



**2018-2019
ANNUAL ACTION PLAN**



**CITY OF LORAIN, OHIO
DEPARTMENT OF BUILDING,
HOUSING & PLANNING**



2018-2019 Annual Action Plan

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

1. Introduction

The City of Lorain, Ohio completed the planning process for the 2015/2016-2019/2020 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community development needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of City resources to address these needs over a five-year period. In recent program years, the City received an annual allocation of approximately \$1.2 million Community Development Block Grant (CDBG) funds and \$410,000 in HOME Investment Partnerships Program funds and \$875K in program income from payments of loans. This amount totaled an average of approximately \$1.58 million per year over the previous five-years or a total of \$7.9 million.

Summary of Plan

The Action Plan includes an estimate of available resources from private and public sources to address identified needs, a description of the priorities and specific objectives to be addressed in this program year, a summary of the eligible programs or project that the City of Lorain will undertake to address the needs, and a description of geographic areas of the City in which assistance will be directed. Resources available for the 2018 Program Year are detailed below:

Community Development Block Grant Program (CDBG) \$1,216,716
Home Investment Partnership Program \$410,797
*with the possibility of Recapture HOME Funds (\$72,000)
2018 Estimated Program Income (HOME/CDBG) \$875,575

Total 2018 Resources \$2,503,088

CDBG:

Administration \$266,934
Fair Housing \$37,000
Planning \$50,000 (5 year Consolidated Plan 2020-2025; and Slum/Blight Study)
Code Enforcement \$250,000
Public Facilities Improvements \$187,000 (Broadway Streetscape)

Annual Action Plan

2018

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Park & Rec. Facilities \$282,000 (Oakwood/Highview/Central Park/ Campana/Cityview)
Street Improvement \$459,000 (LMI Streets only)
Clearance/Demolition \$241,000 (Stoveworks)

Housing:

Emergency Home Repair \$115,000

Lead Hazard Control Grant Match \$80,000

Financial Literacy \$10,000

CDBG Program Income \$84,598

Total CDBG Projects \$1,857,532

Substantial Amendment 3 (SI to Program Income from Section 108 Loan Payments):

Crime Awareness purchasing 3-4 police cars \$308,000

***Street Improvement: Narragansett/Ward 4 \$385,000**

Clearance/Demolition: Stoveworks \$299,051

Total Substantial Amendment \$992,051

HOME:

Administration \$64,555

Down Payment Assistance \$205,000

Homeowner Occupied Rehabilitation \$376,001

Total HOME Budget \$645,556

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.

In the previous years of the five year Consolidated Plan the city has completed park improvements throughout the city; demolished two motels in order to prevent imminent danger to area residents in the Erie Avenue area of the city. Additionally, the city has had success with the newly revamped Emergency Home Repair program which provides funding for code violations and ADA accessibility. The

demand has become so great funding was exhausted prior to the end of year 2017. This fiscal year (2018) Emergency Home Repair will be provided additional funding with a limit per household of \$15K and Home Rehabilitation Program will be funded to provide assistance per household of \$50k.

This year the City of Lorain will concentrate on suitable living environments: continue the emergency home repair; downpayment assistance/financial literacy to increase homeownership within the city limits; rehabilitation of homeowner occupied homes; and addressing fair housing impediments. The city will do a study in the low-income wards (2,3, 5 and 6) to determine where the best impact of infill homes will best fit for fiscal 2019 funding. The city will continue to assist with public facilities improvements such as the necessity of improving Oakwood Park in South Lorain and other park areas including the installation of ADA playground equipment in Campana Park as well as other smaller parks within in the city. Demolition will take place for Stoveworks which is an delapiated contaminated structure that is located in Central Lorain. There are two additional motels that will be demolished, Parkview and Lake Motels.

Opportunities for local youth will be addressed by continue to providing funding for a youth employment program with the support of Lorain City Schools. The program is called Titans at Work.

The city will hire a full-time fair housing administrator in 2018/2019 to address impediments to fair housing choice by doing randon testing to ensure fair housing related concerns are being addressed. The fair housing board will continue to address fair housing impediments.

The city will be providing more support to public service type activities: providing funding to Second Harvest to fight homelessness; Legal Aid Society of Greater Cleveland secures justice and resolves fundamental problems for those who are low income and vulnerable by providing high quality legal services and working for systemic solutions in Ashtabula, Cuyahoga, Geauga, Lake and Lorain Counties but funding will be provided specifically for City of Lorain residents. The city will continue to provide funding for the Tenant-based Rental Assistance program but it will be managed through the Lorain Metropolitan Housing Authority to area residents which is a tool to assist with the prevention of homelessness.

3. Evaluation of past performance

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

CDBG: Emergency Home Repair of 28 households since August of 2015 with the racial composition of caussian, hispanic and african american households. There were 2 loans closed in late 2017 and 9 households assisted in mid 2018. There are 9 underway as of June 2018. Between the months of January and August a total of 9 low income households were assisted with emergency home repairs. The number of home has increased due to several homes having foundation problems and bad roofs. If homeowners are behind in their taxes this disqualifies them for any assistance through the city's

emergency home repair program. The City of Lorain anticipates an increase in emergency home repair request for 2018 due to the Lorain County Community Action Agency's continuous decrease in funding for emergency repairs. The full rehabilitation program will be starting in late 2018 which the city anticipates a high demand for assistance.

The city's tenant base-rental assistance program will come back with Lorain Metropolitan Housing Authority. This programs purpose to reduce and prevent homelessness.

There was a waiting list for families and individuals seeking rental assistance. Lorain has 35.9% of population with incomes below the poverty level therefore maining housing needs and other immeidate needs are very hard to manage. This program is funded solely with HOME funds. The previous program assisted 84 individuals. There were 19 families at risk of being homeless and 6 families that were homeless. The city will increase the fund to ensure more families are assisted with rental assistance.

A downpayment assistance program was developed in August 2017 with a finacial literacy component attached to help those persons with credit issues be able to purchase a home within in a year or two.

The city will provided assistance to at least two families at the start of the program. El Centro and Neighborhood Housing Services out of Cleveland has been working with families once a month regarding homeownership counseling. The program is designed to assist with credit issues, income, obstacles to home buying, goals and affordability concerns. There are currently 24 individuals receiving assistance and two individuals will be ready to purchase homes within the next six months. The two individuals will benefit from the newly funded downpayment assistance program. The program was funded with CDBG funds but in Fiscal 2018 it will be funded with HOME funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During the planning process, the City conducted public meetings with citizens and stakeholders, meetings and consultation with Non-profit groups, 4 public meetings: two meetings concerning the action plan and two for substantial amendment for projects that will not move forward from previous years, and 1 public hearing with the City Council. The purpose of this process was to receive citizen input on the current housing and community development needs of the City. The City of Lorain will always have at least two public meeting and one public hearing to ensure information about current and existing funding is communicated to citizens. When meeting annougements are advertised they are advertised in English and Spanish.

The efforts that will be made for citizens to comment on the reports with reasonable notice are as follows: advertising a notice to the public within Lorain City hall, On LorainCounty.com (County website that includes all area political jursidictions information) and the a locally circulating newspapers in addition to providing the CAPR report online (City of Lorain website) so the public has continuous access to the report. A timeline will be outlined for the public to make public comments. Additionally, there is a

federal programs special committee that meets monthly in Council chambers to discuss project/activities/programs that federally funded.

Additionally, the citizen participation plan was updated in 2016 and 2018 to make it more citizen participation friendly i.e. advertise on the City of Lorain website and Loraincounty.com. Also, providing notices in city hall.

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.

There will be at least four public meetings relating to the Action Plan. The first meeting the public rank projects/programs:

There are many issues that the public felt are important, there are a few items that were stressed throughout the meeting as being of the highest priority:

- Infrastructure improvements (Streetscape: Broadway from West Erie to 10th Street)
- Job training and educational programs for youth and young adults (vocational)
- Blight elimination (Study)
- Housing rehabilitation and affordability
- Clearance & Demolition
- Public Facilities Improvement
- Park Improvements and maintenance
- Economic Development

Note: these are same comments since the first year action plan. Many of the above are being implemented with the exception of Economic development. The economic development program is currently on hold due to the federal investigation regarding how loans funds were approved.

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

All comments received by the City of Lorain were considered and are, generally or specifically, addressed by the Strategic Plan and/or Annual Action Plan. No comments were submitted

7. Summary

The City of Lorain Building, Housing, & Planning staff is doing its best to implement programs/projects for the benefit of the majority of the residents within the City of Lorain specifically for the benefit of low to moderate income individuals. It is important to note the department has an ongoing problem with

maintaining full-time staffing which limits its ability to successfully carry out programming. It is important to note the success of the Emergency Home Repair which has been over 30 in the last fiscal year ; Tenant-based Rental Assistance with HOME funds, Demolition of two motels to reduce blight in the city; and bring back the rehabilitation of homeowner occupied housing in late 2018. Even though the staffing in the department is limited, the remaining staff will do to the best of its ability to carrying out outlining programs/projects which may have to be outsourced i.e. Downpayment Assistance Program and Tenant-based Rental Assistance in order to adequately benefit the residents within the city.

Additional staff will be coming on board by the fall of 2018: Program Manager; Rehabilitation Administrator and Fair Housing Administrator.

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
Lead Agency	LORAIN	
CDBG Administrator		Department of Building, Housing and Planning
HOPWA Administrator		
HOME Administrator		Department of Building, Housing and Planning
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

CDBG Administrator Kellie Glenn 200 West Erie Avenue, 5th Fl, Lorain, OH 44052 (440) 204-2087

Consolidated Plan Public Contact Information

Kellie Glenn, Director , Building, Housing, Planning Departemtn, 200 West Erie Avenue, 5th FL, Lorain, OH 44052 , (440) 204-2087

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

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(I))

The City will execute this Consolidated Plan in harmony with public, private and nonprofit agencies. Nonprofit agencies may include, but are not limited to, service providers and community housing development organizations. Private sector partners may include, but are not limited to, local financial institutions, developers and local businesses. The City works closely with its partners to design programs that address identified needs.

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.

The City coordinated with the Lorain County Homeless Task Force and point-in-time (PIT) homeless counts. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan. In addition, through questionnaires, public meetings, and review of the most recent Public Housing Authority Plan, the Lorain Metropolitan Housing Authority also offered pivotal input in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

Previously, the city’s fair housing administrator sat on the Lorain County Homeless Taskforce board in order to assist with their fair housing related needs of area agencies and their clients; however, the city no longer has a fair housing administrator. When the position is filled, again, the administrator will resume a place on the board to continue assisting.

The City has a joint Lead Grant, led by Erie County, with the City of Lorain, the City of Elyria, and Lorain County to address lead abatement concerns. The city has expanded its Emergency Home Repair and Accessibility Grant that formally only assisted physically challenged individuals to assist them with disability needs and elderly homeowner occupants over 62 years of age to assist them with housing repairs. The grant is now accessible to any homeowner that meets HUD income limits, thus expanding the city’s ability to assist more low income homeowner occupants with emergency repairs such as roof replacements and waterproofing.

The city has continued its youth employment program in partnership with Lorain City Schools. Last year, the pilot program had employed 9 students. The program has continued this year with the same number of students; however, next year we plan to expand the program to all city of Lorain residential students age 14-19. A graduating senior, as a result of the program, was hired full time last year and continues to work for Public Properties.

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

The City of Lorain does not receive or administer an Emergency Shelter Grant (ESG). Consultation with the Continuum of Care (CoC) included email and phone discussions with the Lorain County Homeless Task Force, and public hearings. The Lorain County Homeless Task Force area's CoC, assists in the operation and administration of the region's Homeless Management Information System (HMIS).

The city does not provide funding, but the city's fair housing administrator formally sat on various boards in order to assist with fair housing related needs of residents and other agencies that provide housing assistance. The fair housing administrator position is currently vacant, but when it is filled the administrator will resume assisting through various boards including, but not limited to the: Homeless Taskforce; Lorain County Mental Health Board; and Community Foundation.

The director has been involved with Lorain Metropolitan Housing Authority (LMHA), El Centro Servicios, and the Neighborhood Housing Services of Greater Cleveland to enhance public service type activities within the city as well as quality housing by helping local residents with downpayment assistance, homebuyer training and financial literacy type concerns.

The City has a joint Lead Grant, led by Erie County, with the City of Lorain, the City of Elyria, and Lorain County to address lead concerns through the city concerning area housing. The city no longer has a health department therefore; it utilizes the Lorain County Health District and Erie County Health Districts to address lead in homes. Due to time constraints, we have to utilize the Lorain County Health District to conduct lead risk assessments, until we are able to certify our own building/housing inspectors to address lead concerns within the city limits.

Political officials and area businesses have attended council meetings during the public hearings and other public meetings that pertain to the action plan. The main consensus is to provide quality housing, better jobs, and a community center. Public hearings are held in each ward at varying times during the action plan update to get citizen input. The public service meetings are held at Lorain County Health & Dentistry building, every other year, with many public service entities attending such as United Way, Legal Aide, NORD (address mental health needs); Get w/the Program (enhances STEM concerns for area students).

There are no CHDO organizations within the City of Lorain. El Centro has become a certified Community Development Corporation (CDC), but is seeking CHDO status. Additionally, the director is on the financial literacy board with area lenders banks to provide quality housing, loans and other services to area residents and is pursuing other boards to increase efforts.

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

1	Agency/Group/Organization	Lorain Metropolitan Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Other government - Local Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The anticipated outcomes are to hold public hearings, meetings and coordinate efforts to access public housing opportunities for low income residents, including establishing a tenant based rental assistance program.
2	Agency/Group/Organization	My Neighborhood Alliance - Haven Center
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment Service-Fair Housing Other government - County Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lorain's goal is to assist with homeless needs and develop a strategic plan to reduce homelessness. The Fair Housing Administrator is on the Homeless Task force board and updates the director on organizations' progress monthly.
3	Agency/Group/Organization	Legal Aide Society of Cleveland
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid will focus on matters of safety and health, economics and education, and housing

4	Agency/Group/Organization	El Centro de Servicios Sociales
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	public hearing, meetings relating to housing obtainment rather rental or purchase, financial literacy awareness, etc.

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

The city has not coordinated with any correction programs or institutions to date because the majority of these programs area located outside of the city limits and near the City of Elyria. This is something the city would like to work on in the coming months.

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?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Some of the partnerships that have been developed within the public, private and nonprofit agencies: El Centro Social Services will be renewing their contract with the City of Lorain to provide financial literacy courses; the Legal Aide Society will provide legal services to City of Lorain Residents; working with Lorain City Schools to provide part-time summer employment with students who are currently enrolled in the school's Employability Program; partnering with a Program called "Get with the Program" to introduce area students in the city to STEM programs; working with the Neighborhood Housing Services of Greater Cleveland to provide financial literacy courses, homebuyer training, and downpayment assistance to low income City of Lorain residents; partnering with Lorain Metropolitan Housing Authority to establish a tenant based rental assistance program; and also working with Erie County to financially expand the lead grant program, to receive \$240,000, over 3 years, to increase lead abatement efforts.

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

Citizen Participation meetings were held throughout The City of Lorain to inform and allow the citizens to suggest what programs and projects they would like to see funded.

Meetings were held for the PY2018 CDBG/HOME Action Plan On May 24, 2018 at Lorain Metropolitan Housing Authority, May 31, 2018 at El Centro Community Development Corporation and on June 2, 2018 at Lorain City Hall.

A meeting was held for the PY2015 Substantial Amendment on June 4, 2018 at City of Lorain City Hall.

A meeting was held for the PY2017 Substantial Amendment on February 26, 2018 at City of Lorain City Hall.

Additionally a Contractors Participation Meeting was held on April 18, 2018 to enhance our contractor pool to insure project completion.

All meeting notifications were advertised in The Lorain Morning Journal (English) and some were advertised in the predominately Hispanic newspaper (La Prensa Newspaper); notices were placed at the City of Lorain City Hall and advertised on the City website and loraincounty.com.

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Two citizens attended the Lorain Metropolitan Authority Meeting.	Public Facilities improvements; youth employment opportunities; economic development; development of downtown; enhanced presence of Community Development Organization to serve the public.	All comments that were given were accepted.	

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)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Citizens did not attend the meeting at El Centro.	No comments were given due to no attendance.	No comments were given due to no attendance.	

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)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Substantial Amendment PY2015 meeting to move funding in order to fund existing projects or new projects. Citizens did not attend the meeting at City Hall.</p>	<p>No comments were given due to no attendance.</p>	<p>No comments were given due to no attendance.</p>	
4	Contractor's Participation Meeting	Contractors	<p>Contractors were appreciative of the opportunity to serve The City of Lorain / (8) Contractors were present.</p>	<p>The comments received were question about participation and procedures.</p>	<p>All comments that were given were accepted.</p>	

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)
5	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Substantial Amendment PY2017 meeting to move funding in order to fund existing projects or new projects.			

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)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	22 people attended the meeting.	The questions received were related to housing, emergency home repair, street and park improvements.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The five year Consolidated Plan identifies the federal, state, local and private resources expected to be available for the City of Lorain to address priority needs and specific objectives identified in the Strategic Plan.

City of Lorain anticipates a total allocation of \$1,216,716 in CDBG funding and \$410,797 in HOME funding for the 2018/2019 program year. Program income for CDBG and HOME is expected. CDBG funds will be used for housing and community development activities such as housing, code enforcement, public facility improvements, park and recreational facilities, street improvement, clearance and demolition and administration of the City’s CDBG programs. HOME funds will be used for downpayment assistance, homeowner occupied rehabilitation and administration of the City’s HOME programs.

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: \$	Total: \$		

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: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,216,716	640,816	0	1,857,532	775,000	public service, fair housing, street improvements, clearance/demolition; pub. facilities improvements
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	410,797	234,759	0	645,556	75,000	The HOME dollars will be utilized for Homeowner Occupied Rehab Program, Downpayment Assistance and Administration

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 will look to leverage funds, if available, from State and Federal grants, City Departments (e.g. Public Works, Parks and Recreation), public or social service providers, or other sources against CDBG and HOME dollars. The City will look to leverage funds, if available, from Community Housing Development Organizations (CHDOs), Lorain Metropolitan Housing Authority (LMHA), or other agencies and programs against CDBG and HOME dollars. The City shall assure that the requirements as it relates to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which CDBG funding is used as the non-federal match. In the future, the city will continue to aggressively pursue funding from private, public, and federal sources to complete both our economic and community development needs.

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 may seek to utilize publically owned land and/or property in a combination of ways which includes, but is not limited to: business expansion and attraction; new housing construction and rehabilitation; homelessness, and future CHDO development activities. Specifically, the City is planning to relaunch the infield program in a couple years, so we are currently conducting studies to determine the best area of the city for a lease purchase program. Our specific areas of interest are wards 2, 3, 5 and 6 in order to develop affordable housing in those areas. Excess property shall be disposed of pursuant to local, state and federal laws, and income derived from related properties shall be returned to its appropriate funding source.

The City owns property in the Riverbend Commerce Park, located on the east side of the Black River, which could be developed for economic development and public facility purposes. This property is characterized by 176 acres and 20-25 development sites. Another 224 acres is proposed for recreational, green space and wetland development. All supporting infrastructure is complete.

Discussion

City of Lorain's anticipated funding allocation from CDBG and HOME will address many of the City's goals, including housing, homelessness, non-homeless special needs, and community and economic development. The City is fortunate to have a network of public or social service providers and other City departments to help address these goals through financial leveraging, coordination and collaboration.

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	Housing	2015	2019	Affordable Housing Public Housing	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI	Housing Rehabilitation Increased Homeownership Opportunities Affordable and Accessible Housing for Special Need Programs and services for low and moderate income Programs and services for special needs residents	CDBG: \$205,000 HOME: \$581,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeowner Housing Rehabilitated: 23 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2015	2019	Homeless	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI	Homeless Services and Prevention Fair Housing Education and Outreach Programs and services for low and moderate income Social Service Programs and services for special needs residents	CDBG: \$47,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
3	Community and Economic Development	2015	2019	Non-Housing Community Development	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI	Elimination of Slum and Blight Code Enforcement Public Facilities and Infrastructure Youth Programs and Services Programs and services for low and moderate income Social Service Programs	CDBG: \$1,248,598	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44850 Persons Assisted Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs	2015	2019	Non-Homeless Special Needs	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI	Affordable and Accessible Housing for Special Need Public Facilities and Infrastructure Youth Programs and Services Programs and services for low and moderate income Social Service Programs Programs and services for special needs residents	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 11 Persons Assisted
5	Program Administration	2015	2019	Administration/Planning	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI		CDBG: \$403,934 HOME: \$64,556	Housing Code Enforcement/Foreclosed Property Care: 35600 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Increase availability and accessibility of affordable housing to persons of low and moderate income throughout the city of Lorain with downpayment assistance, homebuyer training and financial literacy. Improve the existing homeowner occupied housing stock by providing an Emergency Home Repair Program (CDBG) and bringing back the homeowner occupied rehabilitation program (HOME). Both programs will assist with accessibility for disabled homeowners as well.
2	Goal Name	Homelessness
	Goal Description	Reduce homelessness in the City by providing fair housing education and providing CDBG funding for public service activities to enhance financial literacy for people wanting to purchase a home.
3	Goal Name	Community and Economic Development
	Goal Description	The City of Lorain will be focusing on improving community development, as economic development efforts are on hold due to the FBI investigation. We will focus on community development through code enforcement, public facilities improvements, youth programs (employment), clearance and demolition, elimination of slum and blight, and other programs and services for the low to moderate income individuals.
4	Goal Name	Non-Homeless Special Needs
	Goal Description	Expand the accessibility and coordination of social services through: affordable and accessible housing for special needs; youth programs and services (i.e. youth employment program with the City of Lorain); partnering with the Nord Center and United Way; installing handicap playground equipment; and continuing to support Second Harvest's mobile food pantries to service low to moderate income persons.
5	Goal Name	Program Administration
	Goal Description	Program administration and planning to implement the city's 5 goals. Program administration will address all outcomes, objectives and priority needs.

Projects

AP-35 Projects – 91.220(d)

Introduction

City of Lorain’s planned actions for the 2018/2019 Annual Action Plan are intended to support housing and community development for the City’s low- and moderate-income populations as well as the City’s homeless and special needs groups.

The City will continue to operate its CDBG and HOME programs through the Building, Housing and Planning Department, which will continue to provide funding for housing rehabilitation, ownership, and rental assistance/counseling in partnership with its sub-recipients. These actions will further the goal of improving the availability and accessibility of affordable housing in the City of Lorain.

As in the past, the City will continue to coordinate with public or social service providers to prevent homelessness and promote access to public services for special needs populations generally assumed to be low- and moderate-income. During the 2018/2019 program year, the City will fund activities that address the needs of the homeless and non-homeless special needs populations such as at-risk youth and seniors.

Planned community development activities include renovations to parks and recreation, public facility improvements, street improvements, clearance and demolition, and code enforcement to enhance the living environment for people living in low- and moderate-income neighborhoods.

