysis and ability to leverage funds. *Map 1. CDBG Eligibility: Census Tract Block Group Levels*, on page 9, illustrates the Census Tracts and Block Groups with 51% or more low to moderate income residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

At the end of each program year, the City of Elyria prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which describes the City's progress in meeting its identified needs, priorities and goals as set forth in the Consolidated Plan and Annual Action Plan. This report is submitted within ninety (90) days after the start of the new program year. Through the monitoring of performance measures, the City is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in future years. The City of Elyria has a good performance record with HUD. The City regularly meets the performance standards established by HUD. Copies of the CAPER are available for review at the City of Elyria's Office of Community Development.

The FY 2019 CAPER, which was the fifth CAPER for the FY 2015-2019 Five Year Consolidated Plan, was approved by HUD in a letter dated October 23, 2019. In the FY 2019 CAPER, the City of Elyria expended 100% of its CDBG funds to benefit low- and moderate-income persons. During this same period, the City expended 11.26% of its funds on public service, which is below the statutory maximum of 15%, and 14.55% of its funds on Planning and Administration, which is below the statutory maximum of 20%.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Elyria has followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The City held its first public hearing on the needs of the community and its residents on August 31, 2020. This provided the residents, agencies and organizations with the opportunity to discuss the City's CDBG Program and to provide suggestions for future CDBG Program priorities and activities.

The City's Office of Community Development maintains a mailing list for its CDBG Program and sends out copies of its public hearing notices and meetings concerning the CDBG Program. Notices are sent to all agencies and individuals who have participated in previous programs and activities.

Finally, the City made its Consolidated Plan and Annual Action Plan available for citizen review and comment for a 30-day period beginning October 31, 2020. A copy of the "Draft PY 2021 Annual Action Plan" was made available online, on the City's website and placed on public display for review by the general public agencies and organizations in the community. A newspaper notice announcing that these documents were placed on public display was published in "The Chronicle-Telegram," the newspaper of general circulation in the area. The "Draft PY 2021 Annual Action Plan" were on public display at the following locations:

- Elyria City Hall, 131 Court Street, Elyria, Ohio

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

6. Summary of comments or views not accepted and the reasons for not accepting them

TBD

7. Summary

TBD

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ELYRIA	Office of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Elyria Office of Community Development is the administering agency for the CDBG program. The Office of Community Development prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis. In addition, the City of Elyria has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

Ashley Scott
 Director, Office of Community Development
 131 Court Street, Suite 302
 Elyria, Ohio 44035
 440.326.1541

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Table 3 – Other local / regional / federal planning efforts		

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Elyria has followed its Citizen Participation Plan in the planning and preparation of the Annual Action Plan. The City held its first public hearing on the needs of the community and its residents on August 31, 2020. A second public hearing was held on October 13, 2020 followed by a third public hearing on October 26, 2020. This provided the residents, agencies and organizations with the opportunity to discuss the City's CDBG Program and to provide suggestions for future CDBG Program priorities and activities. Further, the Community Development Department conducted a public meeting on September 9, 2020 to inform the public and potential subrecipients of CDBG eligibility requirements as well as to review the funding requests. The department was also available for questions and answers during the funding request submission period from August 31, 2020- October 1, 2020.

The City's Office of Community Development maintains a mailing list for its CDBG Program and sends out copies of its public hearings notices and meetings concerning the CDBG Program. Notices are sent to all agencies and individuals who have participated in previous programs and activities. Further, public hearing notices were placed in the local newspaper and published on the City's website.

