

2009 ANNUAL CONSOLIDATED ACTION PLAN EXECUTIVE SUMMARY

The City of Akron, Ohio has prepared an Annual Plan for 2009 that includes the budget for the 2009 federal Community Development Block Grant program, the HOME Partnership Program and the Emergency Shelter Block Grant Program. This Consolidated Strategy Action Plan addresses the housing needs of low-income families, homeless families and others with special needs that require supportive services. The plan includes a one-year budget for applying available resources to meet identified needs.

The City of Akron anticipated committing \$8,900,000 in total program funding including \$6,535,000 in Community Development Block Grant funds; \$2,065,000 in HOME funds and \$300,000 in Emergency Shelter Block Grant funds. Of these funds, approximately \$200,000 is program income.

The proposed plan includes the following initiatives: Neighborhood Redevelopment Program, Neighborhood Housing Initiative Program (eligible areas); Lead Elimination Action Program (LEAP); Minor (Emergency) Home Repair (city-wide); Non-Profit Community Housing Projects; UNDC New Construction; Neighborhood Partnership Program; Paint programs; Waiver Demolition Program; Emergency and Transitional Shelter Housing (city-wide); Neighborhood Business Districts Program; HOME Support for HOPE VI, Community Services Programs (supporting Education, the Arts, Security, Health and Fair Housing); Section 108 Loan Repayments and General Administration.

At least 70% of the Community Development funds are required to be used for activities that principally benefit low-income persons. All HOME funds and ESG funds will be used for activities that benefit low-income persons.

Consolidated Strategy and Plan

Each year the City drafts an Action Plan that budgets funding for the upcoming fiscal year based on priorities that are established in a five-year Consolidated Plan. The 2009 Action Plan is the fifth year of the five-year strategy for 2005 to 2009.

The Five Year Consolidated Plan and Strategy for 2005-2009 combines three federal Department of Housing and Urban Development Programs: Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grants (ESG). The National Affordable Housing Act requires that, for certain federal Housing and Urban Development programs, the City of Akron must have an approved Consolidated Strategy and Plan. A copy of the five-year strategy is available in the office of the Department of Planning and Urban Development, City of Akron.

Goal of the Strategy and Plan

The goal of the Consolidated Strategy and Plan is to provide a five-year strategy and annual numerical goals to serve as a working guide for the use of federal resources to address local housing, quality of living, and economic needs. A strategic plan sets forth goals, objectives, and performance benchmarks for measuring progress and establishes a framework for measuring progress.

Statutory Program Purpose

The Consolidated Strategy and Plan must satisfy the minimum Congressional statutory requirements for Akron's three federal community planning and development formula programs: Community Development Block Grant, HOME Investment Partnership and Emergency Shelter Grant. Each of these programs must primarily benefit low and very low-income persons. In addition, there are three goals for the CDBG program. The first is the elimination of slum and blight. The programs are to provide decent housing, including programs aimed at assisting persons to obtain affordable housing; retain decent, safe and sanitary affordable housing; and increase the availability of this housing. The second goal of the program is to provide a suitable living environment. The third major statutory goal is to expand economic opportunity.

Consolidated Strategy for 2005-2009

The City of Akron set forth the priority activities to be followed in the five-year strategy as follows:

Priority based on household need:

1. Low Income Owner Household
2. Low Income Renter Household
3. Homeless Families and Individuals
Non-Homeless Special Needs Persons

Priority based on activity:

1. Neighborhood Rehabilitation, Owner-occupied Housing
2. New Housing Construction
3. Acquisition and removal of blighted properties.
4. Rental Housing Rehabilitation or Construction
5. Support Facilities and Public Services
6. Homeless Persons, Individuals, and Families Assistance

The Consolidated Strategy includes a narrative describing the housing needs of low income families, homeless families and others with special needs that require supportive services. The five-year strategy also identifies obstacles to meeting identified needs, target goals for the number of households assisted, and target dates for completion. The Consolidated Annual Plan includes a one-year budget for applying available resources to the needs identified.

Coordinating and Managing the Process

The City of Akron, Department of Planning and Urban Development (DPUD), is the lead agency in the coordination and management of the process and preparation of the Plan. The City will lead and coordinate the consolidated planning, submission and implementation process. The City will continue to be involved in activities over the coming year which enhances coordination between public and non-profit housing providers and private and public health and service agencies.