Projects

#	Project Name
1	Administration - 21A
2	Planning - 20
3	Fair Housing - 05J
4	Street Improvements - 03K
5	Park & Recreational Facilities - 03K
6	Public Facility Improvements - Streetscape
7	Clearance & Demolition
8	Emergency Home Repair
9	Lead-Based Paint/Lead Hazards Testing/Abatement

#	Project Name
10	Financial Literacy
11	Code Enforcement - 15
12	Revolving Loan Funds
13	HOME Administration
14	Homeowner Occupied Rehabilitation
15	Downpayment Assistance

Table 7 - Project Information

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

The City’s primary obstacle to meeting underserved needs is a lack of funding outside of entitlement funds and a limited general fund. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state, and local). These reduced revenues have hindered the City’s ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration - 21A
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	CDBG: \$266,934
	Description	Program Administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salaries, fringes, and administrative costs
2	Project Name	Planning - 20
	Target Area	Ward 2 LMI Ward 5 LMI Ward 3 LMI
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	CDBG: \$50,000
	Description	Five Year Strategic Plan and Blight Studies
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	5 year strategic plan and blight studies
3	Project Name	Fair Housing - 05J

	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
	Goals Supported	Program Administration
	Needs Addressed	Affordable and Accessible Housing for Special Need Homeless Services and Prevention Programs and services for low and moderate income Social Service Programs Programs and services for special needs residents
	Funding	CDBG: \$37,000
	Description	Fair housing activities including salaries and fringes
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fair housing education and outreach services
4	Project Name	Street Improvements - 03K
	Target Area	Ward 2 LMI Ward 5 LMI
	Goals Supported	Community and Economic Development
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$459,000
	Description	Street repairs in Ward 2 and Ward 5
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Repairs to the following streets: * E. 34th between Dallas & Clifton * Livingston between W. 32nd and W. 33rd * W. 10th between Long & Reid
5	Project Name	Park & Recreational Facilities - 03K
	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
	Goals Supported	Community and Economic Development
	Needs Addressed	Public Facilities and Infrastructure Youth Programs and Services Programs and services for special needs residents
	Funding	CDBG: \$282,000
	Description	Park Improvements at the following parks:* Highview Park - 1330 Fillmore Circle* Oakwood Park - 2047 E. 36th Street* Central Park - 2800 Oakdale Avenue* Cityview Park - 810 E. 39th Street* Campana Park - 2840 Meister Road (ADA equipment)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Park Improvements at the following parks: * Highview Park - 1330 Fillmore Circle * Oakwood Park - 2047 E. 36th Street * Central Park - 2800 Oakdale Avenue * Cityview Park - 810 E. 39th Street * Campana Park - 2840 Meister Road (ADA equipment)
6	Project Name	Public Facility Improvements - Streetscape
	Target Area	Ward 2 LMI
	Goals Supported	Community and Economic Development
	Needs Addressed	Public Facilities and Infrastructure

	Funding	CDBG: \$182,000
	Description	improvements to the drainage for the Streetscape project on Broadway between West Erie and 10th
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Broadway between West Erie and 10th
	Planned Activities	improvements to the drainage for the Streetscape project on Broadway between West Erie and 10th
7	Project Name	Clearance & Demolition
	Target Area	Ward 2 LMI
	Goals Supported	Community and Economic Development
	Needs Addressed	Elimination of Slum and Blight
	Funding	CDBG: \$329,386
	Description	Stoveworks demolition and environmental remediation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Stoveworks demolition and environmental remediation
8	Project Name	Emergency Home Repair
	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 3 LMI
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$26,614

	Description	Emergency Home Repair for income eligible citizens in the City of Lorain
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	approximately 2-3 LMI households could benefit from this funding.
	Location Description	TBD
	Planned Activities	Emergency Home Repair
9	Project Name	Lead-Based Paint/Lead Hazards Testing/Abatement
	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation Affordable and Accessible Housing for Special Need
	Funding	CDBG: \$80,000
	Description	City of Lorain Lead Abatement
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	approximately 15-20 households within the City of Lorain
	Location Description	
	Planned Activities	Lead abatement
10	Project Name	Financial Literacy
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Increased Homeownership Opportunities Programs and services for low and moderate income
	Funding	CDBG: \$10,000

	Description	Financial literacy training for LMI people seeking to purchase a home
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Financial literacy training for LMI people seeking to purchase a home
11	Project Name	Code Enforcement - 15
	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
	Goals Supported	Program Administration
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$50,000
	Description	Salaries, fringes and overhead costs associated with the enforcement of state and local codes in LMI areas.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salaries, fringes and overhead costs associated with the enforcement of state and local codes in LMI areas.
12	Project Name	Revolving Loan Funds
	Target Area	
	Goals Supported	Community and Economic Development
	Needs Addressed	Economic Development Opportunities
	Funding	CDBG: \$84,598
	Description	Block Grant's portion of Title IX revolving loan funds

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Block Grant's portion of Title IX revolving loan funds
13	Project Name	HOME Administration
	Target Area	Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	HOME: \$6,455,560
	Description	Program Administration of the HOME program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program Administration of the HOME program
	14	Project Name
Target Area		Ward 2 LMI Ward 1 LMI Ward 5 LMI Ward 6 LMI Ward 3 LMI
Goals Supported		Housing
Needs Addressed		Housing Rehabilitation Programs and services for low and moderate income Programs and services for special needs residents

	Funding	HOME: \$37,600,040
	Description	Rehab of homeowner occupied properties
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehab of homeowner occupied properties
15	Project Name	Downpayment Assistance
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Increased Homeownership Opportunities Affordable and Accessible Housing for Special Need Programs and services for low and moderate income Programs and services for special needs residents
	Funding	HOME: \$205,000
	Description	Downpayment Assistance for low to moderate income families
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10-15 LMI families
	Location Description	
	Planned Activities	Downpayment Assistance for low to moderate income families

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

For the 2018/2019 Annual Action Plan, City of Lorain will direct assistance to low- and moderate-income areas of the City including, but not limited to, five (5) Target Areas. These Target Areas are City Council Wards 1, 2, 3, 5, and 6. Assistance will also be made available citywide to persons meeting the CDBG eligibility requirements for low- and moderate-income benefit.

The neighborhood boundaries of Ward 1 are portions of Lake Erie to the North; Pin Oak Drive to the East; the Black River to the South; and portions of Colorado Avenue and Black River West.

The neighborhood boundaries for the Ward 2 target area are: Lake Erie to the North; Maine Avenue to the East; W. 21st Street to the South; and portions of both Brownell and Oberlin Avenues to the West. Ward 2's LMI Census Tracts include the following: 222,223, 224, and 229.

The neighborhood boundaries for Ward 3 are as follows: W. 21st Street to the North; Reid Avenue to the East; W. 34th, W. 36th Streets and Tower Blvd. to South.

The neighborhood boundaries for Ward 5 are as follows: SR 611 to the north west of Broadway Ave; E 29th Street to the north east of Broadway Ave.; The City Boundary to the south; Reid Ave to the west north of W 34th Street; Broadway St to the west south of W 34th Street; Clinton Ave to the east south of E 38th St; Seneca Ave to the east south of E 31st St; Pearl Ave to the east south of E 30th St; Maple Rd to the east south of E29th St.

The neighborhood boundaries for Ward 6 are as follows: Black River to the north; the City boundary to the south and east; Clinton Ave to the west south of E 38th St; Seneca Ave to the west south of E 31st St; Pearl Ave to the west south of E 30th St; Maple Rd to the west south of E29th St.

Geographic Distribution

Target Area	Percentage of Funds
Ward 2 LMI	20

Target Area	Percentage of Funds
Ward 1 LMI	20
Ward 5 LMI	20
Ward 6 LMI	20
Ward 3 LMI	20

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

City of Lorain’s rationale for allocating investments geographically is dependent upon the location of low- and moderate-income populations, which are most concentrated in Wards 1, 2, 3, 5, and 6.

The City of Lorain reviews statistical information on annual basis for all city neighborhoods that have been determined to have at least 65% of its population with low and moderate incomes (80% of the Area Median Income). Currently there are 21 Block Groups that meet or exceed these criteria in the City. These identified areas are situated predominately in Wards 1, 2, 3, 5, and 6. These same neighborhoods have the highest percentage of minority populations in the City. In addition, independent reports e.g. the Vacant Property Study show that these areas are locations of high property vacancies, blight, and code violations

Discussion

City of Lorain has identified projects to implement the four goals of the Strategic Plan during the first year of the 2015-2019 Consolidated Plan. These projects benefit low- and moderate-income persons citywide and within the City’s five (5) Target Areas: Ward 1, Ward 2, Ward 3, Ward 5, and Ward 6. Projects with citywide benefit include economic development, code enforcement, and the police emergency operations center as well as the City’s administration of the CDBG and HOME programs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As stated previously, the City places a high priority on providing homeownership opportunity in the City of Lorain. This goal shall be addressed, in part, by local non-profit organizations that construct new, modestly priced, affordable houses, or repair existing houses for resale to lower-income, first-time homebuyers. In addition, the jurisdiction shall seek creative ways in which we can provide affordable housing opportunities and a means for obtaining such.

The City of Lorain will continue with its downpayment assistance program and homebuyer training to increase homeownership. An Infill housing program will begin in 2019/2020 in year 2018 a study will be conducted to indicate the mostly efficient areas to build infill housing.

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	36
Special-Needs	7
Total	55

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	35
The Production of New Units	20
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	75

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

Discussion

Obtaining affordable housing through programs including but not limited to: First Time Homebuyer/Downpayment Assistance/financial literacy programs; and Owner-Occupied Rehabilitation assistance grants; Emergency Rehabilitation Grants, and city-owned homes available for purchase

AP-60 Public Housing – 91.220(h)

Introduction

The Lorain Metropolitan Housing Authority (LMHA) is the housing authority for Lorain County. Within the City of Lorain, the LMHA maintains and operates 862 public housing units. During the upcoming year, the LMHA estimates utilizing Comprehensive Grant Program funds to rehabilitate public housing developments located in the City of Lorain. In addition, the LMHA will likely assist over 500 low-income renter households through rehabilitation activities. Further, the LMHA has 24 scattered-site housing units in the City that benefit low-income households.

This section of the Annual Action Plan describes what actions the City of Lorain will take in the 2017/2018 program year to carry out the public housing portion of the Strategic Plan. Below, the City has identified the manner in which the 2017/2018 Annual Action Plan will address the needs of public housing during the program year.

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

As was noted in Section NA-35, the Lorain Metropolitan Housing Authority (LMHA) has been charged with the responsibility of the administration of housing programs for low-income persons. The operations of the LMHA are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development (HUD).

LMHA lists the following as goals pertaining to both addressing the needs of public housing and improving the quality of affordable housing. The jurisdiction shall make a strong effort to work collaboratively with the local housing authority where feasible on these goals, and others throughout the coming years.

- Renovate and modernize public housing interiors, exteriors, common areas, sites/grounds and building systems utilizing Capital Funds and Operating Reserves, when possible;
- Strive to maintain High Performer status under PHAS and SEMAP;
- Continue to strictly enforce Housing Quality Standards (HQS) for landlords and restrict participations of landlords who are consistently in noncompliance with HQS;
- Through collaborations with the City of Lorain, apply for planning grants, such as the Choice Neighborhoods, to facilitate the housing authority's research into the feasibility of the redevelopment of Southside Gardens which is ongoing currently in 2017 until 2020. The housing authority has developed sampled homes; and

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- Expand the supply of affordable housing in nontraditional areas by de-concentrating vouchers within areas of poverty and encouraging movement into neighborhoods of opportunity.

The LMHA has been committed to advocating for and providing affordable housing for eligible individuals and families, and continues to work closely with HUD, City of Lorain, and area agencies and organizations to address the needs for public housing. This will be an effort supported by the city's fair housing administrator and director.

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

LMHA intends to continue promoting several resident initiatives that are generally broken down into two phases. In the first phase, the LMHA provides training programs for family self-sufficiency (FSS) through educational entities or private sector companies that provide training. In addition, LMHA has an economic empowerment plan that includes workshops with banks and small business seminars for the residents. During the second phase, LMHA plans to offer resident training on HUD regulations through a tenant council. This activity broadens public housing residents' knowledge of their rights, knowledge, HUD's perspective on issues, and various resident initiatives that can be explored and implemented at various points in time.

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

The local PHA, Lorain Metropolitan Housing, is not troubled.

Discussion

Affordable housing needs are met by multiple stakeholders within City of Lorain. The LMHA is responsible for the administration of public housing in the City of Lorain and Lorain County and continues to work closely with HUD, City of Lorain, and area agencies and organizations to address mutual affordable housing goals.

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

Introduction

This section of the Annual Action Plan describes City of Lorain’s one-year goal and the specific actions and steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan to be developed through continued coordination with the Lorain County, the Homeless Task Force, LMHA, and other State and local agencies. The City of Lorain will continue to foster inter-agency coordination with the public service agencies in the community. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

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

A key component of the City’s homeless strategy is to support critical housing and service activities of the Lorain County Continuum of Care for the homeless. The City of Lorain participates with the Lorain County Continuum of Care Committee, a countywide consortium of homeless housing and service providers, city and county governments, agency representatives and the former homeless. The Committee’s goal is to establish a cooperative effort leading to the development of a continuum of housing and services for homeless persons.

In collaboration with the Lorain Metropolitan Housing Authority (LMHA), The City of Lorain will provide tenant based rental assistance in 2019.

The fair housing administration has been outsourced to The Legal Aid Society to provide assistance to homeless persons needs and provide outreach and informational sessions to landlords, individuals, social service agencies, and those at-risk of being homeless within the city.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Haven Center, administered by Neighborhood Alliance, is a twenty-four hour, 365 day emergency shelter for men, women and children, is a 68 bed facility that provides case plans for clients that seeks to assist them with transitioning them into independent housing, and provides them with employment referrals; vocational rehabilitation; GED courses, tickets for public transit, and assistance with applying for affordable housing.

The St. Elizabeth Center, administered by Catholic Charities, Diocese of Cleveland, is a 50 bed men's shelter that houses a congregate hot meal program, a choice pantry, Community Connections and case management services. This shelter provides a place in central Lorain for persons who are homeless,

hungry or otherwise vulnerable to receive assistance.

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 City, through the Lorain Metropolitan Housing Authority (LMHA), shall provide a Tenant Based Rental Assistance program that would provide a monthly rental subsidy for an eligible household for a specified period of time to enable the household to afford their housing. A tenant-based rental subsidy program would provide the subsidy on behalf of an eligible tenant to an approved landlord for an approved rental unit which has an approved rent. This will occur again in 2019.

The Valor Home of Lorain County, located at 221 W. 21st Street provides transitional housing for homeless veterans, within the City and throughout the County by providing drug and alcohol counseling, vocational training, and other services through programs from both Family and Community Services and the VA and Veterans Health Clinic.

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.

Another of the City's strategies for reducing homelessness is to support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent homelessness.

The non-homeless special needs populations include the elderly, mentally ill, developmentally disabled, physically disabled, substance abusers, and persons with AIDS or related diseases. The City and other non-profits continuously provide various types of assistance, primarily through supportive services, to persons with special needs in the community. These agencies include, but are not limited to: New Sunrise Properties; The Lorain County Board of Mental Retardation and Developmental Disabilities; Lorain County Urban League; and El Centro De Servicios Sociales to name a few.

Furthermore, the City will continue to work with homeless service providers and the Lorain County Homeless Task Force to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies

and
institutions do not become homeless upon release.

Discussion

The City plans to allocate \$0 of the anticipated 2018/2019 CDBG award toward activities to reduce homelessness. But the City will continue to offer assistance, advice, and coordination with agencies that provide day facilities, case management, job skills training, vocational tools and other homeless services. The city is providing funding from the PY2015 allocation to many public service type projects including Legal Aide; United Way; Youth employment; The Nord Center; and "Get with the Program."

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

Introduction:

This section of the Annual Action Plan summarizes actions the City of Lorain will undertake during the program year to reduce barriers to affordable housing and influence whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

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

The City of Lorain has several strategies that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. In general, the City of Lorain will continue to work with nonprofit housing developers and providers to increase the amount of affordable housing. The City of Lorain has adopted the Ohio Board of Building Standards recommendation of the Ohio Building Codes (OBC), Ohio Mechanical Codes (OMC), Ohio Plumbing Codes (OPC) and the International Building Code (ICC). These codes are designed to set forth minimum standards for health, safety, and welfare. The City's building and zoning codes do not, in general, constitute barriers to affordable housing in Lorain. The City shall seek to update its zoning codes and land use plans, which are approaching thirty years of age. The City of Lorain has also devoted a significant amount of resources to improving the housing stock to improve overall the return on residential investment. Through the addition of more Housing inspectors, the City's code enforcement efforts have led to an overall improvement of homes in all areas in the city.

Discussion:

The following is a summary of the City's past and current strategies to reduce barriers to affordable housing:

Zoning Ordinance – The City plans to complete a revised zoning code that better reflects the appropriate use of land and solves some of the problems of the old code; however, the code still needs to focus on housing-related issues such as the lack of multi-family zoning. The City hopes that the specificity of the revised code makes it easier for developers to utilize it.

Lack of Quality Housing – The City utilizes a multi-faceted approach to address this barrier, including the use of HOME and NSP funds to construct and rehab homes, reclaiming abandoned and nuisance properties through acquisition/demolition, and stimulating private developers and other public resources to invest in inner-city communities and create mixed-income communities of choice. The City

is also continuing and continuing its Emergency Home Repair with additional funding and Homeowner Occupied Rehabilitation with CDBG funds. This program allows persons to remain in their homes with the assistance of grant funds to replace roofs, address foundation issues, and provide ADA accessibility options. The City will provide a full rehabilitation program with the use of HOME funds, starting the fourth quarter of 2018.

Lead-Based Paint – The City utilizes a multi-faceted approach to address this barrier, including a lead inspection and abatement program, utilizing joint grant funding through the Erie County Health Department regarding lead funding which includes Elyria and Lorain cities. Also, lead will be addressed regarding all housing rehabilitation efforts.

Age and Condition of Housing Stock – The City utilizes a multi-faceted approach to address this barrier, including rehabilitation assistance with low and moderate income households, the elderly, disabled and families with children receiving priority funding, and marketing of homeownership programs to support housing choice.

Financing – The City administers a down payment assistance program through HOME funding to allow for lower monthly payments for homeownership.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Annual Action Plan describes City of Lorain’s planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

Consistent with the Five-Year Consolidated Plan’s Strategic Plan, City of Lorain will pursue the goal of promoting access to public services for special needs populations generally assumed to be low and moderate income, including, but not limited to, programs addressing youth and children, seniors/elderly and frail elderly, veterans and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs.

Note: the 2018/2019 Action Plan budget is supporting assistance to five public service type activities.

The City, through the Consolidated Plan, shall seek to target federal funds, and other available resources, to residents that have traditionally not been served, or are underserved by previous programs. A strong emphasis will be placed on the programmatic restructure that is not only compliant with changing rules and regulations, but make sense for today’s economic climate, and ever changing community structure.

Actions planned to foster and maintain affordable housing

As stated in the Five-Year Consolidated Plan Strategic Plan the City places a high priority on providing homeownership opportunity in Lorain. This goal is addressed, in part, by local non-profit organizations that construct new, modestly priced, affordable houses, or repair existing houses for resale to lower-income, first-time homebuyers. Many of these non-profit organizations also provide down payment assistance to facilitate the purchase of the homes. The City places a high priority on both methods of expanding home ownership for lower-income households. Neighborhood Housing Services of Greater Cleveland (NHS) will be a subrecipient to the city to provide down payment assist to area residents. Assisting residents with information and classed regarding financial literacy education; down

payment assistant and homebuyer training. For qualified applicants can receive down payment assistance in the amount of not more than 50% of what the lender requires, total assistance not to exceed \$17,000. Purchase price may not exceed \$129,000

It is clear that the City's housing development plans should correlate with changing market conditions in the City of Lorain and the surrounding area. In order to insure that the low-mod income citizens of the community have access to affordable housing, the City will continue to meet with local and regional financial institutions (i.e. Lorain National Bank, First Merit Bank, Third Federal Savings) and national syndicators such as Fannie Mae, Freddie Mac and Local Initiatives Support Corp. (LISC), as well as with our local, State, and Federal non-profit partners, to explore their financial participation (TIF, Bond Financing, construction loans, etc.)

Neighborhood Housing Services of Greater Cleveland (NHS) will continue to be a subrecipient to the city to provide down payment assist to area residents. Assisting residents with information and classes regarding financial literacy education; down payment assistant and homebuyer training. For qualified applicants can receive down payment assistance in the amount of not more than 50% of what the lender requires, total assistance not to exceed \$17,000. Purchase price may not exceed \$129,000

Note: Emergency Home Repair and Homeowner Occupied Rehabilitation will support this effort as well to increase and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The City shall seek a larger, collaborative approach to addressing the issues of lead-based paint hazards in our jurisdictions homes. The City of Lorain; the Lorain County Health District; Lorain County; the City of Elyria; and Erie and Sandusky Counties shall seek to combine expertise and resources to address the lead-based paint hazards in a three county region. In addition, the Lorain County Health District, through its Childhood Lead Program, provides an environmental assessment of a home upon the referral of a physician which seeks to educate parents, coordinate the screening of children and inspect the residence to identify sources of lead exposure.

Actions planned to reduce the number of poverty-level families

According to the 2009-2013 American Community Survey (ACS) estimates, 30.4% of people living in City of Lorain are below poverty level. The City of Lorain does not possess the capacity or manpower to directly improve the poverty status of its citizens. However, the city supports county and state efforts to move low-income persons to economic self-sufficiently or to a maximum level of economic independency.

The strategy aims to help families that are currently dependent on public assistance achieve economic self-sufficiency. In instances where this may not be possible because of personal limitations, the goal is to enable them to achieve the maximum level of independence for which they are capable. The Ohio

Department of Jobs and Family Services (ODJFS) (Lorain County) is the nexus of the County's welfare reform program and thus is the lead anti-poverty agency. ODJFS's mission is to maximize available community resources to support, encourage, and assist families and individuals in achieving their goals for self-sufficiency; to assist in elimination of barriers, and respond to ever changing needs in a progressive, caring and professional manner.

Actions planned to develop institutional structure

The City of Lorain has a strong Institutional Delivery System. A wide range of services are available in the community, including homelessness prevention services, street outreach, emergency shelter and transitional housing, and mental health services. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

The City has identified various entities from the public, nonprofit and private sectors that will be institutionally involved in the implementation of the Consolidated Plan. In order to improve the housing and community development delivery system in Lorain, better coordination between the public, nonprofit and private agencies will be required. The programs and services that exist and that are available to residents in Lorain are extensive and varied.

The State of Ohio operates many housing and community development programs that, for the most part, are available to the City of Lorain or nonprofit agencies serving low income persons in the City.

Over the next year, the City and all eligible entities in Lorain will work to maximize the funds available from the State of Ohio through the many programs available in order to increase the level of funding brought into the community.

Lorain County and the City of Lorain provide a wide range of housing and community development programs and services including data collection, planning, enforcement, financial management, legal knowledge of housing issues, and educational techniques as well as overall program development, administration and implementation.

Local non-profit organizations offer housing and community development activities, which can be partially funded by the local CDBG and HOME programs offered by the city of Lorain and/or by Lorain County. In the future, all eligible non-profits will be encouraged to apply for funds, or serve as a subrecipient to avoid duplication of services, and offer their expertise where deemed appropriate.

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

The City of Lorain will continue to coordinate with the following agencies to develop an effective institutional structure and enhance inter-agency coordination. The Lorain Metropolitan

Housing Authority (LMHA) maintains and operates hundreds of units of subsidized housing in Lorain County. Although funding for public housing authorities may be reduced, it is anticipated that LMHA will still be awarded a significant amount of Federal funds to provide housing-related activities, such as rental assistance, rehabilitation and new construction, for low-income persons in Lorain.

The local nonprofit organizations in Lorain, such as El Centro de Servicios Sociales, Lorain County Goodwill, Lorain County Habitat for Humanity, Lorain County Community Action Agency, the Lorain County Urban, and Neighborhood Alliance provide a number of affordable housing and supportive services. These organizations typically have a specific target population that they serve, and accordingly possess a level of knowledge and expertise that is invaluable. The continuation and expansion of such services by aggressively seeking additional funding will be encouraged over the next year. In addition, better coordination between these agencies and with the public and private sector organizations will continue to be a high priority.

Discussion:

The City's actions planned to address obstacles to meeting underserved needs include activities in support of special needs assistance for victims of domestic violence, at-risk families and youth, the disabled, elderly, those with mental health issues. Additionally, the City's actions to foster and maintain affordable housing include continued funding of programs and agencies that further the affordable housing goals of the City.

Lead-based paint hazards will continue to be evaluated, environmental testing conducted, and educational materials made available to families at-risk of exposure. Institutional structure will continue to be developed through continued coordination with the Lorain County, the Homeless Task Force, LMHA, and other State and local agencies. The City of Lorain will continue to foster inter-agency coordination with the public service agencies in the community.

Program Specific Requirements

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

Introduction:

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	875,575
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:	875,575

Other CDBG Requirements

1. The amount of urgent need activities	0
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.	65.40%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There are no other forms of investment being utilized beyond those identified in section 92.205 pertaining to HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Lorain will use recapture provisions. The City of Lorain will not utilize any resale in provisions in its HOME program nor will any subrecipient, contractors or consultants. The City of Lorain will follow the prorata technique, meaning all net proceeds will be shared between the homeowner and city based upon the amount of years of affordability. If this procedure does not cover all expenditures associated with said property all cost will be split between the buyer and the city.

HOME-assisted units must meet the minimum affordability period that relate to the HOME-assisted units according to the following table:

HOME Funds Provided: Less than \$15,000 (affordability period 5 years); \$15,000 to \$40,000 (affordability period 10 years) ; and Greater than \$40,000 (affordability period 15 years):

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The city will use a prorata recapture reduction amount during the affordability period. Recapture is only for the direct subsidy received by the homebuyer. Recapture is only subject to net proceeds minus loan repayment and closing cost.

If the property is sold, transferred, or the owner ceases to live in the property as the owner-occupant during the affordability period, then only the amount of recapture earned to that date shall be deducted from the city's HOME investment and the remaining portion of recapture shall be due and payable in addition to all other unpaid loan interest, fees, and or service charges.

A subrecipient will be awarded the HOME owner occupied program but a staff member will learn

from subrecipient in order run a efficient program. Additinally, the director and other designated staff member will go to HUD certified trainings to learn the program guidelines learn program guidelines and other requirements for efficient oversight. The goal is to have said staff person learn the program efficiently and effectively. Then the program can be ran solely by the city's departmental staff members.

Guidelines and policies/procedures have been developed that coincide with the recapture provisions outlined by HUD. Following the recapture provisions will ensure regulations are followed by the city and subrecipient:

The Participating jurisdiction must provide project managers/consultants/subrecipients with information on updated HOME income limits so that applicants' incomes do not exceed HUD guidelines in accordance with the written agreement between PJ and the Subrecipient.

To ensure that the housing will remain occupied by approved applicant, pursuant to deed restrictions, covenants running with the land, or other similar mechanisms, occupancy restrictions will be placed on said property. The loan will be due and payable in addition to all other unpaid loan interest, fees, and or service charges if applicant does not continue to meet compliance guidelines outlined with said loan assistance.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Plans for using HOME funds to refiance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206 (b), are as follows:

There are no plans for using HOME funds to refinance existing debt.