A copy of the "Draft FY 2021 Annual Action Plan" was placed on public display for review by the general public agencies and organizations in the community. A newspaper notice announcing that these documents were placed on public display was published in "The Chronicle-Telegram," the newspaper of general circulation in the area. The "Draft FY 2021 Annual Action Plan" was on public display at the following location:

- Elyria City Hall, 131 Court Street, Elyria, Ohio

A copy was also placed on the City's website. A more detailed analysis and description of the citizen participation process is contained in section PR-15 Citizen Participation.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		No comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City of Elyria held its 3rd public hearing on October 26, 2020.</p> <p>See public hearing comments in the summaries and the sign-in sheets.</p>	<p>See public hearing comments in the Exhibits Section of the plan.</p>		
5	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>NA</p>	<p>TBD</p>	<p>TBD</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 5-year Consolidated Plan for 2020 - 2024 must identify the federal, state, local, and private resources expected to be available to the City of Elyria to address priority needs and specific objectives identified in the Strategic Plan. The City of Elyria is a direct entitlement community for the Community Development Block Grant (CDBG) Program; and receives an annual allocation of Federal funding from the U.S. Department of HUD. The following financial resources are identified for the Five Year Consolidated Plan and are anticipated to be received to address the priority needs and specific objectives identified in the City of Elyria's FY 2020-2024 Consolidated Plan and Strategy. Based on an estimated annual 5% cut in funds, the City of Elyria projects that over the course of five years, it will have approximately \$3,590,000 in anticipated resources, as depicted

in Table 55:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	746,473	30,000	287,799	1,064,272	The City will utilize CDBG funds to address the needs identified in the ConPlan.
Other	public - federal	Admin and Planning Economic Development Public Services	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City recognizes the annual formula allocation will not meet all of the City's needs and will continue to partner and apply for funding to address these needs. CDBG funding can leverage additional private, local, state, or federal funding for housing and community development activities. For example, the City expects to continue to carry out street reconstruction/improvements by leveraging a portion of its CDBG allocation to obtain State Issue-1 (OPWC) funds. CDBG funding allocated for economic development can leverage private investment. Matching requirements will be satisfied through other eligible financial resources and in-kind contributions.

The City's assistance to local neighborhood nonprofit groups helps to leverage the efforts of thousands of volunteers who provide service hours annually for projects that help revitalize and create sustainable neighborhoods in low- and moderate-income areas of Elyria.

Further, the City applies for CHIP funding through the State of Ohio. The City received funding for the CHIP FY19 program year. The City will reapply for funding in 2021.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently own any property or land that could be used to address the needs identified in the plan at this time.

Discussion

The City will work cooperatively with local service provider agencies to enhance its affordable housing and supportive service delivery. This effort is aimed at maximizing available resources in the leveraging of additional private, local, state, or federal funding sources. This leveraging can increase the impact these activities will have on the community, enabling more persons to be served. The principal goal of this coordinated strategy will be to assist low- and moderate income renters and owners, the homeless, female headed households with children, low-income elderly, public and assisted housing residents, persons with mental and physical disabilities, and other special needs populations.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH - Maintain, Improve, Expand Affordable Housing	2020	2024	Affordable Housing	City-wide	Affordable Housing Priority Homelessness	CDBG: \$491,500	Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	RN - Revitalize Neighborhoods	2020	2024	Non-Housing Community Development	CDBG Target Area City-wide	Non-Housing Community Development	CDBG: \$194,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28600 Persons Assisted
3	PS - Provide Needed Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$42,328	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	AM - Planning and Program Administration	2020	2024	Administration			CDBG: \$145,145	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AH - Maintain, Improve, Expand Affordable Housing
	Goal Description	
2	Goal Name	RN - Revitalize Neighborhoods
	Goal Description	
3	Goal Name	PS - Provide Needed Public Services
	Goal Description	
4	Goal Name	AM - Planning and Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

There are three national objectives under the CDBG Program that all projects must meet.

1. CDBG regulations require that no less than 70% of a grant can be awarded to projects that benefit low- and moderate-income persons.
1. CDBG funds may aid in the prevention or elimination of slum and blighted conditions.
1. CDBG funds may be utilized to address other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

The CDBG Program is flexible and allows the City to determine how best to meet the needs of low- and moderate-income residents. The goals established in the Consolidated Plan guide the City in awarding CDBG funds.