The City of Akron DPUD has HUD-certified staff trained in HOME Regulations for policy, procedures and monitoring. These individuals are responsible for ensuring HOME funded projects are necessary, prudent, and meet HUD defined criteria.

Consolidated Plan/Citizen Participation

Every year the City of Akron convenes a meeting of interested citizens, community organizers, low-income neighborhood residents and others including affordable housing advocates, providers, social service agencies, homeless housing advocates, lending institutions and the Public Housing Authority to allow citizens an opportunity to present their views on community needs. The 2009 Annual Plan represents the fifth year of the five-year strategy.

The following schedule refers to the 2009 Plan (tentative):

Public hearing on Housing and Community Development needs (Minutes Attached)	August 28, 2008
Publish Akron's Consolidated Annual Plan in newspaper(s); Begin 30-day public comment period	October 10, 2008
Publish notice on Planning Commission Meeting	October 6, 2008
Planning Commission Public Hearing on Consolidated Plan (Minutes Attached)	October 17, 2008
Analysis of Impediments to Fair Housing Choice Meeting	October 24, 2008
Akron City Council reviews	November, 2008
End 30-day public comment period	November 10, 2008
Submission of Annual Plan to HUD	November 14, 2008
Emergency Shelter Grant Request for Proposals Due	November 17, 2008
National Stabilization Program Addendum Due	December 1, 2008
Program year begins	January 1, 2009

Information will be disseminated utilizing mailing lists, neighborhood based groups, block clubs, City Council newsletters and various print media outlets.

Analysis of Impediments to Fair Housing Choice

As part of the Consolidated Plan process, the Fair Housing Task Force was established in June of 2000 to conduct an Analysis of Impediments to Fair Housing. Through a process of meetings, presentations and research, an action plan was developed. The Plan was

submitted and accepted by the U. S. Department of Housing and Urban Development in 2001. The Task Force remains active to review concerns of Fair Housing Choice in Akron, Ohio. The Task Force is scheduled to meet on October 24, 2008 at the Vernon Odom Boulevard Branch of the Akron-Summit Library to review the “Impediments to Fair Housing Matrix”.

Action Plan

The City’s housing program in focuses on targeted acquisition in deteriorated areas to remove blighting conditions and create buildable lots for new housing construction while expanding some of the rehabilitation programs to assist low and moderate persons city-wide. The City continues to support the rehabilitation of existing housing in specific areas through the Neighborhood Initiative Area program, the Exterior Home Improvement program and the City’s Minor Home Repair and Lead programs. A greater emphasis is now placed on rebuilding neighborhoods with pockets of new housing, rehabilitation assistance for properties that do not need to be removed, new streets, new curbs, new sidewalks and new street trees where necessary.

Akron will afford property owners in targeted areas the opportunity to make an investment in each property to improve its outward appearance and make sure that its major systems – heating, electrical and plumbing – are in good working order. The City will invest up to \$15,000 in each property that is rehabilitated in the Redevelopment Areas, the Lead Abatement areas, and the Neighborhood Initiative areas.

1. Neighborhood Redevelopment Program

In the oldest parts of Akron, the city will support and revitalize existing neighborhoods by removing dilapidated housing, facilitating new housing construction, upgrading the public infrastructure and rehabilitating the remaining existing housing. New construction will occur by for-profit and non-profit builders with the assistance of the City.

Properties will be acquired, families relocated and land assembled for new development. Activities in each selected area will last about three years.

2. Neighborhood Initiative Program

Owners in small neighborhoods (20-80 homes) petition the City to designate their neighborhood eligible to receive financial and technical assistance. Selection of petitions is largely based on the degree of owner participation and support. Work within selected petition neighborhoods is underway. New housing petitions are currently not being accepted. Future housing programs will be announced as the completion of selected petition neighborhoods nears.

3. Program Continuation

The City will continue to fund a number of programs that have proven their value over the years:

- I. **Non-profit housing development** – the City will provide subsidies to non-profit development corporations for the development of new housing or the acquisition, rehabilitation and sale of existing housing.
- II. **Waiver demolition** – the City will demolish a house or garage for free at the request of the owner. The owner retains ownership of the lot.
- III. **Minor Home Repair** – Small-scale assistance (\$4,000) to low-income homeowners or the elderly on a fixed income to correct an emergency problem.