NA

Attachments

Citizen Participation Comments

5 p.m. Public Hearing : A public hearing will be held in the Lorain Police Training Room to discuss the PY 2018 CDBG budget. The Action Plan will be available to the public on 7-2-18, which describes the activities that will take place during 2018-19. (Notice and Summary of Plan available on city's website) <http://www.cityoflorain.org/CivicAlerts.aspx>



LORAIN CITY COUNCIL

Regular Meeting Agenda

Monday, July 2, 2018 @ 6 p.m.

1. **OPENING OF COUNCIL:** Prayer and the Pledge of Allegiance.
2. **ROLL CALL:**
3. **DISPOSITION OF MINUTES:**
 - a. 6/18/2018 Regular Meeting Minutes
4. **CORRESPONDENCE AND/OR COMMUNICATIONS FROM THE MAYOR: (None)**
5. **CORRESPONDENCE FROM DIRECTORS, BOARDS, COMMISSIONS, ETC.: (None)**
6. **CORRESPONDENCE FROM OTHER GOVERNMENTAL AGENCIES:**
 - a. Correspondence from the Ohio EPA regarding Application #1223749-WS; oetail plans for Red Hill Reservoir Chlorine Metering and Recording; Plans Received April 27, 2018; Final Revisions received June 11, 2018; Plans received from R.E. Warner & Assoc.
 - b. Notice from the Ohio Dept of Liquor Control advising of a New, D5 permit application from Brookscurry Enterprises LLC, doing business as Steel City A Bar @ 1804 E. 28th St, Lorain, 44055
 - c. Notice from the Ohio Dept of Liquor Control advising of a New, D2, D2X, D3, D3A & D6 permit application from Old Towne Charleston Social Club @ 651 Broadway Ave, 1st Floor & Basement, Lorain, 44052
 - d. Notice from the Ohio Dept of Liquor Control advising of a New, D5 permit application from Spectrum Consulting Services LLC, doing business as Spectrum Community Vocational Center @ 713 W. 5th Street, Lorain, 44052.
7. **CORRESPONDENCE FROM THE GENERAL PUBLIC:**
 - a. Correspondence from William Madansky urging the City of Lorain to ban smoking in public places as other area cities have done.
8. **COMMITTEE REPORTS:**
 - a. Police, Fire & Legislative Committee - (1)
9. **LEGISLATION - FIRST READING:**
 - a. ___ Reso recognizing and declaring the month of "September" as Prostate Cancer Awareness Month in the City of Lorain, Ohio.
 - b. ___ Reso proclaiming Lorain, OH as a welcoming and safe community for all nationalities, ethnic backgrounds, cultures and religions.
 - c. ___ Ord assessing the cost of abating nuisance by removing litter and deposit of garbage, rubbish, junk, etc during the current calendar year.
 - d. ___ Ord. approving the PY 2018 CDBG & HOME one-Year Action Plan & authorizing the Mayor to submit the applications for financial assistance.
 - e. ___ Ord auth the S/S Director to enter into a contract with IAP Govt Services for professional services related to the demo & environmental cleanup of the Stoveworks site.
 - f. ___ Transfer

- g. ___ Appropriation
- 10. **LEGISLATION - SECOND READING:**
 - a. ___ Reso amending Reso. No. 1-18, The Rules of Council, Council Rule 41 - Conduct, passed on Jan. 2, 2018.
 - b. ___ Ord Auth the Mayor to submit applications to the OPWC Integrating Committee for year 2019 funding (Round 33) for the replacement or rehab of certain roadways within the City.
 - c. ___ Ord establishing a new Chap 1549 "Illegal Dumping" of the Codified Ordinances of the City of Lorain (*Motion to withdraw from agenda as new legislation is forthcoming.*)
- 11. **LEGISLATION - THIRD READING: (None)**
- 12. **COMMITTEE CALLS:** Public Hearings are scheduled for Monday, July 23, 2018 commencing at 6 p.m. to discuss and application to rezone 2221 E. 42nd Street from B-1 to B-2 to allow for a service station and an application to rezone 3120 Kolbe Road and surrounding area from R-3 to B-1A to allow for medical offices.
A Finance/Claims & All Council committee has been scheduled for Monday, July 30, 2018 to review the second quarter financials for the City of Lorain and review CDBG funds.
- 13. **MISCELLANEOUS CONCERNS FROM COUNCIL:**
- 14. **ADJOURNMENT.**

"AN EXECUTIVE SESSION, BY PROPER MOTION, WILL BE HELD IN ACCORDANCE WITH O.R.C. 121.22 G (3) TO CONFERENCE WITH THE PUBLIC BODY'S ATTORNEY REGARDING DISPUTES THAT ARE THE SUBJECT OF PENDING AND/OR IMMINENT COURT ACTION.

•THINGS TO KNOW•

City Hall will be closed on Wednesday, July 4th in observance of the 4th of July Holiday.
Fireworks will be held Wednesday, July 4th @ 10 p.m. (or when the sun completely sets)
BULK PICK UP will be on your regularly scheduled pick up day the week of July 9th.

REGULAR MEETING*LORAIN CITY COUNCIL*COUNCIL CHAMBER*LORAIN, OH * JULY 2, 2018

President Arredondo called the regular meeting of Lorain City Council to order at 6:04 p.m. Chaplain Angel Arroyo led Council in the opening prayer followed by the Pledge of Allegiance.

ROLL CALL:

PRESENT - 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

ABSENT - 0 None.

DISPOSITION OF MINUTES:

Moved by Mr. Kozlura, supported by Mrs. Springowski, to dispense with the reading of the minutes and accept them as written. The motion carried unanimously.

CORRESPONDENCE AND/OR COMMUNICATIONS FROM THE MAYOR:

REMARKS: MAYOR RITENAUER. Be safe everyone; happy 4th of July. Make sure you use caution in dealing with fireworks. At ten o'clock the Port is putting on fireworks on Wednesday, July 4th over the pier. I hope to see you down here.

PRESIDENT ARREDONDO. He is a humble man and failed to tell us that on July 10th, which is next Tuesday at 6:30 p.m. he will be addressing the faith community at St. Frances Cabrini. It is open to the public and anyone can attend, we have 400 seat capacity. We would like to fill it up.

CORRESPONDENCE FROM DIRECTORS, BOARDS AND COMMISSIONS, ETC. (none)

CORRESPONDENCE FROM OTHER GOVERNMENTAL AGENCIES:

- a.) Ohio EPA's notification advising the application and Red Hill Reservoir Chlorine Metering and Recording final plans were received and accepted on June 11, 2018. Without objection, President Arredondo ordered to receive and file. The motion carried.
- b.) Ohio Department of Liquor Control's notification of a new D5 permit application for Brookscurry Ent. LLC d/b/a Steel City A Bar @ 1804 E. 28th Street, Lorain, Ohio. Moved by Mr. Arroyo, supported by Mr. Fallis, to authorize the Clerk to notify the board that no complaints have been received. The motion carried.
- c.) Ohio Department of Liquor Control's notification of new D2, D2X, D3, D3A and D6 permit application for Old Towne Charleston Social Club @ 651 Broadway in Lorain, Ohio. Moved by Mr. Flores, supported by Ms. Moon, to authorize the Clerk to notify the board that no objections have been received. The motion carried.
- d.) Ohio Department of Liquor Control's notification of a new D5 permit application from Spectrum Consulting Services d/b/a Spectrum Community Vocational Center @ 713 W. 5th Street, Lorain, Ohio.

REMARKS: COUNCILMAN FLORES: I think this is regarding the catering business. Moved by Mr. Flores, supported by Mr. Fallis, to authorize the Clerk to notify the board that no objections have been received. The motion carried with Mr. Thornberry voting "no."

CORRESPONDENCE FROM THE GENERAL PUBLIC:

- a.) Correspondence from William Madanski requesting Council consider to ban smoking in all public places. Moved by Mr. Fallis, supported by Mrs. Springowski, to refer the matter to the Parks & Recreation committee. The motion carried with Messrs. Henley, Flores and Thornberry voting no. The motion carried.

COMMITTEE REPORTS: POLICE, FIRE & LEGISLATIVE COMMITTEE: The committee met on Monday, June 25, 2018 to discuss a proposed resolution amending Reso. 1-18, the Rules of Council - Rule 4) Conduct, the committee recommends to refer the matter to council for consideration.

REGULAR MEETING*LORAIN CITY COUNCIL* COUNCIL CHAMBER*LORAIN, OH * JULY 2, 2018

Moved by Mr. Argenti, supported by Mr. Thornsberry to accept the report. The motion carried.

LEGISLATION – FIRST READING:

Resolution No. 21-18 a.) Introduced by Mr. Flores, a resolution recognizing and designating the month of September as Prostate Cancer Awareness month in the City of Lorain Ohio.

REMARKS: COUNCILMAN FLORES: I received correspondence from a resident regarding her husband's progressive form of prostate cancer and her request for this resolution.

Moved by Mr. Flores, supported by Mr. Faga, to suspend the statutory three reading rule.

AYES - 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The rule was suspended.

REMARKS: COUNCILMAN FALLIS: Anytime that we can bring awareness to this issue, it is a good thing

Moved by Mr. Flores, supported by Mr. Faga, to pass the resolution.

AYES 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The resolution passed.

Resolution No. 22-18 h.) Introduced by Mr. Arroyo, a resolution proclaiming Lorain, Ohio as a welcoming and safe community for all nationalities, ethnic backgrounds, cultures and religions.

Moved by Mr. Arroyo, supported by Mr. Faga, to suspend the statutory three reading rule.

AYES – 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The rule was suspended.

REMARKS: COUNCILMAN ARROYO: I ask for approval on this resolution. Our community has been built on different races, languages, ethnic groups and faces for over one hundred years. Over the past few years, we started to see a division in our country, not only in our city. Over the past month, we started to see some chaos happening in our community over a few different incidences. I think it is important that we continue to stand together and remind people what our community was built on. It is not just one faith and does not matter if you are Muslim, Catholic or Christian or Spanish, Black or White or originally from Lorain or not. This community was built on different cultures and I think it is important to continue to remind people that the City of Lorain is the International City and will always be the International City and we will continue to work with each other through the chaos that continues to happen and make our community a better place.

COUNCILWOMAN SPRINGOWSKI: We recently celebrated the International Festival. I think just looking at that is indicative of the type of community that Lorain is, has and always will be. We have always welcomed everyone and had strong relations between all of the cultures – hence us having a festival celebrating just that. I think that almost goes without saying here, everyone is welcome in Lorain.

Moved by Mr. Arroyo, supported by Mr. Faga, to pass the resolution.

AYES – 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The resolution passed.

Ordinance No. 88-18 c.) Introduced by Mrs. Springowski, an ordinance assessing the cost of abating nuisance by removing litter, the deposit of garbage, rubbish, junk, etc. during the current calendar year and declaring an emergency.

Moved by Mrs. Springowski, supported by Mr. Flores, to suspend the statutory three reading rule.

AYES – 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The rule was suspended.

Moved by Mrs. Springowski, supported by Mr. Flores, to pass the ordinance.

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AYES - 11 Messrs. Fallis, Kozura, Springowski, Healey, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0 None. The ordinance passed.

Ordinance No. 89-18 d) Introduced by Mr. Flores, an ordinance approving the City of Lorain's FY 2018 CDBG and HOME One-year Action Plan and authorizing the Mayor to submit for financial assistance under the Housing and Community Development Act of 1974, as amended, and the Cranston Gonzales National Affordable Housing Act of 1990, as amended, authorizing the Safety/Service Director to enter into all contracts and agreements to accept financial assistance, appropriating the funds and establishing the individual accounts, consistent with all attached budgets and declaring an emergency.

Moved by Mr. Flores, supported by Mrs. Springowski, to suspend the statutory three reading rule.

AYES - 11 Messrs. Fallis, Kozura, Springowski, Healey, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0 None. The rule was suspended.

REMARKS- COUNCILMAN KOZIURA: Is there anything new in terms of the federal government and concerns regarding our past transgressions?

MAYOR RITENAUER: Actually this does have a little bit of good news. Block grant actually went up a little we did get our 2018 allocation. That was in question the last meeting we had based on ratios, etc. When we get to the Statesworks, that is actually a good project for a number of reasons. Primarily is that it will reduce our ratios even further which will keep us out from under the area where the federal government likes to look and start taking money away. That is good news for block grant and we just received word today that we are getting our HOME funding back. So, 2017 & 2018 is in here and that is good news. We have more projects that built into this budget for rehabilitation, etc. We obviously know there is a need but through the work of the department, we have been able to rectify some things and we now have a HOME program again, which is very exciting.

COUNCILMAN FLORES: One of the obstacles we have with addressing the underserved needs of the community is that is often a formulation of what the administration has concluded where the money is spent. In your opinion, this is the best job you have done spending this money that we have?

MAYOR: In my opinion you could quadruple or more the amount of block grant money and we still would not be able to satisfy all of our needs. We try to hear what council is saying, listen to the department heads, note what we see in the community, etc. The HOME side is very driven by whether you meet eligibilities. That could be centralized in a part of the city or disbursed, etc., that is how HOME is driven largely. But, block grant, we heard about parks and roads and code enforcement and we try to do a lot of those different things. For example, in the second ward maybe more roads are being funded this year than parks and maybe next year it will be different. I try to take everything that is being said and there have been public hearings from the citizens, council, department heads, our observations, etc. to try to come up with the best possible proposal. Is it perfect? No, you can easily argue for a road in this ward or that ward. We could do that all day but we have about \$1.2M and this is what we think will get us some mileage. I think a number of the projects on here are important. Some of the roads are in your ward and the fifth ward and were selected because quite honestly we were looking at our roads plan this year and there will be three or four roads that were going to be missed. So, we felt that based upon how they were rated and block grant availability, why not fund those. Oakwood Park has an advisory committee that is doing a lot of work out there; we have been able to make some progress. We felt that what they would like to do and continue that progress made a lot of sense. Statesworks - that speaks for itself. That is something that I am particularly proud this council and the administration are going to be able to handle if it passes later on the agenda. Yes, in our affirmation councilmen, yes, the approach ties in a lot of our priorities and not enough in any area but I think it will make a lot of improvements in our community.

COUNCILMAN FLORES: I want to thank you for the best use of these funds and doing the best we can with what we have.

COUNCILMAN ARGENTE: I agree, it looks like the dispersion of funds seems fair and adequate. Like so many other things, there is a deadline on this and it must be passed before August. That only leaves one more meeting and we would like to have these kinds of things brought down to us a little sooner. If there is a need for discussion, we can do that without being on such a tight timeline to have to pass it or lose the money. If possible, please try to get this down earlier, if due in August, bring it down in June.

MAYOR: It is early July, I fully anticipated if needed, we could have special calls. The other thing is, we really don't start putting a lot of this together until we know for sure from the federal government what we are going to get. As you heard today, we got the call for the HOME dollars just recently. Congress will pass legislation and often times it takes HUD some time to send the letters. So typically, what triggers the meetings with Kellie and then the public hearings and where we are today is once we get the letter of the amount, and then we begin the process. I have conveyed to HUD, and I know Kellie has as well many times; we need decisions or responses that allow us the time to deliberate. Unfortunately, sometimes with how congress passes things, we just don't get that. Point well taken, as we can and as we get that information, we are glad to share that with you in a timely manner.

COUNCILMAN FALLIS: I have a question on the five year strategic plan blight study for \$50,000. Can you explain?

KELLIE GLENN, BHP DIRECTOR: The \$50,000 is for next year's action plan update and five year strategic plan. Every five years, we have to update the entire plan. It is such an undertaking that it's a bit much for our staff to handle. In addition to that, we want to do a shunt and blight study for wards one, two, three, five and six. We want to bring the infill program back in late 2019 early 2020. In order to do that, we would like to do a study to determine where are the best places in each of those wards to bring the program back. We don't want to just put houses where vacant land is or just do it willy-nilly. We want the infill housing program back and better than what it was before. That is what that \$50,000 is for.

COUNCILMAN FALLIS: I am glad to hear you are looking to put that program back together. It did help many residents in Lorain and it also increases our tax base. Interestingly enough, when those homes went up, the surrounding neighbors would get competitive and fix up their homes as well. That is great to hear that is coming back on line soon.

I am aware of a few of your programs, the lead abatement and emergency home repair. But I am sure there are folks here who are not aware of those programs. Can you let us know exactly what those dollars are for and how they can contact you if they should have a need for that?

KELLIE GLENN, BHP DIRECTOR: The emergency home repair program is for home owner-occupied housing that is for low income individuals and you must live in the house for at least five years and cannot have an existing loan with the city and if you do, you must wait until that loan is fully paid off and then five years after the pay-off date. In addition, you cannot be behind in your taxes. If you are, we cannot assist you and that is a HUD regulated stipulation.

The lead program, it is done through Erie County currently. We have a grant for SIM and it is shared with Lorain County, the City of Elyria and the City of Lorain. Generally, referrals come from the health department for children that have high elevated blood levels. They qualify by income and they can go in and rehab the house. Sometimes, it is a home owner-occupied house and sometimes it is a rental home. If a rental home, it must have the approval of the land owner. That money is to apply for the next round of funding. The bulk of the homes have been done in the city, about 23 houses so far compared to the county which had 9 and Elyria may have done maybe 10. We are the lead runner, unfortunately, in lead removal. Because of that, Erie County has asked us to give \$80,000, for the next three years to help fund as a match to that grant. So, that totals \$240,000.

COUNCILMAN FALLIS: When will you hear about the next round of funding?

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KELLIE GLENN BHP DIRECTOR: It will be any day now. I will advise when we receive notification.

COUNCILMAN FALLIS: To the right of the section regarding the housing, there is a comment stipulating there is still \$292,982 from prior years funding to spend. What can we spend that on? It looks like it is adjacent to the emergency home repair line.

KELLIE GLENN, BHP DIRECTOR: Because we need to make sure that we have enough funding for the Stoveworks, which is the next item on the agenda, we reduced Stoveworks from funding from emergency home repair to put it towards Stoveworks. We recently completed several substantial amendments to fund emergency home repair, which still has about \$320,000 in it. In addition, because we found out today that we are going to be getting our HOME dollars back and doing full rehabs, we don't have to have so much money in emergency home repair.

COUNCILMAN ARROYO: It starts Parks, how much are we getting for Oakwood Park?
MAYOR: That will depend on many of the committee recommendations. I can tell you that one was to fix the entire road through Oakwood, that is coming in at \$200,000. Whether that all comes out of here or we are able to use other designated funds, etc., we will have to figure that out. There will be some pretty significant expenditures at Oakwood. That is one of the prime areas they are focusing on this year and next.

COUNCILMAN FLORES: There was money held back in the substantial amendments, how much money is from the prior plan that we held and can use now from 2015? There was money we did not spend. Compared to what we are going to spend, how much was from the prior years? Is it \$2.4?

MAYOR: Kellie, maybe elaborate on the amount of money in the substantial amendment for Stoveworks some of what we are pulling from prior years to do that.

KELLIE GLENN BHP DIRECTOR: For Stoveworks, there is approximately \$700,000 from prior years and it cycles from 2009 all the way to 2015 that we had monies left over in various activities that we will put specifically towards Stoveworks. We also have a substantial amendment, the public hearing was on June 4, 2018, and there is money that we are waiting for HUD to approve as well. It will go into the Stoveworks and HVAC system also to emergency home repairs.

COUNCILMAN FLORES: The unobligated public service of \$177,000?

MS. GLENN: That was from the last year, the \$992,000 when we did _____. That was already approved in 2017.

COUNCILMAN FLORES: The bulk is for the annual plan and then from the prior years.

MS. GLENN: It is hard to go with a percentage. It is unusual to have to do that many substantial amendments in a calendar year. But, it was because of all that money we are sitting on that we were not allocating to projects specifically. What I can tell you is moving forward, we should not have large substantial amendments like that, it is maybe 25% of the grant total.

COUNCILMAN FLORES: We will be holding some back as you mentioned today. Was that part of the HOME funds so the money will be there when we need to spend it?

MS. GLENN: We are not really holding back money; I think you are referring to the program income. That is when people are paying their loans. We get maybe \$18,000 a month with those payments. We then have to allocate that money to a project because we are not doing economic development and we can't do economic development right now. So, HUD does not want that money to just sit there.

COUNCILMAN KOZLURA: I wish to remind Council that on July 30th we have a Finance & Claims committee meeting scheduled to specifically look at all the Federal Programs in the city and what assets there are and what the future holds for them. These discussions should be very helpful at that meeting.

Moved by Mr. Flores, supported by Mrs. Springowski, to pass the ordinance.

AYES - 11

Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Fagn, Thornsberry.

NAYS - 0

None. The ordinance passed.

REGULAR MEETING-LORAIN CITY COUNCIL-COUNCIL CHAMBER-LORAIN, OH - JULY 2, 2018

Ordinance No. 96-18 e.) Introduced by Mr. Flores, an ordinance authorizing the Safety/Service Director to enter into a contract with LAP Government Services for professional services related to the demolition and environmental clean up of the Stoveworks site.
Moved by Mr. Flores, supported by Mrs. Springowski, to suspend the statutory three reading rule.

AYES - 11 Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0 None. The rule was suspended.

REMARKS: COUNCILMAN FLORES: I see there are some contractors in the audience but Kellie has provided some guests this evening. When are the bids due? Will they be at the end of August or have bids been submitted?
KELLIE GLENN, BHP DIRECTOR: There were three bids for the Stoveworks demolition and additional environmental cleanup work. LAP Gov. Services, Mr. Snyder is here to discuss the issue; he will be handling the construction management of the project, it is a large undertaking. In addition, TRC, Mr. Ergun, is here to speak to any environmental questions and Don Lenz who did the storm and blight study for the Stoveworks to further reiterate the need to clean up that site.
COUNCILMAN FLORES: Who can answer the question on how in-depth this cleanup will be?
Moved by Mrs. Springowski, for a special point of privilege for them to provide a brief overview of what it entails so we can decide if this needs to go to committee.
PRESIDENT ARREDONDO: If you will be asking various people to speak, you have to option of going into a Committee-of-the-Whole. Once again, if we do that we will also have the public involved.
Moved by Mr. Fallis, supported by Mr. Flores, to adjourn into a Committee-of-the-Whole.
Messrs. Fallis, Springowski, Henley, Flores, Carter
NAYS - 6 Messrs. Kozlura, Argenti, Moon, Arroyo, Faga, Thornsberry. The motion was defeated.
Moved by Mrs. Springowski, supported by Mr. Fallis, to waive the rules and allow a special point of privilege to the guests for a brief overview of the project.
REMARKS: COUNCILMAN THORNSBERRY: Is this a matter that should be discussed in the public? I have some concerns over legality of some of it is?
LAW DIRECTOR RILEY: I will need to hear your concerns to address them. Beyond that, the matter is no longer in litigation, it has been closed for years and therefore it is not pending and or imminent litigation.
AT THIS TIME, PRESIDENT ARREDONDO ORDERED A SHORT FIVE MINUTE RECESS. WITH NO OBJECTIONS, THE MOTION CARRIED.

PRESIDENT ARREDONDO reconvened the meeting at 6:42 a.m. All members were present.

AYES - 10 Messrs. Fallis, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 1 Mr. Kozlura. The motion to waive the rules and allow brief comments from the guests carried.

REMARKS: COUNCILMAN FLORES: I am looking at Exhibit A, specifically the asbestos contaminated debris. How far will the soil samples go down?
SEDA ERGUN, TRC ENVIRON. SERVICES. After our investigation, there are numerous large piles of construction debris which has asbestos intermixed. We confirmed this through sample. Parts of those piles are on bare soil and many are on concrete. At this point, we cannot determine exactly how many so we made provisions that once the asbestos containing debris piles are removed, then our firm will be doing confirmation sampling on the concrete and for bare soil. The bare soil will be excavated down four inches.
COUNCILMAN FLORES: If you only go down four inches. ... Anything beyond that which is contaminated will just...

6

REGULAR MEETING*LORAIN CITY COUNCIL* COUNCIL CHAMBER*LORAIN, OH * JULY 2, 2018

MR. ERGUN, TRC ENVIRON. SERVICES: If we find that it is not adequately cleaned up through testing, then they will take an additional four inches and continue on until we are satisfied and the city is protected.

MR. FLORES: Boring samples?

MR. ERGUN, TRC ENVIRON. These are surficial samples and they will be taken by hand. Asbestos itself is a solid material and we do not expect it to go any significant depth into the soil layers. It will be a core sample.

COUNCILMAN FALLIS: You mentioned there is an environmental issue with asbestos. Have you identified any other environmental concerns on this property? What is the game to remediate plan if so.

MR. ERGUN: If you remember earlier in the year, there was another ordinance passed for our firm to be conducting environmental studies on this site on the Ohio Volunteer Action Program. That is being treated somewhat separately from this but they do overlap. The original VAP study that our firm has been doing had to stop and reserve money because of these debris piles covering up areas we were concerned about other potential contaminants. Once the piles are removed, then we can continue on with our investigation and determine all of the contaminants and potential contaminants on the site and then be able to recommend to the city a remedy for that. Right now, we kind of got stalled because the debris piles were in the way and they are contaminated with asbestos.

COUNCILMAN FLORES: I see the date of when the bids will be finalized is August.