The City of Elyria will certify that 70% of the aggregate expenditure of CDBG funds over five years (2020 – 2024) will benefit persons of low and moderate incomes.

The figures listed for programs do not include funds that will be matched or leveraged through financial institutions and property owners or individual projects. Program income is budgeted back into the program that generated it, with the exception of funds being repaid to programs that no longer operate under CDBG.

The City of Elyria will undertake the following activities with the FY 2021 CDBG funds. The budget includes the anticipated 2021 funding, prior year carryover and anticipated program income and additional COVID-19 allocation.

The PY 2021 funds were allocated to reflect the greatest benefit to low-moderate income persons. The City also recognizes the need for addressing the other needs of the community such as quality of housing stock, economic development, and the overall betterment of the City. The allocation is

consistent with the Consolidated Plan.

Projects

#	Project Name

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Elyria has allocated its CDBG funds for FY 2021 based on which activities will principally benefit low- and moderate-income persons. Nearly all programs are offered city-wide to low- and moderate-income residents with the exception of Public Facilities improvements (i.e. street, water, sewer, storm repair/replacement, etc.) Each year the City’s low- and moderate-income areas will be evaluated to determine where there is the greatest need for these infrastructure improvements.

- Housing Rehabilitation – city-wide
- The Public Facilities Improvements activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Services activities assist social service organizations with programs which benefit low-income clients in the City.

There are no obstacles to addressing underserved need with the exception of the amount of funds available to the City.

AP-38 Project Summary
Project Summary Information

RELEASED

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following information provides a profile of the population, age, and racial/ethnic composition of the City of Elyria. This information was obtained from the U.S. Census Bureau American Fact Finder website, <http://factfinder.census.gov>. The 2007-2011 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Elyria. The 5 year estimates are the most recent data available for the City. The 2010 U.S. Census data is included where possible.

Population:

Key points are:

- Between 1980 and 2010, the population decreased by approximately 5.2%
- The City population was 54,533 in the 2010 Census.

Age:

Key points are:

- Median age in Elyria is 37.4 years old
- Youth under age 18 account for 24.1% of the population
- Seniors age 62 or over are 16% of the population

Race/Ethnicity:

Composition from 2007-2011 American Community Survey Data:

- 13.5% are Black or African American
- 80.6% are White
- 0.5% are Asian
- 0.8% Some Other Race
- 4.2% are Two or More Races
- 4.3% are Hispanic or Latino

Income Profile:

The Median Income for a family of four (4) in the Cleveland-Elyria-Mentor, Ohio HMFA is \$62,6625 for

2014. The following is a summary of income statistics for the City of Elyria:

- At the time of the 2007-2011 American Community Survey, median household income in the City of Elyria was \$48,967 which was significantly lower than Lorain County (\$52,194) and slightly higher than the State of Ohio (\$48,071).
- 28.6% of households have earnings received from Social Security income.
- 3.2% of households have earnings received from public assistance.
- 20.3% of households have earnings, received retirement income.
- 36.1% of female headed households were living in poverty.
- 22.1% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for City of Elyria is a measurement of the area's needs. The City of Elyria has an overall low- and moderate-income percentage of 43.49%.

Economic Profile:

The following illustrates the economic profile for the City of Elyria as of the 2007-2011 American Community Survey:

- 23.9% of the employed civilian population had occupations classified as management, business, science, and arts.
- 25.3% of the employed civilian population had occupations classified as sales and office.
- 22.0% were in the service sector.
- The education, health, and social service industry represented 21.3% of those employed.
- 10.8% of workers were considered in the government class.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	
City-wide	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Elyria has allocated its CDBG funds to those populations that are over 51% low and moderate income. At least 70% of all the City’s CDBG funds that are budgeted for activities will principally benefit low and moderate income persons. The following guidelines for allocating CDBG funds will be used by

the City for the FY 2021 Program Year:

- Housing rehabilitation activities benefit LMI households regardless of the location within the city.
- The Public Facilities Improvements activities benefit the entire city or are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele over 51% low and moderate income.
- The Public Services activities are for social service organizations with low income clients in the City.