4. **Lead Hazard Reduction/Rehabilitation**

Within the central part of the city, Akron may combine housing rehabilitation assistance with lead paint abatement activity by the Akron Health Department. Low-income homeowners with children six years old and under who are at risk for lead poisoning are eligible for this assistance. Rental Property owners are also available for assistance through the Lead Elimination Action Program, (LEAP).

Lead Elimination Action Program, (LEAP)

The Lead Elimination Action Program is operated by EANDC on behalf of the Mahoning Valley Real Estate Investors, Association. The Department of Planning and Urban Development entered into a contract with East Akron Neighborhood Development Corporation for the rehabilitation of 30 rental units in the City of Akron.

The objective of the program in Akron is to provide lead hazard reduction and housing rehabilitation assistance to low income families in rental housing in the City of Akron. The goal is to assist a total of 30 units, within the term of the LEAP grant agreement, with funding limited to 1-4 unit rental housing. The goal is also to maximize the combination of children under the age of 6 years old protected from lead poisoning and housing units where lead hazards are controlled.

Other programs that will be undertaken in 2009:

Section 108 Loan Repayments

The following projects are or will require Section 108 Loan repayments:

Cascade Hotel-- In 1996, the City of Akron provided loan assistance to a renovated Ramada Plaza Hotel. The Hotel offers 292 rooms for the use of business travelers and families. An Economic Development Initiative Grant of \$300,000 was awarded.

Middlebury Grocery-- In 2003, the City of Akron was awarded Section 108 funding for the development of the Middlebury Grocery Store and retail development. Private repayment by Middlebury Market Place LLC will begin in 2005.

Other Economic Development Activity

Akron BioMedical Corridor: Opportunity purchases, business studies and marketing activities to encourage biomedical business to locate within the Children's'/General/Summa Hospitals corridor.

Neighborhood Stabilization Act of 2008 (to address foreclosure and economic development).

The purposes of this Act are--

- (1) to establish a loan and grant program administered by HUD to help jurisdictions purchase and rehabilitate owner-vacated, foreclosed homes with the goal of stabilizing and occupying them as soon as possible, either through resale or rental to qualified families;
- (2) to distribute these loans and grants to areas with the highest areas of need;
- (3) to provide incentives for jurisdictions to use the funds to stabilize as many properties as possible; and
- (4) to provide housing for low- and moderate-income families, especially those that have lost homes to foreclosure

The City of Akron has been allocated \$8,583,492 in NSP funding. Assistance will be in the form of grants and loans provided to the City; a substantial amendment to the 2009 Action Plan is due to HUD by December 1, 2008.

CDBG /HOME/ESG Budget

2009

	CDBG	HOME	ESGP	TOTAL
<u>Clearance, Land Assembly</u>				
<u>and Housing Development</u>				
CHDO/ CDC Housing	0	465	0	465
Acq/Reloc/Clear	1000	0	0	1000
HOPE VI	0	700	0	700
Demolition	500	0	0	500
UNDC	<u>100</u>	<u>0</u>	<u>0</u>	<u>100</u>
	1600	1165	0	2765
<u>Rehab Loan and Grants</u>	450	550	0	1000
<u>Public Improvements</u>	800	0	0	800
<u>Economic Development</u>				
Biomedical Redevelopment	785	0	0	785
Neighborhood Business Districts	<u>250</u>	<u>0</u>	<u>0</u>	<u>250</u>
	1035	0	0	1035
<u>Other Housing</u>				
Emergency and Transitional	55	0	300	355
Minor Home Repair	250	0	0	250
Disability Modifications	25	0	0	25
Paint Program (GWCBC)	<u>35</u>	<u>0</u>	<u>0</u>	<u>35</u>
Subtotal	365	0	0	665
<u>Public Services</u>				
Community Services	260	0	0	260
Fair Housing	90	0	0	90
Neighborhood Partnership Program	<u>50</u>	<u>0</u>	<u>0</u>	<u>50</u>
Subtotal	400	0	0	400
Program Implementation	1765	175	0	1940
General Administration	<u>120</u>	<u>175</u>	<u>0</u>	<u>295</u>
	1885	350	0	2235
Consolidated Action Plan Total	6535	2065	300	8900

(Budget amounts are in thousands of dollars)

NOTE:

CDBG: Community Development Block Grant funds (70% to low-mod populations)
HOME: HOME Investment Partnerships Program (100% to low-mod populations)
ESGP: Emergency Shelter Grant Program