DAVE SNYDER, IAP. GOV. SERVICES: The bids are complete and have been turned into the City. As stated, we did receive three bids on this project and it was sent to 42 pre-qualified groups through our program and three of them were received and reviewed and we had an interview process to make sure that all scope items were complete and adequate along with TRC to make sure all environmental issues were included in that scope. We are prepared to start the work at any time. Upon approval of one of the contractors, IAP can proceed.

Moved by Mr. Flores, supported by Mrs. Springowski, to pass the ordinance.

AYES - 11

Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0

None. The ordinance passed.

Ordinance No. 91-18

f.) Introduced by Mr. Kozlura, an ordinance transferring funds for current expenses and other expenditures of the City of Lorain, State of Ohio, as passed by Ord. 138-17, beginning January 1, 2018 and ending December 31, 2018, and declaring an emergency.

Moved by Mr. Kozlura, supported by Mr. Fallis, to suspend the statutory three reading rule.

AYES - 11

Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0

None. The rule was suspended.

Moved by Mr. Kozlura, supported by Mr. Fallis, to pass the ordinance.

AYES - 11

Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0

None. The ordinance passed.

Ordinance No. 92-18

g.) Introduced by Mr. Kozlura, an ordinance appropriating funds for current expenses and other expenditures of the City of Lorain, State of Ohio, as passed by Ord. 138-17, beginning January 1, 2018, and ending December 31, 2018 and declaring an emergency.

Moved by Mr. Kozlura, supported by Mrs. Springowski, to suspend the statutory three reading rule.

AYES - 11

Messrs. Fallis, Kozlura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0

None. The rule was suspended.

REMARKS:

COUNCILMAN FLORES: I see the interoffice memo from the sewer fund balance to the capital improvements consulting engineers for an additional \$118,341. The reason the funds are needed is for additional engineering services provided for the tunnel project by

REGULAR MEETING* LORAIN CITY COUNCIL* COUNCIL CHAMBER* LORAIN, OH * JULY 2, 2018

Arcadis. That rings a bell with me. We had a lawsuit we settled with Arcadis that we settled. Please explain.

MAYOR: It is the exact same amount as what you approved, it is the same thing. This is just an appropriation back to the line item that it was taken from, I saw the auditor today but was unable to discuss this with her but I will speak with her tomorrow. This is more of a bookkeeping thing as opposed to you allowing for another settlement. You already passed that.

COUNCILMAN FLORES: Are there any updates on the tunnel? It is raining obviously and I would like to know how much money is in the sewer fund as well.

MAYOR: At Mr. Kozura's meeting on the 30th, that will certainly be discussed. As for the tunnel, I can get you some statistics of times it was used, storm events, etc.

Moved by Mr. Kozura, supported by Mrs. Springowski, to pass the ordinance.

AYES - 11

Messrs. Fallis, Kozura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0

None. The ordinance passed.

LEGISLATION - SECOND READING:

Proposed Ordinance a.) Introduced by Mr. Thornsberry, a resolution amending Reso. No. 1-18, The Rules of Council - Rule 41, Conduct, passed on January 2, 2018.

Moved by Mr. Thornsberry, supported by Mrs. Springowski, to suspend the statutory three reading rule.

AYES - 8

Messrs. Fallis, Kozura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 3

Messrs. Kozura, Arroyo, Flores. The rule was not suspended and the resolution moved to a Third Reading.

Ordinance No. 93-18 b.) Introduced by Mr. Faga, an ordinance authorizing the Mayor to submit applications to the Ohio Public Works Commission Integrating Committee for year 2019 funding (Round 33) for the replacement or rehabilitation of certain roadways within the City of Lorain, Ohio.

Moved by Mr. Faga, supported by Mr. Thornsberry, to suspend the statutory three reading rule.

AYES - 11

Messrs. Fallis, Kozura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

NAYS - 0

None. The rule was suspended.

REMARKS:

COUNCILMAN THORNSBERRY: One concern I had on the Round 33 was Rita Drive in my ward. I am happy and so are the resident that this road will be rehabbed. The issue I am having a hard time understanding is Rita is a very short street and runs from 38th Street to Oxford. On the bid, we will start at Winger, which is about 150 to 200' short of completely doing the entire street. I would like the administration to look at what the cost would be to complete the extra 150 feet and have the whole street done instead of leaving one little spot not done. Please look into that and speak to engineering and see if we can get that on there.

PRESIDENT ARREDONDO: We passed Round 32 last year on July 3rd, when will work on these streets commence?

SAFETY/SERVICE DIRECTOR GIVEN: I can get you the exact date those jobs will start but it will be soon this summer. To date, none have started yet.

COUNCILMAN FLORES: In Round 32, we had Narragansett Blvd. but in Round 33, during discussions, are we using any CDBG monies?

MAYOR: None of these are block grant, they are all gas tax. The city will get part loan and part grant through the state to be able to do these projects. Some roads in here are in LMI areas for sure but the roads that block grant is exclusively paying for were in the 2018 Action Plan that you passed.

Moved by Mr. Faga, supported by Mr. Thornsberry, to pass the ordinance.

AYES - 11

Messrs. Fallis, Kozura, Springowski, Henley, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornsberry.

REGULAR MEETING * LORAIN CITY COUNCIL * COUNCIL CHAMBER * LORAIN, OH * JULY 2, 2018

NAYS - 0 None. The ordinance passed.

Proposed Ordinance c.) Introduced by Mrs. Springowski, an ordinance establishing a new Chapter 1549 "Illegal Dumping" of the Codified Ordinances of the City of Lorain and declaring an emergency.
Moved by Mrs. Springowski, supported by Mr. Kozjura, to withdraw the item from the agenda as new legislation is forthcoming. The motion carried.

LEGISLATION - THIRD READING: (None)

COMMITTEE CALLS: Clerk Greer reminded members of public hearing scheduled for Monday, July 23, 2018 @ 6 p.m. to discuss an application to rezone 2221 E. 42nd Street from R-1 to B-3 to allow for a service station and an application to rezone 5126 and surrounding parcels from R-3 to B-1A for medical offices buildings.

COUNCILMAN KOZJURA called a Finance & Claims & All Council Committee for July 30th to conduct a review of the city's finances for the second quarter and also review the Community Development Department funds (balances, appropriations, etc.)

MISCELLANEOUS CONCERNS FROM COUNCIL:

COUNCILMAN FLORES: We had the newly paved Washington Avenue. I noticed between W. 17th & 18th that there are two huge cutouts which are now filled with gravel. I would like to know what is going on there and hope it will not be sitting in that condition forever.

I am also concerned about Veterans Park. There is luggage, bags of clothing, etc. on the stage. I would like someone to go over there and clean it up when the yard cutting the grass or garbage. I know it is frequented by our homeless people and they leave their clothes, etc. scattered about.

SAFETY/SERVICE DIRECTOR GIVEN: I would appreciate it if you would call me during the day with these matters. I could have had this taken care of this afternoon and you saw me this afternoon down in council chambers. We want to get these types of issues cleaned up as soon as possible. If you make me aware of them, I will get them taken care of.

COUNCILWOMAN SPRINGOWSKI: I received some requests from some residents and they wondered about a city-wide garage sale, rubbish sale for one day only. Other communities do this and it is a great draw bringing people in. I am trying to contact some people from Lorain Better Block and Lorain Proud to help with the organization of it. Oberlin just enjoyed chalk walk. Many enjoyed this event with their children and I wondered if we could do something similar here on Broadway or somewhere in city. The kids enjoy these things and it is a great community event.

COUNCILMAN ARROYO: I wish to thank Officers Figueroa and Morris. Over the past few weeks, we have been doing a thing called "popsicle with the police and your councilman". We go to Save-A-Lot and buy 100 popsicles and jump in the squad car and see the kids on their bicycles and give them a popsicle on a hot day. It is funny, one ran from us when we turned the lights on but his ten year old brother stopped and got a popsicle and he came back. This past week, we met a kid that snatched a popsicle from me and we met him again this past week and it he explained to us that he did not like the police because of a situation. By the end of the conversation in the second week, he put on a badge. We will be going out again tomorrow trying to do this once a week or so during the summer to build relationships with the kids. If you know any areas that many kids hang around, please let me know and we will go to that area. The first week we gave out 150 popsicles and last week over 200 within 90 minutes.

REGULAR MEETING*LORAIN CITY COUNCIL* COUNCIL CHAMBER*LORAIN, OH * JULY 2, 2018

COUNCILWOMAN CARTER: I will be doing a community garage sale with Harrison. The information is forthcoming. Also, a football cookout fundraiser tickets for the Titans Football team. It will be held on July 9th from 5 – 6:30 p.m. The tickets are \$10.

EXECUTIVE SESSION: Moved by Mr. Thornberry, supported by Mr. Faga, in recess into Executive Session, in accordance with ORC 121.22 G (2) to conference with the public body's attorney regarding disputes that the subject of pending and/or imminent court action.

AYES - 11 Messrs. Fails, Kozura, Springowski, Healey, Flores, Carter, Argenti, Moon, Arroyo, Faga, Thornberry.

NAYS - 0 None. The motion carried and the body recessed at 7:05 p.m.

REMARKS: PRESIDENT ARREDONDO: We will meet on the third floor.

President Arredondo reconvened the regular meeting of council at 7:45 p.m. All ten members were present. Mr. Flores left during the Executive Session.

ADJOURNMENT: Moved by Mr. Kozura, supported by Mrs. Springowski, to adjourn. The motion carried and the meeting adjourned at 7:47 p.m.


Clerk of Council

President of Council

Fourth Year Action Plan Public Hearing

Sign-In Sheet

Monday, July 02, 2018

5:00-6:00 PM

City of Lorain Police Training Room

200 West Erie Avenue, Lorain, OH 44052

Name and Organization - Print	Contact Information (Telephone Number)	Email Address	Address
EASTSIDE BLOCK WATCH IRB NANCY LEE	440-258-6014	NancyLee234@yahoo.com	420 DAY DR,
Beth Henley Fire Council	440-821-9217	bethhenley@cityoflorain.org	2925 Cleveland
Sofiane Moon SFI	440-654-5824	sofiane.moon354@yahoo.com	212 W 18th St
DENNIS FLORES	440-714-7810	Dennis.Flores@cityoflorain.org	212 W 18th St
John Smith Flora J Buxton	440-371-3557 440-222-6592	johnsmith13@yahoo.com buxtongloria1210@gmail.com	697 Allen St 1210 W.
John Smith	281-630-4197	johnsmith13@yahoo.com	9th Lane OH
Chase Ritenour	440-204-2002	mayor@cityoflorain.org	del W. Erie Dr.
DON LENZ	216-785-3933	DWLENZ@EARTHWIRE.COM	WEST LAKE
GREG ARGENTI	(440) 429-0351	argenti4thwestlake@yahoo.com	4230 W 12th St Apt D
Inez James	440-865-7697	JamesPL16@aol.com	150 E 10th St Apt D
Chase Ritenour		Mayor City of Lorain	

City of Lorain Building, Housing & Planning - Meeting Sign-In Sheet

Fourth Year Action Plan Public Hearing

Sign-In Sheet

Monday, July 02, 2018

5:00-6:00 PM

City of Lorain Police Training Room

200 West Erie Avenue, Lorain, OH 44052

Name and Organization - Print	Contact Information (Telephone Number)	Email Address	Address
Pamela Carter / 815 and		pam_carter@cityoflorain.org	
Anna M. Cruz			
Terri Soto		terri_soto@cityoflorain.org	
Mary Sprangowski	440-258-4302	Mary_Sprangowski@cityoflorain.org	
George Sandford		gsandford@yahoo.com	
Mary Walsh	440-245-1392		Lorain 44052

City of Lorain Building, Housing & Planning - Meeting Sign-In Sheet

Fourth Year Action Plan Public Hearing

Sign-In Sheet

Monday, July 02, 2018

5:00-6:00 PM

City of Lorain Police Training Room

200 West Erie Avenue, Lorain, OH 44052

Name and Organization – Print	Contact Information (Telephone Number)	Email Address	Address
<i>Donna Em Wilson</i>	<i>200 Present</i>	<i>Lorain</i>	<i>1137 W. 18th St Lorain OH 44052</i>

City of Lorain Building, Housing & Planning – Meeting Sign-In Sheet

Five Year Consolidated Plan/Citizen Participation Meeting

City of Lorain City Hall

200 West Erie St, Lorain, Ohio 44052

July 2, 2018

Meeting started at 6:00 pm

The meeting was held at The City of Lorain City Hall / Police Training Room

The meeting was attended by (22) individuals more notable Mayor Ritenauer, Director Kellie Glenn, Program Manager Michael Johnstone, Council persons Pam Carter, JoAnne Moon, Beth Henley, Mary Springowski, Greg Argenti, Joel Arrendono and Dennis Flores.

All attendees with the exception of Mayor Ritenauer signed in on the sign in sheets provided by The City of Lorain.

One form was provided for their review;

- City of Lorain 2018 Projects CDBG/HOME

Director Glenn open the meeting with an explanation of the 2018 Projects CDBG/HOME Projects by category exhibited on the form.

She informed the audience of the notifications announcing the dates of this and the two previous meetings (LMHA and FI Centro) were provided to the general public in the local newspapers and The City of Lorain's Website.

The first category under CDBG discussed was Revenue from Program Income from Revolving Loans Program, Point of Sale, Vacant Properties and CDBG Allocation of \$1,857,532.00

Director Glenn presented two strategies to enhance residential properties in Wards 1, 2, 3, 6, and 5, to build or demolish properties on vacant or abandoned parcels.

Councilpersons Moon questioned why existing occupied residences posed for demolition could be funded for rehabilitation, providing a proactive approach to the elimination of vacant properties. Councilperson Springowski stated that rehabilitation of the properties would be impractical due to back taxes and other unforeseen circumstances.

Director Glenn stated that a third option to put dollars into existing occupied residences might merit further discussion and consideration.

The Second Category under CDBG discussed was Expenses comprised of Administrative, Public Service, Public Facility Improvement, Street Improvements and Park and Recreational Facilities, Clearance/Demolition, Housing, Code Enforcement and Economic Development.

The first expense subcategory under CDBG Expense presented was Administration. There were no questions.

The second expense subcategory under CDBG Expenses presented was Public Service which addressed Fair Housing.

Q. A question addressing determination of who qualifies for services was posed.

A. Director Glenn explained that all programs are supported by impartial studies to identify area and populace served. This is to include what incomes levels, wards, and where in the ward would be the target of interest.

The third subcategory under CDBG Expenses presented was Public Facility Improvement; Streetscape

Q. When is Streetscape scheduled to begin?

A. Director Glenn replied late August.

The fourth category listed under CDBG presented was Street Improvements.

The projects listed (3) s street improvements, and will cost \$458,000. This is to redo streets in:

- Ward 5 East 34th – Dallas and Clifton Street
- Ward 2 Livingston to West 33rd (Central)
- Ward 3 West 10th and Long

Q. Is this the same project and design as before?

A. Director Glenn advised that the project design will remain the same.

The fifth subcategory under CDBG Expenses presented was Park and Recreational Facilities.

Director Glenn identified four sites (Highview, Oakwood, Central, and Campana Parks) which will be upgraded.

Q. Why was Campana only receiving ADA Improvements

A. Director Glenn explained that Campana Park did not meet LMI program requirements.

The Sixth subcategory under CDBG Expenses presented was Clearance/ Demolition. Director Glenn discussed the demolition plans for Stoveworks the final phase of the project is under Clearance and Demolition, and \$241,000.00. This is the demolition and environmental cleanup of Stoveworks, which is located on Long Ave and 13th St. This project is going to use funds from this Substantial Amendment along with funding from PY 17.

The seventh subcategory under CDBG Expenses presented was Housing which addressed Emergency Home Repair, Lead and Financial Literacy.

Director Glen gave an overview of The Emergency Loan Program and the recipients we serve. An explanation of our collaboration with The Lorain and Erie County Health Departments to support their HUD Lead Based Paint Programs servicing children residences who has been diagnosed with elevated blood lead levels.

Q. Who is eligible and what are the requirements for The Emergency Home Repair Program?

A. Owner occupied (5 Years) No prior City service (5 Years) and Income Requirements.

Q. How is the public informed of The Emergency Home Repair Program?

A. Information is listed on the City Website.

Q. How can the public apply?

A. Applicants must come to The Office of Building, Housing and Planning for an application.

Director Glenn gave an overview of resources and services to help participants repair their credit scores to qualify for homeownership provided through The City of Lorain. She also informed the audience that this service would be funded under our HOME Funding going forth.

Q. What resources will be offered?

A. Financial Literacy Program for those who do not qualify for down payment assistance program

The Eighth subcategory under CDBG Expenses presented was Code Enforcement which addressed salaries education and supplies.

The Ninth subcategory under CDBG Expenses discussed was Economic Development.

There were two categories Under HOME on the form presented Revenue and Expenses.

Director Glenn was pleased to announce that we had just currently received approval of HOME Funding after a long period of no funding.

The first subcategory under HOME Revenue was program income which was an anticipated amount of \$79,412.00

The second subcategory Under HOME Allocation is Expenses

The first category under HOME Expense presented was Administration, Director Glenn shared that a Program Manager, and Rehabilitation Specialist would be hired to support the Full Rehabilitation Program scheduled to begin by August 2019. She also reiterated that the funds previously in the CDBG Budget for Financial Literacy would be moved to the HOME Budget.

Q. Why were their additional Administrative Costs?

A. The additional administrative costs were due to two different programs requiring staffing CDBG (EHR Stoveworks, Streetscape, etc.) and HOME (Full Rehabilitation, Consumer Affair, etc.)

Q. How soon will we hire the staff?

A. We are currently advertising the positions in Civil Service and State registries.

The meeting ended at 6:45 P.M.

Morning Journal Ad - 5/17/18
2018 Action Plan

D2 CLASSIFIED

Thursday, May 17, 2018 • MORE UPDATES AT FACEBOOK.COM/MORNINGJOURNAL AND TWITTER.COM/MORNINGJOURNAL

Public Notice
Community Development Block Grant (CDBG)
HOME Investment Partnership
City of Lorain, Ohio
Department of Building, Housing and Planning
The City of Lorain is seeking your participation in the development of the FY2017 Action Plan. Each year grant funds are earmarked for projects deemed worthy by citizen input in Lorain. Please join us and let your voice be heard.

- **Thursday, May 24, 2018 at 6:00pm to 7:00pm**
Lorain Metropolitan Housing Authority
Conference Room
1600 Kansas Avenue
Lorain, Ohio 44052
- **Thursday, May 31, 2018 at 6:00pm to 7:00pm**
El Centro De Servicios Sociales, Inc.
Conference Room
2800 Pearl Avenue
Lorain, Ohio 44055

The City will provide technical assistance to citizens and groups representative of persons that request such assistance in developing funding request proposals and in the review of program activities and program performance. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program opportunities and provisions on a case-by-case basis, as well as provide auxiliary aids and services for individuals with disabilities. For requests for special accommodations, please email or call Kellie Gier, Director of Building, Housing, and Planning, kelle.gier@cityoflorain.org or 440-204-2007. Requests for special accommodations must be made with reasonable advance notice.

1598261, May 17, 2018

**Public Notice
Community Development Block Grant (CDBG)
HOME Investment Partnership**

City of Lorain, Ohio
Department of Building, Housing and Planning

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**Aviso Público
Programa de Fondos de Desarrollo Comunitario (CDBG)
CASA Alianza de Inversión**

Ciudad de Lorain, Ohio
Departamento de la Construcción, la Vivienda y la Planificación

La Ciudad de Lorain está buscando su participación en el desarrollo del Plan de Consolidación de 2015-2018 y del Plan de Acción Anual 2018.

Cada año los fondos son destinados a proyectos considerados apropiados para la opinión de los ciudadanos de Lorain. Por favor únase a nosotros y que su voz sea escuchada.

Mayo 24, 2018 de 6:00pm a 7:00pm
Lorain Metropolitan Housing Authority
Primer Piso, Salón de Conferencias
1600 Kansas Avenue
Lorain, Ohio 44052

Mayo 31, 2018 de 6:00pm a 7:00pm
El Centro de Servicios Sociales
Primer Piso, Salón de Conferencias
2800 Pearl Avenue
Lorain, Ohio 44055

La Ciudad ofrecerá asistencia técnica a los ciudadanos y grupos representativos que soliciten ayuda en el desarrollo de las propuestas de solicitud financiera, en la revisión de las actividades del programa y los resultados del programa. Además, la Ciudad hará las disposiciones necesarias para ayudar a los residentes que hablan español en la interpretación de las oportunidades y disposiciones del programa dependiendo de cada caso; así como, proporcionar ayuda y servicios suplementarios para personas incapaces. Para las solicitudes especiales del cuarto, por favor envíe un correo electrónico o llame a Kellie Glenn, Director de la Construcción, la Vivienda y la Planificación, kellie_glenn@cityoflorain.org o 440-204-2087. Las solicitudes especiales del cuarto deben hacerse con suficiente anticipación.



Government

LC Explorer - Make HomeLife in the City

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 - State
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Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership
 Mail Notice
 City of Lorain



May 17, 2018 - The City of Lorain
 Website | Public Notice | Register your participation in the development of the FY2017 action plan.

Each year grant funds are committed for projects deemed worthy by citizens living in Lorain. Please join us and let your voice be heard.

Thursday, May 24, 2018 at 6:00pm to

7:00pm
 Lorain Metropolitan Housing Authority
 Conference Room
 1670 Kimmel Avenue
 Lorain, Ohio 44053

Thursday, May 24, 2018 at 6:00pm to 7:00pm
 El Centro De Servicios Sociales, Inc.
 Conference Room
 2820 Board Avenue
 Lorain, Ohio 44055

The City will provide technical assistance to citizens and group representative of persons that require such assistance in obtaining funding requests, proposals and in the review of program activities and program performance. In addition, the City will make adequate provision to assist non-English speaking residents in incorporating program opportunities and providers on a case-by-case basis, as well as provide auxiliary aides and services for individuals with disabilities. For requests for special accommodations please email or call the City's Director of Utilities, Planning, and Planning, online@cityoflorain.org or 440-324-2287. Requests for special accommodations must be made with reasonable advance notice.

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LC Explorer

LC Explorer.com
 Discover, track and share how you would feel in a Lorain County on - and you get the most out of your last time.

To the curb!
 Available on the App Store

LC Explorer
 See the calendar of events for the City of Lorain. Includes:

- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 17, 2018
- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 24, 2018
- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 24, 2018
- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 24, 2018
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- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 24, 2018
- Public Notice: Community Development Block Grant (CDBG) HOME Investment Partnership - May 24, 2018

My Estimated
 Estimated tax payments for the City of Lorain. Includes:

- Estimated tax payments for the City of Lorain - May 15, 2018
- Estimated tax payments for the City of Lorain - May 15, 2018
- Estimated tax payments for the City of Lorain - May 15, 2018
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- Estimated tax payments for the City of Lorain - May 15, 2018

LorainCounty.com Site Sponsors

Rev: 10/15/17, 2018

Public Hearing - May 24, 2018 from 6-7PM, Lorain Metropolitan Housing Authority 1600 Kansas Avenue

Public Notice
Community Development Block Grant (CDBG)
HOME Investment Partnership

City of Lorain, Ohio
Department of Building, Housing and Planning

The City of Lorain is seeking your participation in the development of the FY2018 Action Plan.

Each year grant funds are earmarked for projects deemed worthy by citizen input in Lorain. Please join us and let your voice be heard.

Thursday, May 24, 2018 at 6:00pm to 7:00pm
Lorain Metropolitan Housing Authority
Conference Room
1600 Kansas Avenue
Lorain, Ohio 44052

The City will provide federal assistance to citizens and groups representing citizens. We request such assistance in developing funding request proposals and in the review of program activities and program performance. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program opportunities and provisions on a case-by-case basis, as well as provide auxiliary aids and services for individuals with disabilities. For requests for special accommodations please email or call Kelle Glenn, Director of Building, Housing, and Planning, kelle_glenn@cityoflorain.org or 440-294-4087. Requests for special accommodations must be made with reasonable advance notice.

☞ **Preview**

[Public Hearing - May 23, 2018 from 6-7PM at Lorain Metropolitan Housing Authority](#)
[2018 Action Plan](#)

Other News in Building, Housing & Planning Department

Public Hearing - May 31, 2018 from 6-7PM, El Centro De Servicios Sociales, Inc. 2300 Pearl Avenue

Rev: 10/15/17, 2018

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Building, Housing & Planning Department

Posted on May 17, 2018

Public Hearing - May 31, 2018 from 6-7PM, El Centro De Servicios Sociales, Inc. 2808 Pearl Avenue

Public Notice
Community Development Block Grant (CDBG)
HOME Investment Partnerships

City of Lorain, Ohio
Department of Building, Housing and Planning

The City of Lorain is seeking your participation in the development of the PY2017 Action Plan. Each year grant funds are awarded for projects deemed worthy by citizen input in Lorain. Please join us and let your voice be heard.

Thursday, May 31, 2018 at 6:00pm to 7:00pm
El Centro De Servicios Sociales, Inc.
Conference Room
2808 Pearl Avenue
Lorain, Ohio 44085

The City will provide technical assistance to citizens and groups representative of persons that request such assistance in developing final grant request proposals and in the review of program activities and program performance. In addition, the City will make adequate provisions to assist non-English speaking residents in interviewing program opportunities and providers on a case-by-case basis, as well as provide auxiliary aides and services for individuals with disabilities. For requests for special accommodations please email or call Kellie Green, Director of Building, Housing, and Planning, kellie_green@cityoflorain.org or 440-204-2087. Requests for special accommodations must be made with notice while sufficient notice.