Discussion

The FY 2021 CDBG Program funds were allocated to reflect the greatest benefit to low-moderate income persons. The City recognizes the need for addressing housing affordability issues through both Housing Rehab and Public Service activities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Elyria will utilize its CDBG funds to rehabilitate decent, safe, sound, and sanitary housing units. The one year goals for affordable housing in the City of Elyria for FY 2021 are the following:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Elyria will fund the following projects with the FY 2021 CDBG funds to address housing issues:

- Housing Rehabilitation
- Code Enforcement
- Fair Housing

AP-60 Public Housing – 91.220(h)

Introduction

The Lorain Metropolitan Housing Authority is the public housing agency that serves the City of Elyria and Lorain County. The Housing Authority's mission statement states that: "The Lorain Metropolitan Housing Authority is committed to providing safe, decent, and affordable housing for the residents of Lorain County. LMHA strives to be a national pacesetter among housing providers."

The Housing Authority owns and manages 1,438 units of public housing, of which 100 units are elderly. In addition, the Housing Authority administers 3,129 Housing Choice Vouchers.

Actions planned during the next year to address the needs to public housing

The Lorain Metropolitan Housing Authority is using its capital funds to improve the conditions of the public housing units and to provide a more suitable living environment. Accordingly, the Housing Authority's Capital Funds Program Five-Year Action Plan proposes to utilize their funding and make improvements throughout the public housing communities during FY 2021.

These funds will be used for:

- **Operations**
- **Management Improvements**
- **Administration**
- **Fees and Costs**
- **Dwelling Structures**
- **Non-Dwelling Structures**
- **Demolition**
- **Development Activities**
- **Contingency**

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Lorain Metropolitan Housing Authority encourages residents of its public housing communities to organize community groups to become more involved in housing management. Neighborhood crime watch groups are encouraged and assistance is needed to ensure the safety of residents. Additionally, the PHA schedules regular meetings at public housing sites to discuss needs and concerns. Voucher

holders are also encouraged to participate in regular PHA meetings.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Lorain Metropolitan Housing Authority is not classified as a "High Performer" is performing satisfactorily according to HUD guidelines and standards.

Discussion

The City of Elyria has identified that there is a need for housing to address the households affected by housing problems, severe housing problems, and housing cost over burden. The Lorain Metropolitan Housing Authority is an important part of the City of Elyria's housing strategy.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Elyria, OH. The following goals and objectives for the City of Elyria's Homeless Strategy have been identified for the five-year period of FY 2020 through FY 2024:

- **Maintain, Improve and Expand Affordable Housing** - Support the development of housing for the homeless and disabled by non-profit organizations and governmental agencies.
- **Provide Needed Public Services** - Support local agencies' efforts to provide emergency shelter, transitional housing, and permanent supportive housing.
- **Provide Needed Public Services** - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **Provide Needed Public Services** - Cooperate and participate in the planning efforts of the various homeless organizations to more fully coordinate their policies and procedures to address homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has included in this year's Action Plan \$9,068 in assistance to the Salvation Army to assist homeowners with Utility payments which would assist in preventing homelessness.

Add in COVID funds....

The Lorain County Task Force for the Homeless seeks to eliminate homelessness in Lorain County by assessing the characteristics and needs of the county's homeless; fostering the development of housing and services to meet these needs; educating citizens and officials about local homelessness; and advocating on behalf of homeless persons.