[Back](#) [Next](#) [Print](#)
Back Header - May 25, 2018 from 6:00-7PM, Lorain Metropolitan Housing Authority 1800 Kansas Avenue
1800 Kansas Avenue

Other News in Building, Housing & Planning Department

Public Hearing - May 25, 2018 from 6-7PM, Lorain Metropolitan Housing Authority 1800 Kansas Avenue
Posted on May 17, 2018

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Fourth Year Consolidated Plan/ Citizen Participation Meeting

Sign-In Sheet

Thursday, May 24, 2018

6:00-7:00 PM

Lorain Metropolitan Housing Authority (LMHA)

1600 Kansas Avenue, Lorain, OH 44052

Name and Organization – Print	Contact Information (Telephone Number)	Email Address	Address
NANCY MIECZKOWSKI	440 320 7722	NANCY.MIECZKOWSKI@YAHOO.COM	
Chris Butenko	440 653 6090	C.Butenko@yahoo.com	200 W. Erie St. #10
Michael Johnstone City of Lorain	440-204-2085	Michael.Johnstone@cityoflorain.org	

City of Lorain Building, Housing & Planning -- Meeting Sign-In Sheet

Four Year Consolidated Plan/Citizen Participation Meeting

Lorain Metropolitan Housing Authority

1600 Kansas Avenue, Lorain, Ohio 44052

Thursday, May 24, 2018

Meeting started at 6:00 pm

The meeting was held at Lorain Metropolitan Housing Authority (LMHA) located at 1600 Kansas Avenue, Lorain, Ohio 44052.

The meeting was attended by Director Glenn I and (2) individuals:

Nancy Mieczkowski and Jeff Butchko signed in on the Sign in Sheets provided by The City of Lorain.

Three Forms were provided for their review;

- City of Lorain, Ohio Substantial Amendment Reallocation of Community Development Block Grant (CDBG) Fiscal 2015
- Five-Year Consolidated Plan CDBG Eligible Activities Example List
- Survey Form designed for the meeting participants to help the city prioritize the use of future CDBG and HOME funding for the Annual Action Plan.

Q: Mrs. Mieczkowski asked who she should contact to sell her house.

A. Director Glenn took her contact information to give to Dan Givens.

The first project is under street improvements, and will cost \$458,000. This is to redo streets in:

- Ward 5 East 34th – Dallas and Clifton Street
- Ward 2 Livingston to West 33rd (Central)
- Ward 3 West 10th and Long

The second and final project is under Clearance and Demolition, and will cost \$299,051. This is the demolition and environmental cleanup of Stoveworks, which is located on Long Ave and 13th St. This project is going to use funds from this Substantial Amendment along with funding from PY 17.

Q. There were no questions; although Director Glenn gave a thorough explanation of what needed to be addressed to clean the site.

The rest of meeting was explanations of the following:

- Down Payment Assistance Program
- Restrooms in James Day Park
- Improvements to Lakeview Park (sidewalks, etc.)
- Demolition of Erieview Motel
- Employment Training
- Interests in public Service Projects
- Discussed active CDC's
- Lead Based Paint collaboration with Erie County Board of health
- Fair-Housing/Consumer Affairs
- Streetscape

Meeting ends at 3:01pm

Fourth Year Consolidated Plan/ Citizen Participation Meeting

Sign-In Sheet

Thursday, May 31, 2018

6:00-7:00 PM

El Centro

2800 Pearl Avenue, Lorain, OH 44055

Name and Organization – Print	Contact Information (Telephone Number)	Email Address	Address
Michael Johnstone City of Lorain	440-204-2085	Michael.Johnstone@cityoflorain.org	200 W Erie - 5th floor
Kelli Glenn	440-304-3087	Kelli_glenn@cityoflorain.org	200 W Erie - 5th Fl. Lorain OH 44052

City of Lorain Building, Housing & Planning – Meeting Sign-in Sheet

**City of Lorain
2015/2019 Consolidated Plan
2018/2019 Action Plan
Notice of Plan Availability – Notice of Public Hearing**

Under Title I of the Housing and Community Development Act of 1974, as amended and the Cranston-Gonzalez National Affordable Housing Act of 1990, the City of Lorain, Ohio is required to prepare a plan that describes how the City will allocate Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to meet the needs of low and moderate income persons in the City of Lorain.

To that end an Action Plan is completed annually to describe the activities that will be undertaken to address the needs identified in the Five-Year Consolidated Plan. It also serves as an application for CDBG and HOME funds. This Action Plan describes the activities that will take place during 2018-2019 Program Year.

Notice of Plan Availability

The City of Lorain has prepared its 2018-2019 Annual Action Plan. The plan will be made available to the public on July 2, 2018. This notice is being published to make citizens aware of the HUD issued waiver of the regulatory 30-day citizen participation public comment period for states and local jurisdictions, in favor of a minimum 15-calendar day comment period commencing on July 2, 2017 and will conclude on July 16, 2017. During this period copies of the Plan may be reviewed at the following locations:

- City of Lorain Main Library, 351 W. Sixth Street, Lorain, OH 44052
- South Lorain Library, 2121 Homewood Drive, Lorain, OH 44055
- City Hall, Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052
- The City of Lorain website at www.cityoflorain.org

Inquiries and comments concerning the Consolidated Plan and Action Plan can be conveyed by contacting the City staff at:

Lorain Consolidated Plan Comments
Department of Building, Housing, and Planning
200 West Erie Avenue, 5th Floor
Lorain, OH 44052
Telephone: (440) 204-2020
Fax: (440) 204-2080
Kellie_glenn@cityoflorain.org

Notice of Public Hearing

There will be a public hearing and adoption of the 2015-2019 Five-Year Consolidated Plan and 2018-2019 Annual Action Plan with the City of Lorain City Council, including the proposed use of funds on:

Monday, July 2, 2018, 5:00pm
Lorain City Hall Building
Police Conference Room
200 West Erie Avenue
Lorain, OH 44052

Note: The City Council Meeting will be at 6:00 p.m. in the City Council Chambers. The City will provide technical assistance to citizens and group representative of persons that request such assistance. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program details and provisions on a case-by-case basis, as well as provide auxiliary aides and services for individuals with disabilities. For requests for special accommodations please email or call Kellie Glenn, Director of Building, Housing, and Planning, kellie_glenn@cityoflorain.org or 440-204-2087. Requests for special accommodations must be made with reasonable advance notice.

Summary of Plan

The Action Plan includes an estimate of available resources from private and public sources to address identified needs, a description of the priorities and specific objectives to be addressed in this program year, a summary of the eligible programs or project that the City of Lorain will undertake to address the needs, and a description of geographic areas of the City in which assistance will be directed. Resources available for the 2018 Program Year are detailed below:

Community Development Block Grant Program (CDBG)	\$1,216,716
Home Investment Partnership Program	\$410,797
2018 Estimated Program Income (HOME/CDBG)	<u>\$875,575</u>
Total 2018 Resources	\$2,503,088
CDBG:	
Administration	\$266,934
Planning (ConPlan update/Slum & Blight Study)	\$50,000
Fair Housing	\$37,000
Public Fac. Improvement (Broadway Streetscape)	\$187,000
Park & Rec. Facilities (2-4 parks will be improved)	\$282,000
Street Improvement (LMI Streets only)	\$459,000
Code Enforcement	\$50,000
Clearance/Demolition (Stoveworks)	\$241,000
Housing Programs:	
Emergency Home Repair	\$115,000
Lead Hazard Control Grant Match	\$80,000
Financial Literacy	\$10,000
CDBG Program Income	<u>\$84,598</u>
Total CDBG Projects	\$1,857,532
HOME:	
Administration	\$64,555
Down Payment Assistance	\$205,000
Homeowner Occupied Rehabilitation	<u>\$376,001</u>
Total HOME Budget	\$645,556

Published: June 18, 2018

**City of Lorain
2015/2019 Consolidated Plan
2018/2019 Action Plan**

Notice of Plan Availability - Notice of Public Hearing

Under Title I of the Housing and Community Development Act of 1974, as amended and the Cranston-Gonzalez National Affordable Housing Act of 1990, the City of Lorain, Ohio is required to prepare a plan that describes how the City will allocate Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to meet the needs of low and moderate income persons in the City of Lorain.

To that end an Action Plan is completed annually to describe the activities that will be undertaken to address the needs identified in the Five-Year Consolidated Plan. It also serves as an application for CDBG and HOME funds. This Action Plan describes the activities that will take place during 2018-2019 Program Year.

Notice of Plan Availability

The City of Lorain has prepared its 2018-2019 Annual Action Plan. The plan will be made available to the public on July 2, 2018. This notice is being published to make citizens aware of the HUD issued waiver of the regulatory 30-day citizen participation public comment period for states and local jurisdictions, in favor of a minimum 15-calendar day comment period commencing on July 2, 2017 and will conclude on July 16, 2017. During this period copies of the Plan may be reviewed at the following locations:

- City of Lorain Main Library, 351 W. Sixth Street, Lorain, OH 44052
- South Lorain Library, 2121 Homewood Drive, Lorain, OH 44055
- City Hall, Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052

- The City of Lorain website at www.cityoflorain.org

Inquiries and comments concerning the Consolidated Plan and Action Plan can be conveyed by contacting the City staff at:

**Lorain Consolidated Plan Comments
Department of Building, Housing, and Planning
200 West Erie Avenue, 5th Floor
Lorain, OH 44052**

**Telephones: (440) 204-2820
Fax: (440) 204-2880
Kellie_gleenn@cityoflorain.org**

Notice of Public Hearing

There will be a public hearing and adoption of the 2015-2019 Five-Year Consolidated Plan and 2018-2019 Annual Action Plan with the City of Lorain City Council, including the proposed use of funds on:

**Monday, July 2, 2018, 5:00pm
Lorain City Hall Building
Police Conference Room
200 West Erie Avenue
Lorain, OH 44052**

Note: The City Council Meeting will be at 6:00 p.m. in the City Council Chambers. The City will provide technical assistance to citizens and group representative of persons that request such assistance. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program needs and provisions on a case-by-case basis, as well as provide auxiliary aids and services for individuals with disabilities. For requests for special accommodations please email or call Kellie Glenn, Director of Building, Housing, and Planning, kellie_gleenn@cityoflorain.org or 440-204-2087. Requests for special accommodations must be made with reasonable advance notice.

Summary of Plan

The Action Plan includes an estimate of available resources from private and public sources to address identified needs, a description of the priorities and specific objectives to be addressed in this program year, a summary of the eligible programs or project that the City of Lorain will undertake to address the needs, and a description of geographic areas of the City in which assistance will be directed. Resources available for the 2018 Program Year are detailed below:

Community Development Block Grant Program (CDBG)	\$1,216,716
Home Investment Partnership Program	\$410,797
2018 Estimated Program Income (HOME/CDBG)	\$875,575
Total 2018 Resources	\$2,503,088
CDBG:	
Administration	\$266,934
Planning (CdnPlan update/Slum & Blight Study)	\$90,000
Fair Housing	\$37,000
Public Fac. Improvement (Broadway Streetscape)	\$187,000
Park & Rec. Facilities (2-4 parks will be improved)	\$282,000
Street Improvement (LMI Streets only)	\$459,000
Code Enforcement	\$50,000
Clean Up/Demolition (Stoveworks)	\$241,000
Home Repair Programs	
Emergency Home Repair	\$115,000
Lead Hazard Control Grant Match	\$80,000
Financial Literacy	\$10,000
CDBG Program Income	\$84,598
Total CDBG Projects	\$1,857,532
HOME:	
Administration	\$64,556
Down Payment Assistance	\$205,000
Homeowner Occupied Rehabilitation	\$376,001
Total HOME Budget	\$645,556

1607525/June 18, 2018



It's all about Lorain County...it's all about you!

City of Lorain 2015/2019 Consolidated Plan 2018/2019 Action Plan
 Notice of Plan Availability - Notice of Public Hearing
 City of Lorain



June 18, 2018 – Under Title I of the Housing and Community Development Act of 1974, as amended and the Consolidated Federal Home Affordable Housing Act of 1980, the City of Lorain, Ohio is required to prepare a plan that describes how the City will allocate Community Development Funds (CDBG) and HOME Investment Partnerships (HOPE) funds to meet the

needs of low and moderate income persons in the [City of Lorain 15Weeks | Profile](#).

The first and an Action Plan is completed annually to describe the activities that will be undertaken to address the needs identified in the five-year Consolidated Plan. It also serves as an application for CDBG and HOME funds. This Action Plan describes the activities that will take place during 2018-2019 Program Year.

Notice of Plan Availability

The City of Lorain has prepared its 2018-2019 Annual Action Plan. The plan will be made available to the public on July 2, 2018. This notice is being published to make the town aware of the 45-day review period of the necessary 30-day notice and to open a public comment period for issues and local jurisdictions, in favor of a minimum 15 calendar day comment period commencing on July 2, 2018 and will conclude on July 16, 2018. During this period copies of the Plan may be reviewed at the following locations:

- City of Lorain Main Library, 251 W. Sixth Street, Lorain, OH 44052
- South Lorain Library, 2121 Homewood Drive, Lorain, OH 44055
- City Hall, Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052
- The City of Lorain website

Inquiries and comments concerning the Consolidated Plan and Action Plan can be conveyed by contacting the City staff at:

Lorain Consolidated Plan Comments
 Department of Building, Housing, and Planning
 200 West Erie Avenue, 5th Floor
 Lorain, OH 44052
 Telephone: (440) 264-2090
 Fax: (440) 264-2090
kelce_p@loraincounty.com

Notice of Public Hearing

There will be a public hearing and adoption of the 2018-2019 Five-Year Consolidated Plan and 2018-2019 Annual Action Plan with the City of Lorain City Council, including the proposed use of funds at:

Monday, July 2, 2018, 6:00am
 Lorain City Hall Building
 Public Conference Room
 200 West Erie Avenue
 Lorain, OH 44052

Notes: The City Council meeting will begin at 6:00 p.m. in the City Council Chambers. The City will provide technical assistance to citizens and guide representatives of persons that request such assistance. In addition, the City will make adequate provisions to assist non-English speaking residents. In interpreting program details and provisions on a case-by-case basis, as well as provide a staff member and services for individuals with disabilities. For questions or special accommodations please email or call Kelce Olsen, Director of Building, Housing, and Planning, kelce_olsen@loraincounty.com or 440-264-2097. Requests for special accommodations must be made with reasonable advance notice.

Summary of Plan

The Action Plan includes an estimate of available resources from private and public sources to address identified needs, a description of the priorities and specific objectives to be addressed in this program year, a summary of the eligible programs or projects that the City of Lorain will undertake to address the needs, and a description of geographic areas of the City in which assistance will be directed. Resources available for the 2018 Program Year are detailed below:

<https://www.loraincounty.com/cgi-bin/printfriendly.pl?doc=sch&bottom=sch>

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Community Development Block Grant Program (CDBG) - \$1,216,716
Home Treatment Paratransit Program - \$40,797
2018 Estimated Program Income (EIM)/CDBG - \$875,575
Total 2018 Receipts - \$1,303,088

CDBG

Administration - \$49,364
Planning/Coordination/Study & Right to Know - \$20,000
Fair Housing - \$37,000
Public Pkcs. Improvement
Streets/ Streetscape - \$187,100
Park & Rec. Facilities (2-4 parks will be improved) - \$383,000
Street Improvement (LAW 50 pct. only) - \$125,000
Code Enforcement - \$20,000
Closures/ Demolition (Streetscapes) - \$34,100
Housing Programs
Emergency Home Repair - \$15,000
Low Income Rental Court Repairs - \$81,000
Financial Literacy - \$10,000
CDBG Program Income - \$84,568
Total CDBG Projects - \$1,657,533

HOME

Administration - \$64,550
Down Payment Assistance - \$225,000
Homeowner Occupied Rehabilitation - \$196,000
Total HOME Receipts - \$485,550



It's all about Lorain County... It's all about you!SM

Click here to return to <https://www.loraincounty.com/government/development/development.html?nid=1813>

**CITY OF LORAIN, OH
SUBSTANTIAL AMENDMENT
REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Fiscal 2015**

The City is recommending the following proposed changes to the city's Community Development Block Grant (CDBG) funds. A public hearing will be Monday, June 4, 2015 at 1:00 p.m. in the Police Conference Room which is located at 200 West Erie Avenue, Lorain, OH 44052, City of Lorain City Hall Building. A 30 day comment period will begin 15 days prior to the public hearing and conclude 15 days after the public hearing. During this comment period, the City will consider any comments or views of citizens received in writing, e-mail, or verbally before, during and after the public hearing. Comments will be included as an attachment to the amendment.

The City of Lorain's Citizen Participation Plan requires a Substantial Amendment in order to carrying out an activity not previously included in the action plan. The process to approve this amendment to the action plan is as follows: (a) Not carry out an activity that was described in the Five Year Consolidated Plan; (b) Carry out activity not previously identified in the Five Year Consolidated Plan; or (c) Substantially changing the purpose (a) is defined as the project being categorized as a different CDBG, HOME, or other program activity, a change in scope presents a twenty percent (20%) difference in the budgeted amount of a program activity, and a change in location is defined as different census tract area.

The Community Development Block Grant (CDBG) Fund is for Fiscal Year 2015 and a part of the Five Year Consolidated Plan, all current funding is being reallocated to the following proposed projects/activities:

Reallocation of funds for CDBG FY 2015: \$187,982

New Proposed Projects (Decrease or Increase)	Proposed Funding	Type of Project	New Allocation
Hopkins Lock HVAC System (new)	\$75,000	Public Facilities Improvement	\$75,000
Hot Water Picnic Shelter (new)	\$20,000	Public Facilities Improvements	\$20,000
Emergency Home Repair (increase)	\$92,982	Rehab Single Unit Residential	\$292,982
Reallocation of the Following Projects :			
	Year	Funding Amount	Reallocated Amount
Public Service	2015	\$177,500	\$177,500
Hopkins Lock Roof	2015	\$10,482.24	\$10,482.24

Inquiries and comments concerning the Substantial Amendment can be conveyed by contacting the City staff at: Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052, Telephone: (440) 204-2020, Fax: (440) 204-2080, kellie_glenn@cityoflorain.org.

AFFIDAVIT OF PUBLICATION

The Morning Journal

2500 West Erie Avenue
Lorain, Ohio 44053 - (440) 248-6803

City of Lorain
200 West Erie Ave
Lorain, OH 44052

STATE OF OHIO, LORAIN COUNTY, ss.

I, Jason Hill of THE MORNING JOURNAL, its newspaper printed in said County, and in general circulation therein and meeting the requirements of Section 212 of the Revised Code as amended, effective September 12, 1957; being duly sworn, do upon oath, depose and say that the annexed advertisement was published in said newspaper.

City of Lorain

Published in the following edition(s):

The Morning Journal 05/19/18
morningjournal.com 05/19/18

Sworn to the subscribed before me this 05/21/18.

Andrea Picklesimer

Notary Public, State of Ohio
Acting in Lorain County



ANDREA PICKLESIMER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 14, 2020
Recorded in
Lake County

Advertisement Information

Client Id: 81142
Class: 7201
Total Units: 135
Sort Description:

Ad Id:
PO:
Cost:

**CITY OF LORAIN, OH
SUBSTANTIAL AMENDMENT
REALLOCATION OF COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG)
Fiscal 2015**

The City is recommending the following proposed changes to the city's Community Development Block Grant (CDBG) funds. A public hearing will be Monday, June 4, 2015 at 1:00 p.m. in the Police Conference Room which is located at 200 West Erie Avenue, Lorain, OH 44052; City of Lorain City Hall Building. A 30-day comment period will begin 16 days prior to the public hearing and conclude 15 days after the public hearing. During this comment period, the City will consider any comments or views of citizens received in writing, email, or verbally before, during and after the public hearing. Comments will be included as an attachment to the amendment.

The City of Lorain's Citizen Participation Plan requires a Substantial Amendment in order to carry out an activity not previously included in the action plan. The process to approve this amendment to the action plan is as follows: (a) Not carry out an activity that was described in the Five Year Consolidated Plan; (b) Carry out activity not previously identified in the Five Year Consolidated Plan; or (c) Substantially change the purpose (a) is defined as the project being re-allocated to a different CDBG, HOME, or other program activity, a change in scope (such as a facility project) or increase in the budgeted amount of a program activity, and a change in location or contract as defined in ORC 502.305.

The Community Development Block Grant (CDBG) Fund is for Fiscal Year 2015 and is part of the Five Year Consolidated Plan. All current funding allocations are listed in the following proposed reallocation:

Reallocation of funds for CDBG FY 2015: \$187,562

New Proposed Projects (Decrease or Increase)	Proposed Funding	Type of Project	New Allocation
Hopkins Lock (WAG) System (New)	\$75,000	Public Facilities Improvement	\$75,000
Hot Water Public Shelter (New)	\$20,000	Public Facilities Improvement	\$20,000
Emergency Home Repair (Increase)	\$92,562	Rehab: Single Unit Residential	\$92,562

Reallocation of the Following Projects:	Year	Funding Amount	Reallocated Amount
Unbudgeted Public Shelter	2015	\$177,250	\$177,250
Hopkins Lock Pool	2015	\$10,312.24	\$10,312.24

Inquiries and comments concerning the Substantial Amendment can be conveyed by contacting the City Staff at: Department of Publics, Planning, and Zoning, 200 West Erie Avenue, 3rd Floor, Lorain, OH 44052, Telephone: (440) 248-2600, Fax: (440) 248-2700, planning@lorainohio.gov
1801702/way 18, 2018

Building, Housing & Planning Department

Posted on: May 18, 2018

Substantial Amendment Reallocation Of Community Development Block Grant (CDBG)

The City is recommending the following proposed changes to the city's Community Development Block Grant (CDBG) Funds. **A public hearing will be Monday, June 4, 2018 at 1:00 p.m. in the Police Conference Room which is located at 200 West Erie Avenue, Lorain, OH 44052, City of Lorain City Hall Building.** A 30 day comment period will begin 15 days prior to the public hearing and conclude 15 days after the public hearing. During this comment period, the City will consider any comments or views of citizens received in writing, e-mail, or verbally before, during and after the public hearing. Comments will be included as an attachment to the amendment.

The City of Lorain's Citizen Participation Plan requires a Substantial Amendment in order to carrying out an activity not previously included in the action plan. The process to approve this amendment to the action plan is as follows: (a) Not carry out an activity that was described in the Five Year Consolidated Plan; (b) Carry out activity not previously identified in the Five Year Consolidated Plan; or (c) Substantially changing the purpose (s) is defined as the project being categorized as a different CDBG, HOME, or other program activity, a change in scope presents a twenty percent (20%) difference in the budgeted amount of a program activity, and a change in location is defined as different census tract area.

The Community Development Block Grant (CDBG) Fund is for Fiscal Year 2015 and a part of the Five Year Consolidated Plan, all current funding is being reallocated to the following proposed projects/activities:

Reallocation of funds for CDBG FY 2015: \$187,982

New Proposed Projects (Decrease or Increase)	Proposed Funding	Type of Project	New Allocation
Hopkins Lock HVAC System (new)	\$75,000	Public Facilities Improvement	\$75,000
Hot Waters Picnic Shelter (new)	\$20,000	Public Facilities Improvements	\$20,000
Emergency Home Repair (increase)	\$92,982	Rehab: Single Unit Residential	\$292,982

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- [Home](#)
- [Treasurer & Income Tax](#)

Reallocation of the Following Projects :	Year	Funding Amount	Reallocated Amount
Unobligated Public Service	2015	\$177,500	\$177,500
Hopkins Lock Roof	2015	\$10,482.24	\$10,482.24

Inquiries and comments concerning the Substantial Amendment can be conveyed by contacting the City staff at: Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052, Telephone: (440) 204-2020, Fax: (440) 204-2080, kelie_glenn@cityoflorain.org.

Next →

Public Hearing - May 31, 2018 from 6-7PM
 E. Centro De Servicios Sociales, Inc. 2800
 Pearl Avenue

Other News in Building, Housing & Planning Department

Public Hearing - May 31, 2018 from 6-7PM, El Centro De Servicios Sociales, Inc. 2800 Pearl Avenue

Posted on: May 17, 2018

Public Hearing - May 24, 2018 from 6-7PM, Lorain Metropolitan Housing Authority 1600 Kansas Avenue

Posted on: May 17, 2018



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Substantial Amendment - Reallocation of Community Development Block Grant
 5/21/2018
 City of Lorain



May 19, 2018 – The City is recommending the following proposed changes to the City Community Development Block Grant (CDBG) Funds. A public hearing will be held on June 4, 2018 at 7:00 p.m. in the Public Conference Room which is located at 200 West Erie Avenue, 5th Floor, OH 44059, City of Lorain City Hall Building. A 30 day comment period will begin 15 days prior to the public hearing and conclude 15 days after the public hearing. During this comment period, the City will consider any comments or views of citizens received in writing, e-mail, or verbally before, during and after the public hearing. Comments will be included as an attachment to the amendment.

development prior to the public hearing and conclude 15 days after the public hearing. During this comment period, the City will consider any comments or views of citizens received in writing, e-mail, or verbally before, during and after the public hearing. Comments will be included as an attachment to the amendment.

The [City of Lorain Website - Public Citizen Participation Plan](#) requires a Substantial Amendment in order to carry out an activity not previously included in the action plan. The process to approve this amendment to the action plan is as follows:

(a) Not every activity that was described in the Five Year Consolidated Plan; (b) Some activities not previously identified in the Five Year Consolidated Plan; or (c) Substantially changing the nature, the definition as the project being completed as a different CDBG, HOME, or other program activity; a change in scope exceeds a twenty percent (20%) difference in the budgeted amount of a program activity, and a change in location is defined as either one acre or more area.

The Community Development Block Grant (CDBG) Fund is for Fiscal Year 2012 and a part of the Five Year Consolidated Plan, all current funding is being reallocated to the following proposed projects/activities:

Reallocation of Funds for CDBG FY 2015: \$187,982

New Proposed Project - Broken Lock Pond

Swimming Area

Proposed Funding - \$75,000

Type of Project - Public Facilities Improvement

New Allocation - \$75,000

New Proposed Project - Hot Water Tank Station (new)

Proposed Funding - \$25,000

Type of Project - Public Facilities Improvement

New Allocation - \$25,000

New Proposed Project - Emerging Parks Repair (red coat)

Proposed Funding - \$87,982

Type of Project - Rehab: Single Unit Residential

New Allocation - \$87,982

Reallocation of the Following Projects:

Project - Unassigned Public Services

Year - 2015

Funding Amount - \$177,500

Reallocated Amount - \$177,520

Project - Depole Park Road

Year - 2015

Funding Amount - \$10,482.24

Reallocated Amount - \$10,482.24

Inquiries and comments concerning the Substantial Amendment can be conveyed by contacting the City staff at Department of Building, Housing, and Planning, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052.

Telephone: (419) 201-2000, Fax: (419) 201-2060,

kellie.glen@cityoflorain.org

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[Click here to return to: http://www.loraincounty.com/news/community-services/development/development/440744](http://www.loraincounty.com/news/community-services/development/development/440744)

https://www.loraincounty.com/cgi-bin/printor_print_maindy.cgi?doc=sel&hatter=sel

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**Substantial Amendment
For the Reallocation of Funds of the FY2015-Annual Action Plan**

Sign-In Sheet

Monday, June 04, 2018 1:00-2:00 PM

Police Conference Room

200 West Erie Avenue, Lorain, OH 44052

Name and Organization – Print	Contact Information (Telephone Number)	Email Address	Address
City of Lorain Michael Johnson Kelli Glenn	440-204-2085 440-204-2087	Michael.johnson@cityoflorain.org Kelli-glenn@cityoflorain.org	200 W. Erie 5th floor 200 W Erie 5th FL 44052

City of Lorain Building, Housing & Planning – Meeting Sign-In Sheet



Chase Ritenauer
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Kellie F. Glenn
Director

Richard Klisar
Chief Building Official

June 25, 2018

Jorgelle Lawson, CPD Director
U. S. Department of Housing and Urban Development
Columbus Office-Region V (Ohio State Office)
200 North High Street
Columbus, Ohio 43215-2499

Re: Substantial Amendments for 2015 Action Plan projects /activities

Dear Ms. Lawson:

The City of Lorain is submitting a Substantial Amendment for FY2015 Action Plan projects/activities for activities/projects that were not being carried out or need additional funding. A hearing was held Monday, June 4, 2018 in the City of Lorain's City Hall Police Conference Room to notify the public of the reallocation of funds for new or existing projects/activities. The attached are the reallocations of funds that are proposed totaling \$187,982. The only persons present were staff of the Building, Housing, and Planning Department. No public comments were received during the public comment period. The legal ad is attached for your review.

Once the Department of Housing and Urban Development approves this amendment all projects and activities will be placed under contract with the exception of the Housing Rehabilitation Revolving Loan Fund (HRRRF). HRRRF is the emergency home repair program. This program will need to secure applicants which will not be difficult due to the high demand for assistance.

If you have any questions or require additional information, please contact me at (440) 204-2087.

Sincerely,

Kellie Glenn, Director
Department of Building, Housing, & Planning

Enclosures

200 West Erie Avenue, 5th Floor, Lorain, Ohio 44052
Building Division: (440) 204-2045 Fax: (440) 204-2540
Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080
Email: bhp@cityoflorain.org

Annual Action Plan
2018

102



The City of Lorain is currently preparing its Annual Action Plan. This is year three of the plan that utilizes federal funds from the Department of Housing and Urban Development (HUD). The funding includes Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). An important part of the plan is obtaining information from agencies and community residents to determine the needs and assets of the community. Please take a few minutes to fill out this survey to help the city prioritize use the future CDBG and HOME funding.

1. Public Facilities please rank each item based on its need, as you see it in the community:

	No Need	Low	Medium	High
Senior Citizen Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shelters for Abused and Neglected Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for the Homeless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Public Service Needs: please rank each item based on its need, as you see it in the community:

	No Need	Low	Medium	High
Senior Citizen Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for the Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crime Prevention & Awareness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenant/Landlord Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Housing Needs Rank each item based on its need, as you see it in the community:

	No Need	Low	Medium	High
Homeownership Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead-based Paint Testing and Abatement For Single Family Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Historic Preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi family Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| Energy-Efficient Improvements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Housing Subsidies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential Property Maintenance/
Code Enforcement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements for Disabled Accessibility | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Homeless Transitional Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4. What part of the City of Lorain do you currently reside? (Circle your response)

- | | |
|---------|-------|
| Fast | West |
| Central | South |

Other: _____

5. Which general area of the city do you feel is in the greatest need of improvements? (Circle your response).

- | | |
|---------|-------|
| East | West |
| Central | South |

6. Please rank in order of the areas in which the city should focus improvement efforts: (1=Needs Most Improvement)

- ____ Street Improvements
- ____ Public Facilities
- ____ Public Service Needs
- ____ Housing

7. Do you feel recent Code Enforcement efforts have been successful? (Circle your response)

- | | |
|-----|----|
| Yes | No |
|-----|----|

8. Please share any additional comments

PLEASE RETURN THE QUESTIONNAIRE TO CITY STAFF AT THE CONCLUSION OF THE MEETING. IF NOT RETURNED PRIOR TO THE COMPLETION OF THE MEETING, PLEASE MAIL/ DELIVER TO:

ATTN: KELLIE GLENN, DIRECTOR, CITY OF LORAIN,
DEPARTMENT OF BUILDING, HOUSING & PLANNING
200 W. ERIE AVENUE, 5th FL
LORAIN, OHIO 44052
Kellie_Glenn@cityoflorain.org
NO LATER THAN JUNE 4, 2018



LORAIN *Ohio*

Event Details

Contractor Participation Meeting (Emergency Home Repair Program)
Wednesday, April 18, 2018
The City of Lorain Department of Building, Housing and Planning Department is holding a Contractor Participation Meeting for its Housing Programs i.e. Emergency Home Repair Topic: • Program Description and Requirements

Date: April 18, 2018
Time: 1:00 PM - 2:00 PM
Time: To RSVP please contact: Michael G. Johnstone Program Manager | 200 West Erie Avenue, 5th floor Lorain, Ohio 44052
Details: 440-204-2085 (O) 440-787-5673 (C)
Michael_Johnstone@cityoflorain.org
Location: City Hall - 1st Floor Police Training Room
Address: 200 West Erie Ave.
Lorain, OH 44052
Contact: 440-204-2085 or 440-787-5673
Email: Email
(mailto:Michael_Johnstone@cityoflorain.org)
Link: [Link to Announcement \(/CivicAlerts.aspx?AJD=25\)](#)

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- Population Reports
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- 2018 Primary
- 2017 General
- 2017 Primary
- 2016 General
- 2016 Primary
- 2015 General
- 2015 Primary
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- Candidate Options

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- Townships
- Villages
- State
- Federal

Contractor Participation Meeting

City of Lorain



Recommended | Share

April 4, 2018 -- The [City of Lorain](#) (Website | Profile) Department of Building, Housing and Planning Department is holding a Contractor Participation Meeting for its Housing Programs i.e. Emergency Home Repair.

Topic:
Program Description and Requirements

The meeting will be held at City of Lorain City Hall Police Training Room located at 200 West Erie Avenue, 1st Floor, on Wednesday, April 18, 2018 from 1 p.m. to 2 p.m.

To RSVP please contact:
Michael G. Johnstone
Program Manager I
200 West Erie Avenue, 5th floor
Lorain, Ohio 44052
440-204-2085 (D) 440-787-5673 (C)
Michael_Johnstone@cityoflorain.org

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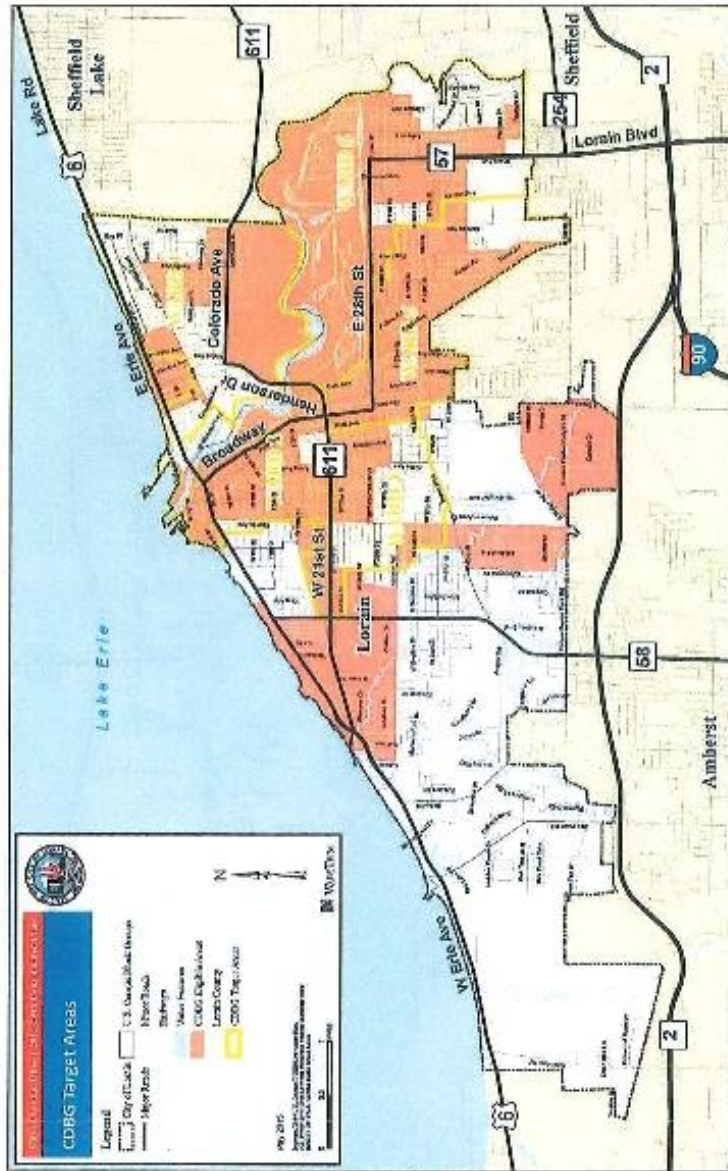


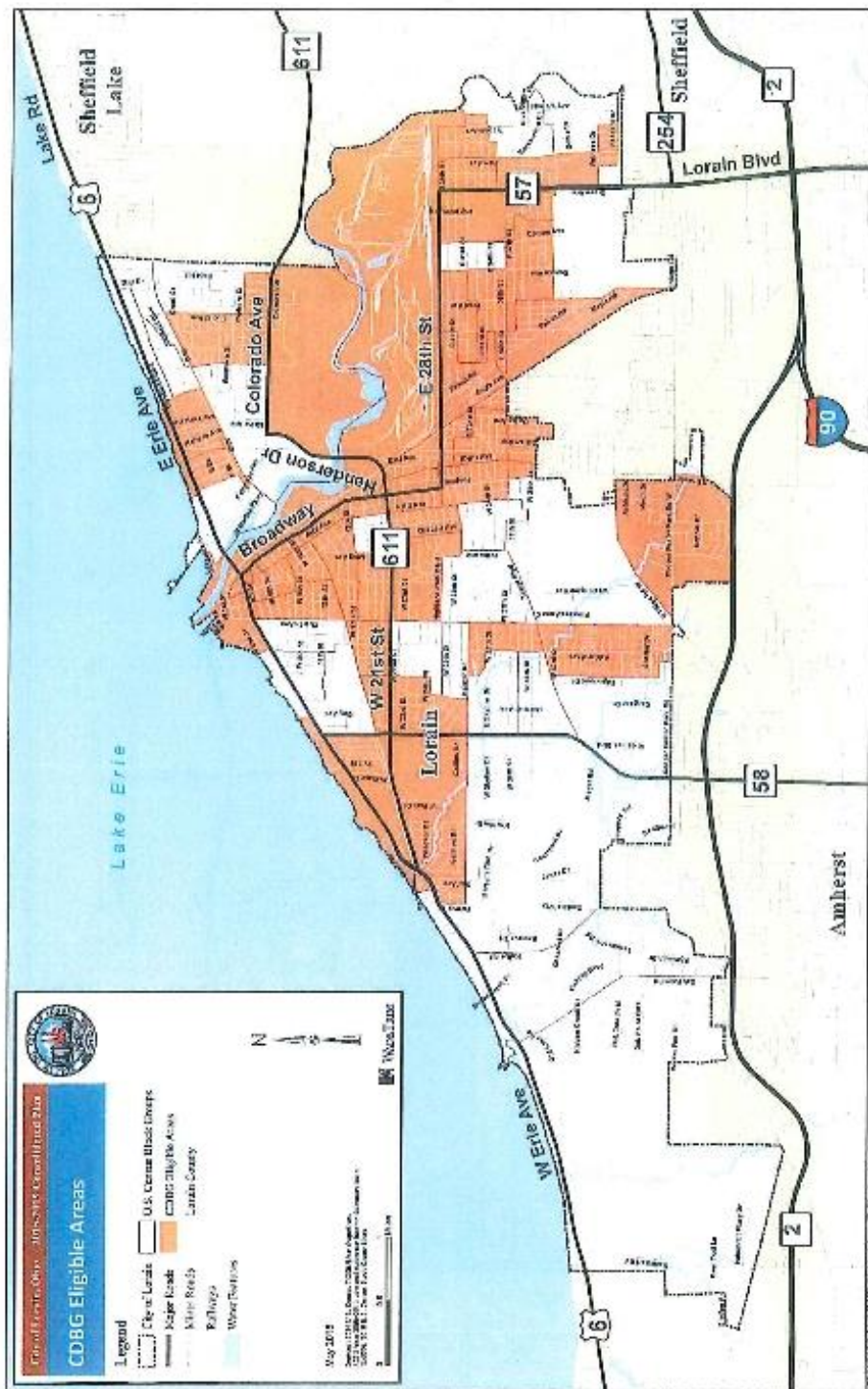
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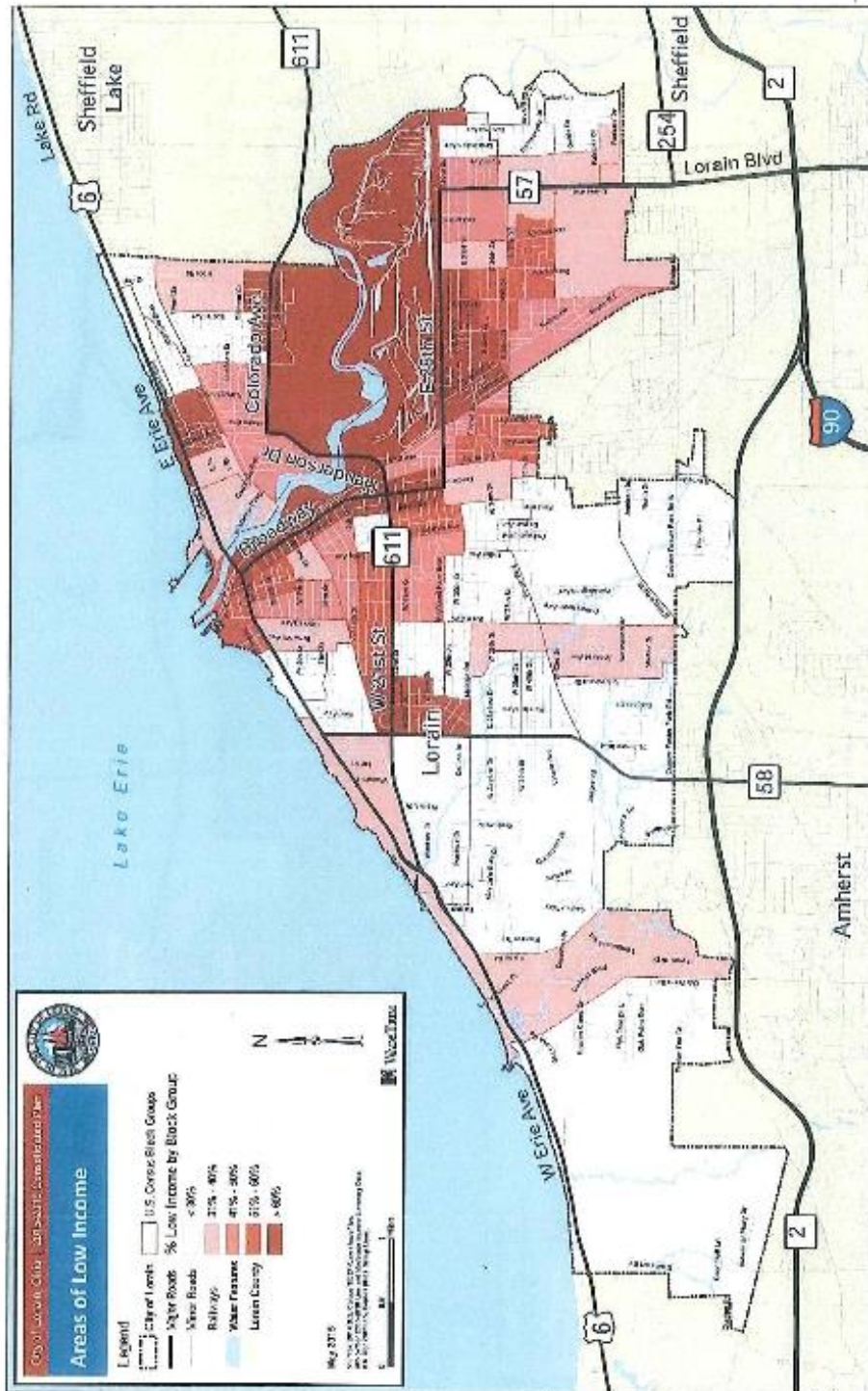
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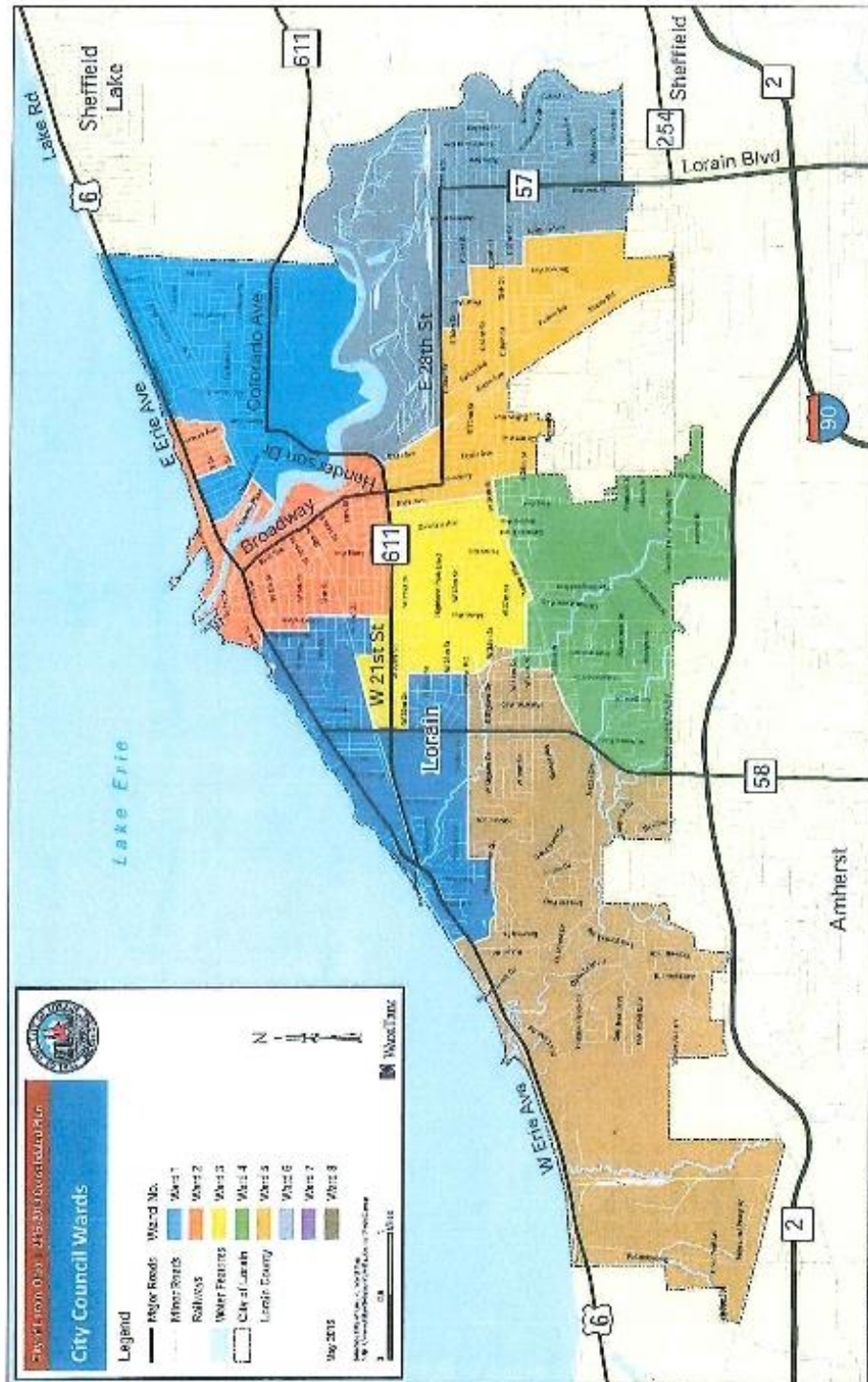
MAPS