The Lorain Metropolitan Housing Authority Admissions and Resident Services Staff provide information about the services available to the homeless in the County and share information and/or make referrals

as needed to applicants and residents alike. Additionally, the Lorain Metropolitan Housing Authority is the grantee for the Shelter Plus Care Program in Lorain County which serves the chronically homeless and disabled individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Lorain Metropolitan Housing Authority coordinates the provision of emergency and transitional housing needs of homeless persons. The City of Elyria provides public services support to local agencies who are working with the LMHA.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Lorain Metropolitan Housing Authority works in conjunction with Genesis House, Haven Center, Faith House, Catholic Charities, and St. Elizabeth's Homeless Service Center to provide information on affordable housing. In addition, homeless are given priority on both the Housing Choice Voucher Program and Public Housing Waiting Lists.

The Shelter Plus Care (SPC) Program:

The SPC Program, a component of the Continuum of Care, provides housing and supportive services on a long-term basis for hard-to-serve homeless persons with disabilities and their families primarily those who are seriously mentally ill, have chronic problems with alcohol and/or drugs, or have acquired immunodeficiency syndrome and related diseases. Referrals are made to the Shelter Plus Care Program

by contract agencies of the mainstream behavioral health systems based on the SPC Program criteria.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Continuum of Care's Shelter Plus Care Program is an integrated system of care designed to prevent and address issues of homelessness in Lorain County. Homeless care providers work through the program to provide counseling and supportive services to homeless individuals to address the root issues of homelessness such as mental health, drug and alcohol abuse, money management, or domestic issues.

Discussion

The City of Elyria in cooperation with the Lorain County Task Force for the Homeless, will seek to eliminate homelessness in Lorain County over the next five years. The City will support the CoC in its applications for funds to address the homelessness issue in Elyria and the surrounding Lorain County, Ohio.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Elyria has submitted an Analysis of Impediments to Fair Housing Choice for 2020. This analysis has identified the following barriers to housing that pertain to affordable housing:

Impediment: Quality of Rental Housing vs. Affordability:

Goal: Promote the development of affordable, safe, sound, and decent rental housing outside areas of low-income concentration.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In addition to identifying impediments to Fair Housing Choice, the AI set goals and objectives for addressing those impediments.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- Apply for State Home Funds to be used for tenant based rental assistance.
- Continue to support and encourage landlords to participate in the City's Rental Rehabilitation Loan Program.
- Continue to enforce local codes and ordinances, as well as the Elyria Rental Registry Program.
- Partner with the Lorain County Metropolitan Housing Authority to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership.
- Apply for State Home Funds to be used for down payment assistance for homeownership.

Discussion:

The City regularly reviews the Elyria Zoning Ordinance to address any provision that appears to be in conflict with the Fair Housing Act, as amended. None of the other City of Elyria policies and procedures have been identified as barriers to affordable housing. The City also amended a Community Reinvestment Area to allow for the construction of affordable rental housing and continues to work with New Sunrise properties and PIRHL Developers to facilitate the construction of low-income housing. The City shares fair housing materials to all subrecipients and verifies the fair housing brochures provided to

the various entities are available at the respective locations. Further, the City coordinates Fair Housing trainings with social service agencies and other community partners. In 2021 will partner and provide funding to the Lorain County Urban League for Fair Housing services. The City will continue to work with the community and provide education to at-risk populations in the 2021 program year.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Elyria has developed the following actions which addresses obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduces the number of families living in poverty, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite City and service provider efforts, there remains a significant number of obstacles to meeting underserved needs. The following are obstacles to meeting these needs in Elyria.

- Absentee Landlords
- Stagnant Economy
- Tight rental housing market and escalating rental rates
- An increasing number of elderly residents who desire to age in-place, or who must move to an affordable, low-maintenance housing unit.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of Elyria proposes to carry out the following activities:

- **Housing Rehabilitation** - Rehabilitate the existing owner-occupied and rental housing stock in the City.
- **Fair Housing** - Promote fair housing choice through education, outreach, counseling, and financial assistance.
- **Home Ownership** - Assist low- and moderate-income households to become home-owners

through credit counseling and housing counseling.