MAP 2

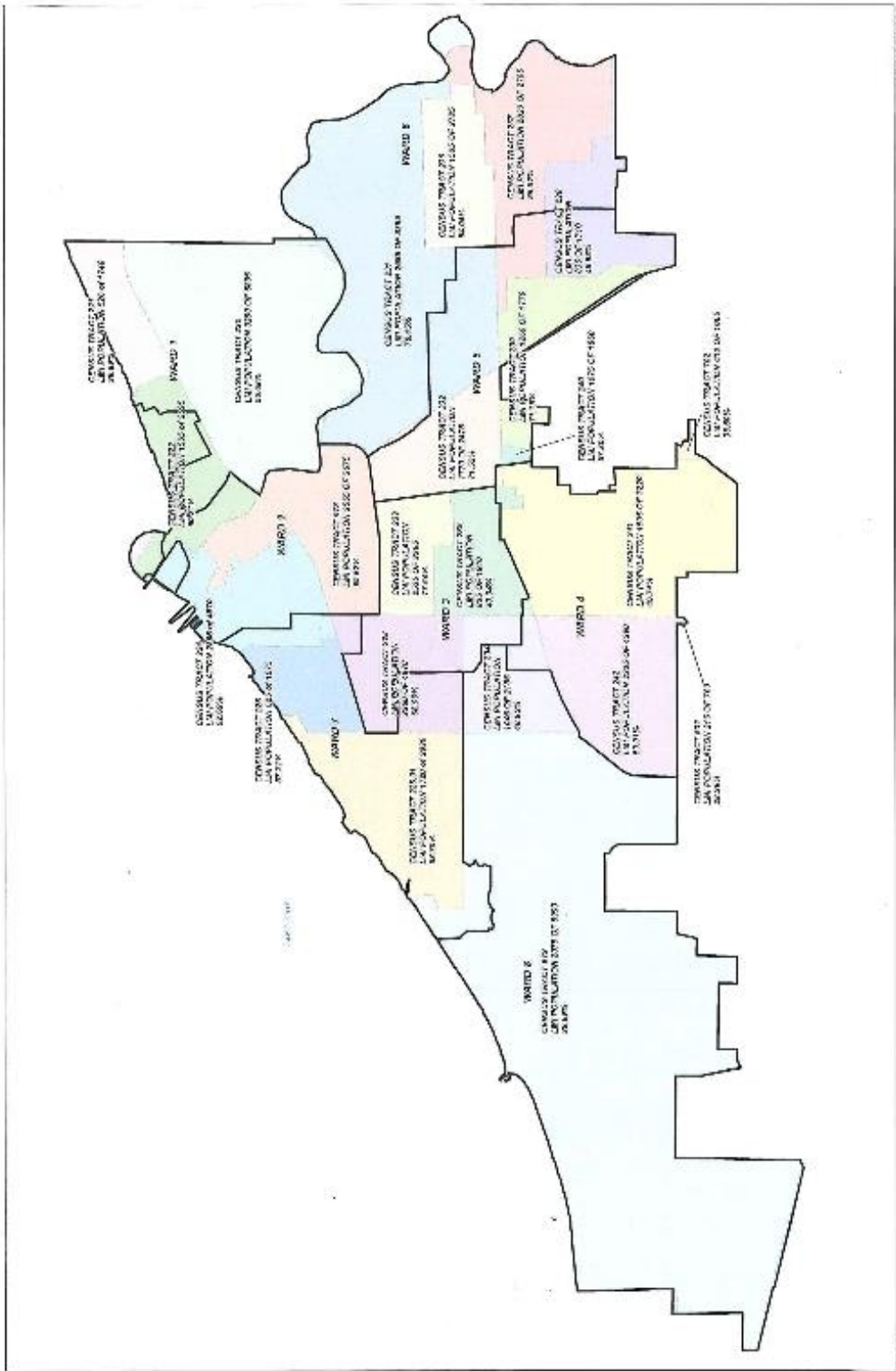


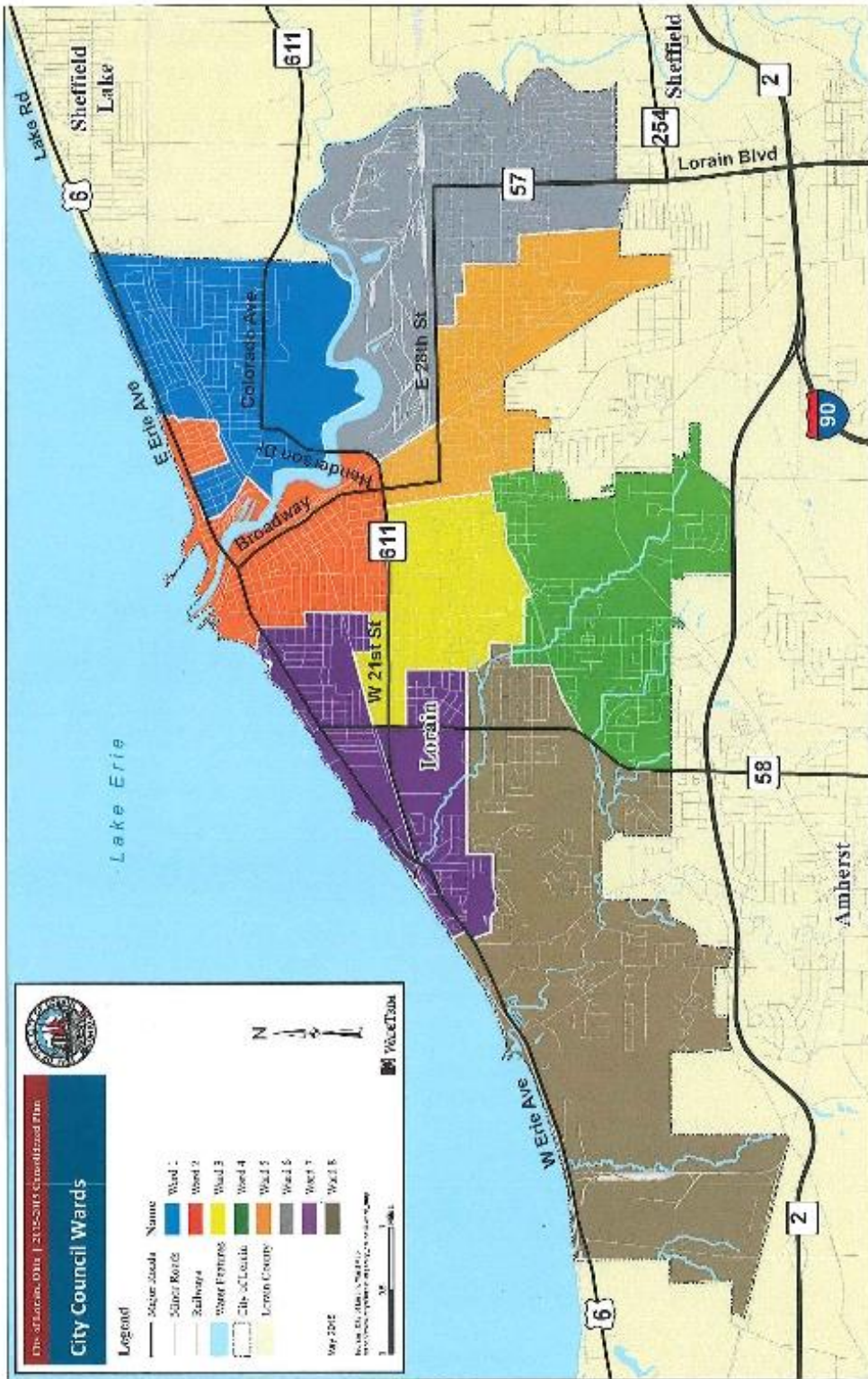


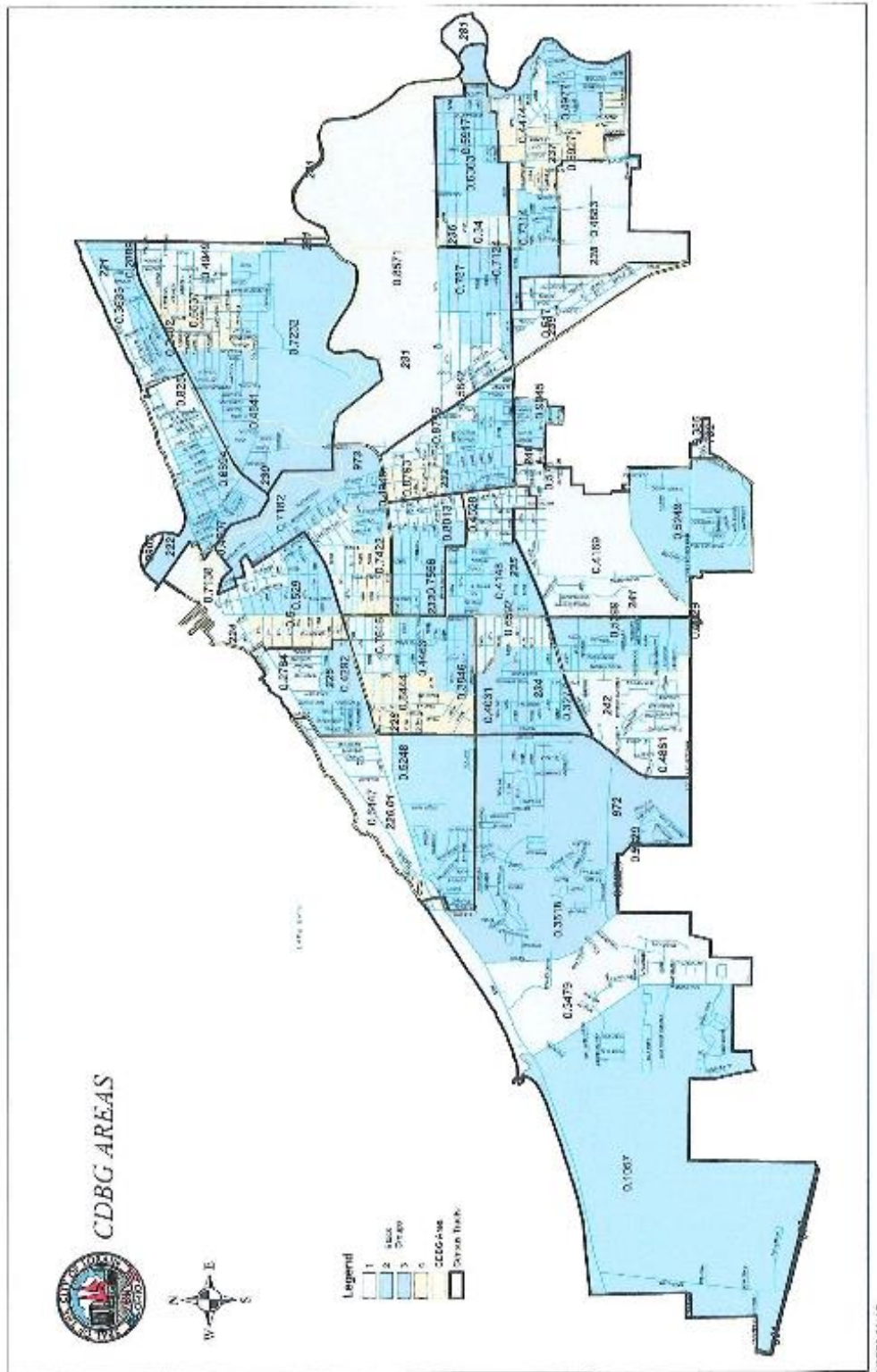












FAIR HOUSING UPDATE

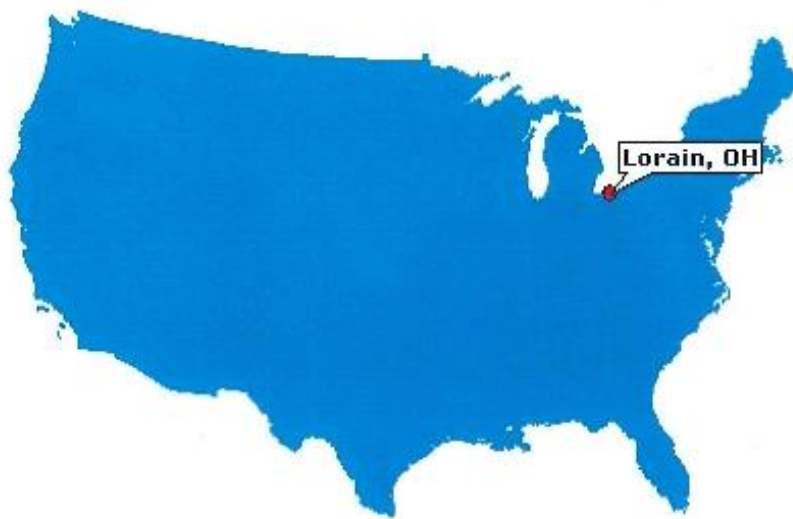
CITY OF LORAIN ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



2015-2019

The City of Lorain is committed to affirmatively furthering fair housing. As a recipient of federal funds, the City is required to conduct an analysis of impediments to fair housing choice and then take steps to overcome the identified impediments. This Analysis of Impediments to Fair Housing Choice satisfies this requirement and provides the City of Lorain guidance to overcome barriers to full and equal access to housing choice.

*"Fair Housing
Choice for
Everyone"*



COVER SHEET

1. Submission date: August, 2017
2. Submitter name: Maria Sosa
3. Jurisdiction: City of Lorain
4. Submitter contact information:
 - a. Name: Maria Sosa
 - b. Title: Fair Housing Administrator
 - c. Department: Building, Housing and Planning
 - d. Street Address: 200 West Erie Avenue
 - e. City: Lorain
 - f. State: Ohio
 - g. Zip Code: 44052
5. Period cover by this analysis: 20015 - 2019

I. INTRODUCTION

The City of Lorain is dedicated to ensuring that individuals' choice, and not discrimination, determines where people live within the City of Lorain. Studies indicate that housing location plays a significant role in enabling people access to educational, economic, employment, and social opportunities.¹ Moreover, obtaining fair, non-discriminatory, access to housing and exercising housing choice is part of the civil rights granted to all persons in the United States by different federal, state, and local laws. These rights are further emphasized through executive orders, program rules, and various regulations. This **Analysis of Impediments to Fair Housing Choice (AI)** provides the City of Lorain with a roadmap that enables the City to identify and work towards overcoming any current barriers to fair housing choice.

A. PURPOSE OF ANALYSIS

As a cornerstone principle the United States is committed to offer full and equal access to housing choice for all. Federally, Title VIII of the Civil Rights Act of 1968, more commonly known as the Fair Housing Act², as amended, ensures protection of housing opportunity by prohibiting discrimination in the housing sector on the basis of *race, color, religion, sex, national origin, familial status, and disability*. The federal Fair Housing Act of 1968 was amended in 1988 to include familial status and disability as additional protected classes. The Amendments of 1988 also provides for stiffer penalties and established an administrative enforcement mechanism for the federal Fair Housing Act.

The United States Department of Housing and Urban Development (HUD) is responsible for the administration and enforcement of the Fair Housing Act and other civil rights laws within the housing sector.

¹ Goering, J., Kamely, A., and Richardson, T. "Recent research on racial segregation and poverty concentration in public housing in the United States." *Urban Affairs Review* 32.5 (1997): 723-745.; Ellen, I.G., and Turner, M.A. "Does neighborhood matter? Assessing recent evidence." *Housing policy debate* 8.4 (1997): 833-866.; Mayer, C.J. "Does location matter?" *New England Economic Review* Special issue (1996): 26.; Chetty, Raj C., Hendran, N., Katz, Lawrence. "The Effect of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment." *Harvard University and NBER* May 2015.NBER Working Paper No. 21156

² 42 U.S.C. 3601 note.

The federal Fair Housing Act, Section 808(e)(5), requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner Affirmatively Furthering Fair Housing (AFFH)³. This duty of AFFH is also required of state and local jurisdictions recipients of federal funds.

Courts

The courts have said that when looking at the duty to AFFH:

"... every court that has considered the question has held or stated that Title VIII imposes upon HUD an obligation to do more than simply refrain from discriminating ... This broader goal [of truly open housing choice] ... reflects the desire to have HUD use its grant programs to assist in ending discrimination and segregation, to the point where the supply of genuinely open housing increases."⁴

In the 1972 Supreme Court case, *Trafficante v. Metropolitan Life Insurance Company*⁵, the Court quoted the Act's co-sponsor, Senator Walter F. Mondale, in noting that the Fair Housing Act was enacted by Congress to replace the racially or ethnically concentrated areas that were once called "ghettos" with "truly integrated and balanced living patterns."⁶ Most recently in 2015, in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*⁷, the Supreme Court once again acknowledged the importance of the federal Fair Housing Act in moving towards a more integrated society.

Congress

Congress has stated that the principal objective of AFFH is to improve housing opportunity for all residents of the United States, particularly members of disadvantage minorities, on a nondiscriminatory basis.⁸ Additionally, Congress has repeatedly reinforced the duty to AFFH by requiring that HUD program participants certify that they will Affirmatively Further Fair Housing as a condition of receiving Federal Funds.⁹

³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1* (Chapter 1: *Fair Housing Planning: Historical Overview*, Page 13). March 1996.

⁴ *NAACP v. Sec'y of Housing and Urban Development*, 817 F.2d 149, 155 (1st Cir. 1987).

⁵ 409G U.S. 205, 211 (1972)

⁶ U.S. Department of Housing and Urban Development. AFFH Rule Guidebook: Version 1 [p. 3-1]. Dec. 31, 2015.

⁷ 576 U.S. _ (2015)

⁸ Congress reiterated this affirmative obligation as part of the 1990 National Affordable Housing Act.

⁹ 42 U.S.C. §§ 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), 1437C-1(d)(16)

HUD

HUD, as part of its new guidance, indicates that Affirmatively Furthering Fair Housing Choice is to comply with *“the 1968 Fair Housing Act’s obligation of state and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing [choice], regardless of their race, color, national origin, religion, sex, disability or familial status.”*¹⁰

Moreover, under the **new 2015 AFFH Rule** HUD defines the duty as:

*“Affirmatively furthering fair housing means taking proactive steps beyond simply combating discrimination to foster more inclusive communities and access to community assets for all persons protected by the Fair Housing Act. More specifically, it means taking steps proactively to address significant disparities in access to community assets, to overcome segregated living patterns and support and promote integrated communities, to end racially and ethnically concentrated areas of poverty, and to foster and maintain compliance with civil rights and fair housing laws. For participants subject to this subpart, these ends will be accomplished primarily by making investments with federal and other resources, instituting strategies, or taking other actions that address or mitigate fair housing issues identified in an assessment of fair housing (AFH) and promoting fair housing choice for all consistent with the policies of the Fair Housing Act.”*¹¹

Fair housing choice encompasses:¹²

- (1) **Actual choice**, which means the existence of realistic housing options;
- (2) **Protected choice**, which means housing that can be accessed without discrimination; and
- (3) **Enabled choice**, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include accessible housing and housing in the most integrated setting appropriate to an individual’s needs as required under law, including disability-related services that an individual needs to live in such housing.

¹⁰ U.S. Department of Housing and Urban Development. “HUD Publishes New Proposed Rule on Affirmatively Furthering Fair Housing Choice.” Press Release No. 136-110. July 19, 2013.

¹¹ 78 C.F.R. No. 139 §5.152

¹² 24 C.F.R. § 5.152

Additionally, although the actual duty to AFFH has never been defined statutorily, HUD's "Fair Housing Planning Guide" shares the following requirements:¹³

- *Jurisdictions must conduct an analysis to identify impediments to fair housing choice within the jurisdiction;*
- *Appropriate actions must be taken to overcome the effects of any impediments identified in the analysis; and*
- *Jurisdictions must maintain records reflecting the analysis and actions taken in this regard.*

Duty to Affirmatively Further Fair Housing

Entitlement Communities, jurisdictions receiving financial assistance from HUD, such as the City of Lorain, are required by Section 104(b)(2) of the Housing and Community Development Act¹⁴ of 1974, as amended, and Section 105(b)(3) of the National Affordable Housing Act¹⁵ (NAHA) of 1990 to certify that they will Affirmatively Further Fair Housing. Specific programs that give rise to this requirement for the City are the Community Development Block Grants¹⁶ (CDBG), the HOME Investment Partnership Program (HOME), and the Neighborhood Stabilization Program (NSP).¹⁷

Public and Private Obligation

Although the AFFH obligation arises in connection with the receipt of federal funding, the obligation is not restricted to the design and operation of programs funded with funds provided by HUD only. The obligation to AFFH extends to all housing and housing-related activities in the grantee's jurisdictional area, whether publicly or privately funded.¹⁸ For this purpose, the duty to guard against "private discrimination" refers to discrimination in the private housing market which may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards.

¹³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1* (Chapter 1: *Fair Housing Planning: Historical Overview*, Page 14). March 1996.

¹⁴ 12 U.S.C. § 1706c.

¹⁵ 42 U.S.C. §12703.

¹⁶ The Community Development Block Grant program was authorized under the Housing and Community Development Act of 1974.

¹⁷ For a complete list see: U.S. Department of Housing and Urban Development, Community Development Block Grant Entitlement Communities Grants, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/entitlement.

¹⁸ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1* (Chapter 1: *Fair Housing Planning: Historical Overview*, Page 1-3). March 1996. HUD Fair Housing Planning Guide Vol. 1 at 1-3.

What is An Analysis of Impediments?

An Analysis of Impediments to Fair Housing Choice is a fair housing study, required of Entitlement Communities such as the City of Lorain. HUD's goal is to expand mobility and widen a person's freedom of housing choice. With this in mind, an AI compiles a variety of real estate data, housing conditions, and other information, which can help in determining if patterns of discrimination or lack of choice impact particular communities. This AI conducted for the City of Lorain looks at neighborhood opportunities from a social, economic and housing perspective.

What are Impediments to Fair Housing Choice?

The federal Fair Housing Act, its amendments, and ensuing case law, as well as various executive orders, program rules and other laws and regulations have defined actions which are considered to be impediments to an individual or households from obtaining their fair housing rights and fair housing choice.

According to HUD,

*impediments to fair housing choice are defined as any action, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin.*¹⁹

Impediments to fair housing choice include actions that:²⁰

- 1. *Constitute violations, or potential violations, of the Fair Housing Act.***
- 2. *Are counterproductive to fair housing choice, such as:***
 - a. *Community resistance when minorities, persons with disabilities and/or low-income persons first move into white and/or moderate to high-income areas.***
 - b. *Community resistance to the siting of housing facilities for persons with disabilities because of the persons who will occupy the housing.***
- 3. *Have the effect of restricting housing opportunity on the basis of race, color, religion, sex, disability, familial status, or national origin.***

¹⁹ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1* (Chapter 2: Preparing for Fair Housing Planning, p.26) March 1996.

²⁰ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: volume 1* (Chapter 2: Preparing for Fair Housing Planning, p.2-17) March 1996.

An Analysis of Impediments to Fair Housing Choice reviews those impediments to fair housing in the public and private sector, and should include the following requirements:²¹

- *A comprehensive review of a State or Entitlement Jurisdiction's laws, regulations, and administrative policies, procedures, and practices.*
- *An assessment of how those laws, etc. affect the location, availability, and accessibility of housing.*
- *An assessment of conditions, both public and private, affecting fair housing choice for all protected classes.*
- *An assessment of the availability of affordable, accessible housing in a range of unit sizes.*

As required, this report satisfies the City of Lorain's duty to complete an AI under HUD's current requirements and satisfies the future Analysis of Fair Housing (AFH) requirements, under the new 2015 AFFH Rule.²²

Also as required, this AI provides action steps and recommendations to help overcome impediments found within the City of Lorain, consistent with HUD's recommendations.²³ Additionally, the action steps and recommendations will be reviewed and prioritized yearly, during the five year expand (2015 to 2019) that this AI covers.

This AI is being utilized as guidance for the City's expenditure of federal funds, alongside the City of Lorain's most recent Five-Year Consolidated Plan and Annual Action Plan Program.²⁴

Finally, a "Yearly Summary Supplement" will be created from this AI highlighting the City's accomplishment which satisfies the performance report required under HUD's Consolidated Plan regulations yearly.²⁵

²¹ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity, *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning)*, p.25 | March 1996.

²² 78 C.F.R. No. 139 §5.152

²³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity, *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning)* March 1996.

²⁴ City of Lorain Five-Year Consolidated Plan 2015/2016-2019/2020 & Annual Action Plan Program Year 2015-2016.

²⁵ See, *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning)* March 1996.

B. METHODOLOGY

The City of Lorain Department of Building, Housing and Planning - Fair Housing Administrator, carried out this Analysis of Impediments to Fair Housing Choice for the City of Lorain.

The primary guidance for developing this Analysis of Impediments was obtained from HUD's Fair Housing Planning Guide of 1996. It is recognized that since that time, HUD's approach to fair housing has evolved. Moreover, a new rule titled "Affirmatively Further Fair Housing Rule" was released in 2015. Since the details and requirements under the new rule are still under development and are not yet mandatory, this AI uses the Fair Housing Planning Guide as an underpinning resource. However, guidance and elements from the new rule were used whenever possible.

Numerous other resources that were reviewed and used in order to complete this AI, including but not limited to the:

- U.S. Census
- American Community Survey
- 2015-2020 Consolidated Plan and Annual Action Plan Program Year 2015/2016

Additionally, the input of residents, various community organization members and leaders was also utilized.

II. FAIR HOUSING LAWS

An overview of Fair Housing laws is important to understand the duty to AFFH. In each jurisdiction whether particular Fair Housing laws apply in a situation, depends on the:

- Person
- Property
- Behavior

Is the Person covered?

A person is covered if they are part of a "protected class." A group sharing particular protected characteristics is part of a protected class as specified by a jurisdiction.

Is the Property covered?

Fair housing laws apply to the occupancy, sale, rental, insuring, or financing of nearly all forms of residential housing. Specific exemptions, if any, are explained in the following sections.

Is the Behavior covered?

Behavior is covered if it results in either differential treatment or a disparate impact on members of a protected class.

Differential Treatment = the negative treatment of a person because of his or her membership in a protected class.

Differential Impact = this occurs when a policy or system has a negative effect on members on a protected class, regardless of the intent.

Fair Housing laws exist at the federal, state and in some local level jurisdictions. The federal Fair Housing Act offers federal protection against housing discrimination. Ohio law, under the **Ohio Revised Code 4112.02** expands this protection including two additional protected classes ("*ancestry*" and "*military status*"), and the *City of Lorain, Fair Housing Ordinance 147-08 – Chapter 136*, offer even broader protection than the federal Fair Housing Act by including six additional protected classes ("*ancestry*," "*sex orientation*," "*age*," "*ethnic group*," "*Vietnam-era or disabled veteran status*," and "*marital status*").

The table below summarizes the protected classes under the different applicable jurisdictions for this AI. Additional information is provided for each applicable jurisdiction in the following sub-sections, including enforcement and respective complaint processes.

Protected Classes

	FEDERAL	STATE	CITY OF LORAIN
Protected Class	42 U.S.C. § 3601	O.R.C. § 4112.02	Fair Housing Ordinance 147-08 Chapter 135
RACE	X	X	X
COLOR	X	X	X
NATIONAL ORIGIN	X	X	X
RELIGION	X	X	X
SEX (GENDER)	X	X	X
FAMILIAL STATUS	X	X	X
DISABILITY (HANDICAP)	X	X	X
MILITARY STATUS		X	
ANCESTRY		X	X
SEX ORIENTATION			X
AGE			X
ETHNIC GROUP			X
VICTIM OF WAR OR DISABLED VETERAN STATUS			X
MARITAL STATUS			X
SOURCE OF INCOME			

A. Federal Law

The Civil Rights Act of 1964 (Title VI) was passed, in an effort to prevent further discrimination in the United States. This law prohibits discrimination and the segregation of any place of public accommodation and within federally assisted programs, on the basis of *race, color or national origin*. Additionally, it authorizes withholding of federal funding from states and local grantees engaging in discriminatory activities and practices. However, this law does not address housing and discrimination issues specifically.