Actions planned to reduce lead-based paint hazards

Prior to 1980, lead-based paint was used widely throughout homes and businesses in the United States. According to the 2011-2015 American Community Survey Data and the 2011-2015 CHAS Data, approximately 76% of owner-occupied houses and 79% of renter-occupied houses have a risk of containing lead-based paint.

Lead is most hazardous to children under the age of 6, whose still-developing nervous systems are particularly vulnerable to lead and whose normal play activities expose them to potentially-contaminated dust and soil. One- and two-year-old children are at even greater risk because of normal hand-to-mouth activity and the greater mobility during the second year of life that gives them more access to lead hazards. The existence of children with elevated blood lead levels and a large proportion of houses with risk of lead based paint, underline the importance of this issue for the City of Elyria.

To reduce the risk of lead-based paint hazards, the City of Elyria follows the State of Ohio's regulations on lead-based paint for the sale and rehabilitation of households. These requirements include:

- Notification to purchasers, owners and tenants telling them: the property was built prior to 1978; it may contain lead-based paint; lead-based paint has certain hazards; lead-based paint poisoning has symptoms and can be treated; and you should take precautions to avoid poisoning.
- Inspection for presence of lead-based paint prior to any Federally funded renovation or rehab that is likely to disturb painted surfaces.
- Reduction of lead-based paint hazards as part of rehab work for all rehab projects receiving \$5,000 to \$25,000 per unit in Federal funds.
- Abatement of lead-based paint hazards in conjunction with rehab work for all rehab projects receiving more than \$25,000 per unit in Federal funds.
- Implementation of risk assessments, lead inspections and clearance testing in housing with CDBG and CHIP funds.
- Notification of occupants in federally-assisted housing about the extent and results of all risk

assessment, inspection or reduction activities where they live.

Actions planned to reduce the number of poverty-level families

According to the 2011-2015 American Community Survey Data, approximately 22.2% of the City of Elyria's residents live in poverty, while only 13.7% of Lorain County residents live in poverty and 14.9% of the State of Ohio residents live in poverty. Female-headed households with children are particularly affected by poverty at 50.5%. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and work with other agencies/organizations.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low income residents. In addition, the City's strategy is to provide supportive services for target income residents.

Actions planned to develop institutional structure

The City will continue to coordinate its efforts with local agencies to carry out the activities described in the Consolidated Plan. The City will continue to evaluate the area needs and participate in local efforts to improve and expand on the institutional delivery structure.

Actions planned to enhance coordination between public and private housing and social service agencies

The primary responsibility for the administration of the Annual Action Plan is assigned to the Office of Community Development in the City of Elyria. This Office coordinates activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations. The City uses an RFP process to solicit funding proposals under the City's CDBG program. In addition, the City sends out applications to a list of agencies, organizations, and housing providers that have previously submitted an application or which have expressed an interest in submitting an application. The application is reviewed by the Office of Community Development staff and they discuss any questions with the applicant. This strategy provides

the opportunity to enhance the coordination between public and private housing and social service agencies. In addition, the consultation process that was part of the development of this Consolidated Plan provided an additional method for increasing discussion and communication between the City and local agencies.

Discussion:

All of the foregoing issues and activities serve to strengthen the City's efforts to carry out the goals and policies established in the Consolidated Plan, Five-Year Strategic Plan and Annual Action Plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Elyria receives an annual allocation of CDBG funds. This section provides information regarding program specific requirements for the CDBG funding that the City receives for various, housing and community development projects and activities to be undertaken in this Annual Action Plan. The questions below have been completed as they are applicable.

The City anticipates \$746,473 in CDBG 2021 funding and is anticipating \$30,000 in program income in 2021. The total anticipated amount in 2021 is \$776,473.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

The City of Elyria anticipates that it should receive approximately \$30,000 in Program Income from the rehabilitation loan repayments. These funds are then loaned to new housing rehabilitation clients.

Anticipated Budget
CDBG PY2021
2021 PY Allocation, C/O & PI:

\$746,473.00
\$1,064,272.47

anticipated c/o: subject to change
\$287,799

anticipated program income
\$30,000

	PY 2021 Allocation	PY2020 CarryOver	Increase/Apply	CDBG-CV	Program Income	PY2021
Personnel, Supplies, Title Work, Training	\$746,473	\$0.00	\$0.00		\$30,000	\$776,473
Administration/Planning/F/H	\$145,145					\$148,645
Housing Rehabilitation:	\$300,000	\$0			\$26,500	\$326,500
Personnel, Residential Rehabs	\$65,000					\$65,000
Code Enforcement:	\$194,000	\$100,000			\$0.00	\$165,000
Public Facilities - Engineering	\$0	\$0.00			\$0.00	\$194,000
Public Facilities - Engineering	\$0	\$0.00			\$0.00	\$0
Public Facilities - Engineering	\$0	\$0.00			\$0.00	\$0
Public Facilities - Park Facilities	\$0	\$0.00			\$0.00	\$0
Public Facilities - Park Facilities	\$0	\$0.00			\$0.00	\$0
Public Facilities	\$0	\$91,637			\$0.00	\$91,637
Public Facilities - Library	\$0	\$51,700			\$0.00	\$51,700
Elyria- Youth Programming	\$0	\$8,789.00			\$0.00	\$8,789
Elyria - Youth Programming	\$0	\$7,238.00			\$0.00	\$7,238
Elyria -Seniors Programming	\$0	\$28,435.00			\$0.00	\$28,435
Boys & Girls Club	\$9,068	\$0.00	\$10,000.00		\$0.00	\$0
Salvation Army	\$0	\$0.00			\$0.00	\$9,068
Spark Theater	\$0	\$0.00	\$5,790.00		\$0.00	\$0
Elyria Mini Pioneers	\$10,000	\$0.00			\$0.00	\$10,000
Adopt A School	\$5,760	\$0.00			\$0.00	\$5,760
Save Our Children	\$0	\$0.00	\$13,590.00		\$0.00	\$0
Lorain County Urban League	\$17,500	\$0.00			\$0.00	\$17,500
Neighborhood Alliance	\$0	\$0.00	\$10,000.00		\$0.00	\$0
We Care We Share Elyria	\$0	\$0.00	\$25,000.00		\$0.00	\$0
Horizon Education Centers	\$0	\$0.00	\$10,000.00		\$0.00	\$0
TOTALS	\$746,473	\$287,799			\$30,000	\$1,064,272

	PY2021 Cap Amounts	Current Budgeted Amt	OVER/Under Cap Amount
20% admin cap	\$149,644.60	\$148,644.65	\$999.95
15% pub serv cap	\$111,970.95	\$86,790.35	\$25,180.60
30% Slum & Blight Cap	\$180,398.51	\$91,637	\$88,761.04

Notes:
 1. All program income to be programmed into administration and housing rehabilitation as needed. Housing rehabilitation includes, but is not limited to: Title Work, Mortgages, Lead Assessment, and NSP leverage.
 2. Additional carryover, not programmed in this exhibit, will be programmed into the same activity for public infrastructure. If that activity does not exist, it will be programmed into Housing Rehabilitation.
 3. Maximum admin/planning cannot exceed 20% of Allocation plus 20% of Program Income.
 4. Public Service Maximum \$108,223.65 based on \$721,491 anticipated PY2020 Allocation and no carryover.
 5. Increase or decrease in actual allocation will be equally divided among activities.
 6. Unexpended public services funds to be programmed into housing rehabilitation

\$124,357.40

\$37,659.30

\$0.00

*the above number must equal zero

rounded
 3.40% increase
 746473-746042=431
 put the 431 in rehab