Due to persistent issues of discrimination in the housing sector, Congress passed the Civil Rights Act of 1968, commonly known as Title VIII – The Fair Housing Act, in order to address specific fair housing issues. The Fair Housing Amendments Act of 1988 expanded the protection of the Fair Housing Act of 1968 by adding *handicapped* and *familial status* to the list of protected classes. As part of the 1988 amendments, the power to enforce the Fair Housing Act also increased with stiffer penalties and the establishment of an administrative enforcement mechanism. Moreover, the Americans with Disabilities Act of 1990 added additional protections for persons with disabilities under the Fair Housing Act.

Currently, the federal Fair Housing Act, as amended, prohibits discrimination in the sale, rental and financing of dwellings, and in other public or private housing-related transactions, based on:

- ❖ *Race*
- ❖ *Color*
- ❖ *National Origin*
- ❖ *Religion*
- ❖ *Sex*
- ❖ *Familial Status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people in the process of securing legal custody of children under the age of 18)*
- ❖ *Disability (Handicap)*

Therefore, any person that belongs to any of the “protected classes” above is covered under the federal Fair Housing Act.

Covered Properties²⁶

Under the federal Fair Housing Act most housing properties are covered. In some circumstances, the federal Fair Housing Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy of members. Whereas it is important to mention that the same exceptions might not apply to some states and local jurisdictions. In fact, most of these exceptions do not apply in the State of Ohio and the City of Lorain.

²⁶ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. Fair Housing Equal Opportunity for All [p. 1]. 2011.

Prohibited Behavior²⁷

In the **sale and rental of housing**: No one may engage in any of the following behaviors based on race, color, religion, sex, disability, familial status, or national origin:

- ❖ Refuse to rent or sell housing
- ❖ Refuse to negotiate for housing
- ❖ Make housing unavailable
- ❖ Otherwise deny a dwelling
- ❖ Set different terms, conditions or privileges for sale or rental of a dwelling
- ❖ Provide different housing services or facilities
- ❖ Falsely deny that housing is available for inspection, sale or rental
- ❖ For profit, persuade, or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc., have moved, or are about to move into the neighborhood (blockbusting) or
- ❖ Deny any person access to, membership or participation in, any organization, facility or service (such as a multiple listing service) related to the sale or rental of dwellings, or discrimination against any person in the terms or conditions of such access, membership or participation.

In **mortgage lending**: No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- ❖ Refuse to make a mortgage loan
- ❖ Refuse to provide information regarding loans
- ❖ Impose different terms or conditions on a loan, such as differential interest rates, points, or fees
- ❖ Discriminate in appraising property
- ❖ Refuse to purchase a loan or
- ❖ Set different terms or conditions for purchasing a loan

²⁷ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. Fair Housing Equal Opportunity for All [p. 1- 6]. 2011

In addition, the following behavior is prohibited under the Fair Housing Act:

- ❖ Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise the right
- ❖ Make, print, or publish any statement, in connection with the sale or rental of a dwelling, which indicates a preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin (This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the federal Fair Housing Act.)
- ❖ Refuse to provide homeowners insurance coverage for a dwelling because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- ❖ Discriminate in the terms or conditions of homeowners insurance coverage because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- ❖ Discriminate in the terms or conditions of homeowners insurance coverage because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- ❖ Refuse to provide available information on the full range of homeowners insurance coverage options available because of the race, etc. of the owner and/or occupants of a dwelling
- ❖ Make print or publish any statement, in connection with the provision of homeowners' insurance coverage, that indicates a preference, limitation or discrimination based on race, color, religion, sex, disability, familial status, or national origin.

Additional Protection for Persons with Disability

"Disability" is defined as:

- ❖ Having a physical or mental impairment (including hearing, mobility and visual impairments, cancer, chronic mental illness, HIV/AIDS, or mental retardation) that substantially limits one or more major life activities
- ❖ A record of such an impairment or
- ❖ Being regarded as having such impairment.

For a person with a disability a housing provider may not:

- Refuse to let that person make reasonable modifications to their dwelling or common use areas, at their own expense, if it may be necessary for full use of the housing. (Where reasonable, a landlord may permit changes only if the person agrees to restore the property to its original condition when they leave.)

- Refuse to make reasonable accommodations in rules, policies, practices or services if it may be necessary for that person to use the housing on an equal basis with nondisabled persons.

Example: A building with a "no pets" policy must allow a visually impaired tenant to keep a guide dog.

Example: An apartment complex that offers tenant's ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near that person's apartment if it may be necessary to assure access to that person's apartment.

However, the Fair Housing Act does not protect a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

Accessibility Requirements for New Multifamily Buildings:

In buildings with four or more units that were first occupied after March 13, 1991, and that have an elevator:

- ❖ Public and common use areas must be accessible to persons with disabilities
- ❖ All doors and hallways must be wide enough for wheelchair
- ❖ All units must have:
 - An accessible route into and through the unit
 - Accessible light switches, electric outlets, thermostats and other environmental controls
 - Reinforced bathroom walls to allow later installation of grab bar and
 - Kitchens and bathrooms that can be used by people in wheelchairs.

If a building with four or more units has no elevator and was first occupied after March 13, 1991, these standards apply to ground floor units only.

These accessibility requirements for new multifamily buildings do not replace more stringent accessibility standards required under State or local law.

Familial Status²⁸

The Fair Housing Act makes it unlawful to discriminate against a person whose household includes one or more children who are under 18 years of age. *Familial status* protection covers households in which one or more minor children live with:

- A parent;
- A person who has legal custody (including guardianship) of a minor child or children; or
- The designee of a parent or legal custodian, with the written permission of the parent or legal custodian.

Familial status protection also extends to pregnant women and any person in the process of securing legal custody of a minor child (including adoptive or foster parents).

Familial Status Exemption:**"Housing for Older Persons"**

The Fair Housing Act specifically exempts some senior housing facilities and communities from liability for *familial status* discrimination. Exempt senior housing facilities or communities, can lawfully refuse to sell or rent dwellings to families with minor children. In order to qualify for the "housing for older persons" exemption, a facility or community must prove that its housing is:

- Provided under any State or Federal program that HUD has determined to be specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or
- Intended for, and solely occupied by persons 62 years of age or older; or
- Intended and operated for occupancy by persons 55 years of age or older.

²⁸ 42 U.S.C. § 3602 (k)

In order to qualify for the "55 or older" housing exemption, a facility or community must satisfy each of the following requirements:

- at least 80 percent of the units must have at least one occupant who is 55 years of age or older; and
- the facility or community must publish and adhere to policies and procedures that demonstrated the intent to operate as "55 or older" housing; and
- the facility or community must comply with HUD's regulatory requirements for age verification of residents.

The "housing for older persons" exemption does not protect senior housing facilities or communities from liability for housing discrimination based on race, color, religion, sex, disability or national origin.

Additionally, federally subsidized housing providers are never permitted to exclude children from their housing. As stated in the Federal Register:

"... no public housing development funded by HUD may exclude families with children, even if at least 80% of the units are occupied by at least one person who is 55 years of age or older."²⁹

²⁹ 64 Fed. Reg. 16327 (April 7, 1999).

LGBT Community³⁰

The federal Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the federal Fair Housing Act under certain circumstances.

Additionally, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of LGBT persons. Related to this matter, HUD published its final administrative rule regarding equal access to housing in all HUD programs regardless of sexual orientation or gender identify, effective February 2012.³¹

Examples of Prohibited Scenarios:³²

- A gay man is evicted because his landlord believes he will infect other tenants with HIV/AIDS. That situation may constitute illegal discrimination under the Act because the man is perceived to have a disability, HIV/AIDS.³³
- A property manager refuses to rent an apartment to a prospective tenant who is transgender. If the housing denial is because of the prospective tenant's non-conformity with gender stereotypes, it may constitute illegal discrimination on the basis of sex under the federal Fair Housing Act.
- An underwriter for an FHA insured loan is reviewing an application where two male incomes are being used as the basis for the applicants' credit worthiness. The underwriter assumes the applicants are a gay couple and, as a result, denies the application despite the applicants' credentials. This scenario may violate HUD's regulations, which prohibit FHA-insured lenders from taking actual or perceived sexual orientation into consideration in determining adequacy of an applicant's income.

³⁰ http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp.

³¹ Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity, 77 C.F.R. No. 23 (2012).

³² http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/LGBT_Housing_Discrimination.

³³ HIV/AIDS is protected under the Fair Housing Act as a disability. For a full discussion see:

<http://blog.hud.gov/index.php/2015/04/07/housing-discrimination-hiv-aids-illegal/>.

Complaint Process

A complaint under the federal Fair Housing Act may be filed online, by mail, via telephone, or by visiting HUD. Individuals can also choose to file a federal fair housing complaint through any of HUD's regional offices.³⁴ After HUD receives a Fair Housing complaint, an intake specialist contacts the complainant for an interview and collection of facts about the alleged discrimination. However, if after a thorough investigation, HUD finds no reasonable cause to believe that housing discrimination has occurred or is about to occur, HUD will issue a determination of "no reasonable cause" and close the case. If the complaint is not successfully mediated and the investigation produces reasonable cause to believe that discrimination has occurred or is about to occur, HUD will issue a determination of "reasonable cause" and charge the respondent with violating the law. HUD will then schedule a hearing before a HUD Administrative Law Judge. It is important to mention that at any point, either party may elect to terminate the administrative proceeding by electing to have the matter litigated in federal court.³⁵

Contact Information for Federal Complaints:

Address: Headquarters
U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410

Local Office (Region V)
U.S. Department of Housing and Urban Development
Cleveland Field Office
US Bank Centre Building
1350 Euclid Avenue, Suite 500
Cleveland, OH 44115-1815

Telephone: U.S. Department of Housing and Urban Development
Fair Housing Complaint Hotline 1-800-669-9777

Website: http://portal.hud.gov/portal/page/HUD/topics/housing_discrimination

³⁴ http://portal.hud.gov/hudportal/HUD?src=/topics/housing_discrimination.

³⁵ http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/complaint-process

**Chronological Summary of Important Federal Constitutional
Acts, Legislation and Executive Orders:**

1797	U.S. Constitution (Article 1, Section 2)	For purpose of representation, slaves are counted as three-fifths of a person.
1791	Bill of Rights (First 10 Amendments)	Fifth Amendment guarantees right to "due process."
1865	13th Amendment	Slavery is abolished and Congress given power to enact appropriate legislation to enforce this Article.
1866	Civil Rights Act of 1866 (42 U.S.C. 1982)	Enacted under authority of the 13 th Amendment, this Act guarantees all real and personal property rights for all U.S. citizens regardless of race.
1868	14th Amendment	This Amendment along with the 5 th Amendment prohibits government discrimination.
1962	Executive Order 11063	Directs all federal agencies to take all actions necessary to prevent discrimination because race, color, creed or national origin. More specifically, prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.
1964	Civil Rights Act of 1964 (Title VI)	Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal funds.
1965	Executive Order 11246	This executive order, as amended, bars discrimination in federal employment because of race, color, religion, sex, or national origin.

1968	Fair Housing Act (Title VIII)	<ol style="list-style-type: none"> 1) Outlaws private discrimination in housing, including refusal to rent or sell. 2) Also outlaws private discrimination in advertising, terms of sale or rental, blockbusting, and use of real estate services. 3) Exemption for individual owners of single-family home (where no real estate broker is used) if owner does not own more than three such homes. 4) Exemption for housing operations by qualifying religious groups or private clubs.
1968	Architectural Barriers Act	Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons.
1972	Education Amendment (Title IX)	Prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.
1973	Rehabilitation Act (Section 504)	Prohibits discrimination on the basis of disability in any program or activity receiving federal financial assistance, including housing.
1974	Equal Credit Opportunity Act (ECOA)	Prohibits credit discrimination in housing, based upon race, color, religion, national origin, sex, marital status or age.
1974	Housing and Community Development Act of 1974	<ol style="list-style-type: none"> 1) Expands Fair Housing Act to include prohibition of sex discrimination in housing. 2) Creates "Section 8" programs. 3) Establishes Block Grant program and Urban Development Action Grant program.
1975	The Age Discrimination Act	Prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.
1980	Executive Order 12259	Expands protection to include sex-based discrimination and grants HUD additional authority to issue additional regulations.

1988	Fair Housing Amendments	<p>1) Broadens Title VIII to include protected classes of <i>handicapped persons</i> and <i>familial status</i> (with exception of older person housing).</p> <p>2) Mandates handicapped accessibility requirements for new multi-family properties, and permits handicapped tenants to modify existing housing (at tenant's expense).</p> <p>3) Increases civil and administrative enforcement relating to potential damages and attorney's fees.</p>
1990	Americans with Disabilities Act	Further prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodation, commercial facilities, and transportation.
1994	Executive Order 12892	Requires federal agencies to affirmatively further fair housing as part of their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort.
1994	Executive Order 12898	Requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude persons based on race, color, or national origin.
2000	Executive Order 13166	Eliminates, to the extent possible, limited English proficiency as a barrier to full and meaningful participation by beneficiaries in all federally-assisted and federally conducted programs and activities.
2001	Executive Order 13217	Requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.
2013	Violence Against Women Reauthorization Act of 2013 (VAWA 2013)	Expands HUD's authority to protect survivors of domestic and dating violence, stalking, and sexual assault who are residing in housing assisted by HUD.

B. State Law

Ohio's state law governing fair housing is substantially equivalent to federal Fair Housing laws. When HUD determines that state or local laws are substantially equivalent it means that those laws provide substantive rights, procedures, remedies and judicial review provisions that are substantially equivalent to the federal Fair Housing Act. The law in Ohio in addition to being substantially equivalent actually offers broader protection than the federal Fair Housing Act. The **Ohio Revised Code 4112.02(H)** expands federal protection by also prohibiting discrimination based on "*ancestry*" and "*military status*." Additionally, Ohio law offers greater protection covering more housing types. Unlike federal law, exclusions under Ohio law are very limited. For example, the "Mrs. Murphy" exemption (for an owner occupied building with no more than four families living independently of each other) and the exemption for the sale and rental of an owner's single-family home are not included under Ohio's Fair Housing law.³⁶

Enforcement

In Ohio, the Ohio Civil Rights Commission (OCRC) is the agency with the primary responsibility of handling fair housing discrimination complaints.³⁷ Ohio is one of the states with the longest civil rights enforcement mechanism in the country, starting with the enactment of the Ohio Public Accommodations Law of 1884 and the creation of the Ohio Civil Rights Commission (OCRC).

The Ohio Civil Rights Commission was established as a result of the Ohio Civil Rights Act, signed into law in 1959. Originally named the Ohio's Fair Employment Practices Commission, in 1961 it was renamed the Ohio Civil Rights Commission. The Ohio legislature has granted authority to the OCRC to study, advise and issue statements regarding all civil rights related matters of the State. The primary goal of the OCRC is to eliminate discrimination, including housing discrimination, throughout the State of Ohio.

Complaint Process

An individual may file a charge of discrimination with the Ohio Civil Rights Commission by visiting an office in person or online. Once a charge of discrimination is received, the case is assigned to a Civil Rights Field Investigator. Voluntary mediation is first attempted but if mediation is not successful or one of the party declines to participate, a full investigation is conducted. Based on the conclusion of the investigation, the OCRC

³⁶ <http://hud.gov/offices/fheo/library/fhsymposium.pdf>.

³⁷ <http://erc.ohio.gov>; See also <http://portal.hud.gov/hudportal/HUD?src=/states/ohio/working/localpo/fheo>.

will issue a written recommendation as to whether there is a violation of Ohio's Laws against discrimination followed by any other necessary action.³⁸

Contact Information for State Complaints:

Ohio Civil Rights Commission
1-888-278-7101
www.crc.ohio.gov

Chronological Summary of Ohio Laws Against Discrimination:³⁹

July 29, 1959

Enactment of Ohio's Fair Employment Practices Law prohibiting discrimination by reason of race, color, religion, national origin or ancestry. The Ohio Civil Rights Commission was established by the Ohio Legislature as the State Agency responsible for enforcing laws against discrimination.

October 24, 1961

Enactment of law prohibiting discrimination in places of public accommodation.

October 30, 1965

Enactment of law prohibiting discrimination in housing - limited to commercial housing. This designation excluded all residences designed for two families or less which were occupied by owner.

November 12, 1969

Law amended and broadened to include all housing types.

December 19, 1973

Enactment of law prohibiting discrimination by reason of sex.

January 14, 1976

Enactment of law prohibiting discrimination in credit transactions.

July 23, 1976

Enactment of law prohibiting discrimination by reason of disability.

³⁸ <http://crc.ohio.gov/FilingaCharge/WhatHappensNext.aspx>

³⁹ Ohio State Legal Services Association. *History of Fair Housing in Ohio*. Ohio Development Services Agency, 1999. Web.

August 18, 1976

Enactment of law prohibiting age discrimination in credit transactions.

November 13, 1979

Law prohibiting discrimination by reason of age broadened.

July 26, 1984

Enactment of law prohibiting discrimination by institutions of higher education by reason of handicap.

September 28, 1987

Housing discrimination law amended and broadened.

May 31, 1990

Age law amended to read 40 and above.

June 30, 1992

Housing law amended to add *familial status* as a protected class to bringing state law conforming to federal Fair Housing Act. State law also amended to bring it into conformity with 1990 Americans with Disabilities Act.

December 16, 1999

H.B. 264 changes the word "*handicap*" to "*disability*" throughout the Ohio Revised Code. Currently, the term handicap is defined as a physical or mental impairment that substantially limits one or more major life activities, including the functions of caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

May 17, 2007

Governor Ted Strickland signed Executive Order 2007-105 establishing a policy against discrimination based on sexual orientation or gender identity by the State of Ohio Cabinet agencies, Boards, or Commissions in making the following employment-related decisions: hiring, layoff, termination, transfer, promotions, demotions, rate of compensation, or eligibility for in-service training programs.

March 24, 2008

The "Ohio Veterans Package (Sub. H.B. 372) was signed. "*Military status*" is added to the list of protected classes under R.C. 4112.02. The Act defines "*military status*" as a "*service in the uniformed services,*" including voluntary or involuntary service in the U.S. armed force, full-time National Guard duty, and duty or training for the State of Ohio.

C. City of Lorain: Fair Housing Laws

The City of Lorain enacted its Fair Housing Ordinance in 1977.⁴⁰ That ordinance was most recently amended in 2008 and 2013, in order to become equivalent to the federal Fair Housing Act. Currently, the City of Lorain Fair Housing law offers greater protection than the federal Fair Housing Act.

City of Lorain Fair Housing Ordinance

The City of Lorain, Fair Housing Ordinance – Chapter 136, offers broader protection than the federal Fair Housing Act by including additional protected classes. The current ordinance prohibits discrimination in the sale or rental of housing, brokerage services or financing, based on an individual's race, sex, color, religion, national origin, disability, and familial status, in addition to marital status, ethnic group, ancestry, sex orientation, age, and Vietnam-era or disabled or disabled veteran status.

Fair Housing Board

The City's Fair Housing Ordinance established a Fair Housing Board. The Fair Housing Board is composed of volunteer members, appointed by the City of Lorain's Mayor. The Fair Housing Board has the responsibility to administer the provisions of the City's Ordinance and to adjudicate complaints alleging violations under the Ordinance. Previously, the Fair Housing Board has subcontracted with other agencies in order to provide fair housing services. Subcontracted agencies have conducted various Fair Housing activities but those agencies lacked the capacity to process Fair Housing Complaints directly under the City's Ordinance. For this reason, the Fair Housing Board has not held any administrative hearing since the enactment of the Ordinance. In order to have the capability of processing complaints and increase compliance within the duty to Affirmatively Furthering Fair Housing, the City added the position of a Fair Housing Administrator as part of the City of Lorain's Building Housing & Planning Department as of 2015.⁴¹ The appointed Fair Housing Administrator is responsible for receiving and processing complaints on behalf of the Fair Housing Board. Additionally, the Fair Housing Administrator, among other duties, conducts community outreach events and educational activities.

⁴⁰ Chapter 136

⁴¹ City of Lorain Codified Ordinance No. 45-15. Passed 4/20/2015.

Complaint Process

The following is a summary of the discriminatory complaint process, for any person alleging a violation under the City's Fair Housing Ordinance - Sections 136.06 to 136.13:

- The City's Fair Housing Complaint form must be completed and submitted, within one year of the alleged violation, to the Fair Housing Board or to the Fair Housing Administrator, in order to initiate the discriminatory complaint process.
- Upon the filing of a complaint, the Fair Housing Administrator will acknowledge the receipt of the complaint and serve notice of time limits, along with notice of procedural rights and obligations to all parties within 10 days. The respondent has the right to answer the complaint within 10 days of receipt.
- An investigation, primarily conducted by the Administrator, will commence within 30 days after the complaint has been received.
- Conciliation will be attempted beginning with the receipt of the complaint. If conciliation, through conference, conciliation, or persuasion fails and the investigation concludes, then a determination of reasonable grounds will be completed by the Administrator.
- Before the investigation is complete an informal conciliation may be reached.
- After the conclusion of the investigation if it is determined that there are reasonable grounds, the Administrator shall issue a charge and forward the complaint to the Fair Housing Board for a hearing. If there are no reasonable grounds, a notice of dismissal will be issued to all parties within five days.
- A request for reconsideration of a dismissal may be made within 14 days of receipt of the dismissal.
- If an agreement is reached after the investigation is completed, the terms of the conciliation agreement will be reduced to writing and incorporated into a consent agreement signed by the parties.
- If a charge is issued, either party, in lieu of participating in the administrative hearing process by the Fair Housing Board, may elect to have the case heard as part of a civil action. Such civil action shall be maintained on behalf of the aggrieved person at the expense of the City. Such election must be made within 20 days after the receipt of the charge.
- Prior to the conclusion of a hearing, the parties may request the Board to issue subpoenas for individuals or documents. The parties may appear before the Board in person or by duly authorized representative. Also, the parties

have the right to present witness and to cross-examine witnesses.

Additionally, all testimony and evidence shall be given under oath or by affirmation as part of the hearing process.

- If after a hearing, the Board finds an unlawful practice, it may: (1) order the respondent to permit the complainant such rights or privileges as that were allegedly violated (2) order respondent to perform an affirmative act that would otherwise have been performed had the complainant not been discriminated against (3) issue a cease and desist order, or take any other remedial action, as deemed appropriate, according but not limited to Section 136.12.
- At any time the Board may grant injunctive relief.
- Additionally, if the respondent fails to comply with any orders of the Board, or an investigation and a hearing finds a Fair Housing violation, the case and/or complaint may be transferred to the Director of Law, by the Board, so that a complaint is filed with the court of competent jurisdiction.
- Upon a final determination, a complainant has the right to seek any remedy to which he or she might otherwise be entitled and may file a complaint with any other agency or court of law.
- A final administrative adverse disposition by the Board may be appealed pursuant the Ohio Revised Code Chapter 2506 or in such other forum or court of competent jurisdiction as provided by law.

Complaints Filed in the City of Lorain

Since the City of Lorain now has the capability of processing and investigating complaints under the City's Ordinance, due to the added Fair Housing Administrator position, the first Fair Housing Complaint was filed during 2015. This was the first internally processed complaint since the enactment of the City's Fair Housing Ordinance in 1977. The basis of the complaint was alleged *familial status* and *sex* (gender) discrimination. Upon conciliation, all issues were resolved favorably and the file was closed.

Complaints Filed with HUD

The following table illustrates all complaints filed federally with HUD's Office of Fair Housing & Equal Opportunity by residents of the City of Lorain between January, 2004 and July, 2014.

City of Lorain Complaints Filed 2004-2014

HUD FILE NUMBER	HUD DATE FILED	ISSUES DESCRIPTION	BASIS	STATUS
05-04-0547-8	1/14/2004	- Discriminatory refusal to rent - Discrimination in terms/conditions/privileges relating to rental	Race	No Cause
05-04-1521-8	5/28/2004	- Discriminatory acts under Section 818 (coercion, etc.)	Race	Administrative Closure
05-04-1057-8	5/21/2004	- Failure to permit reasonable modification	Disability	Conciliated
05-04-1268-8	9/2/2004	- Discriminatory refusal to rent	Race	Withdrawn with Resolution
05-05-0021-8	10/14/2004	- Discrimination in services and facilities relating to sale	Disability	Conciliated
05-05-0579-8	12/9/2004	- Discriminatory refusal to rent - Discriminatory acts under Section 818 (coercion, etc.)	Familial Status	Administrative Closure
05-05-0582-8	12/16/2004	- Discriminatory refusal to rent	Race	No Cause
05-05-0521-8	2/1/2005	- Discriminatory refusal to rent	Retaliation	Conciliated
05-05-0461-8	2/8/2005	- Discrimination in terms/conditions/privileges relating to rental - Discriminatory acts under 818 (coercion, etc.)	Race, Disability, Religion	No Cause
05-05-0675-8	3/2/2005	- Discriminatory acts under Section 818 (coercion, etc.)	Retaliation	Conciliated
05-05-0676-8	3/3/2005	- Discriminatory refusal to rent	Race	No Cause

05-05-0873-8	4/27/2005	- Discriminatory acts under Section 818 (coercion, etc.)	National Origin	Administrative Closure
05-05-1436-8	7/29/2005	- Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-06-0122-8	10/12/2005	- Discriminatory acts under Section 818 (coercion, etc.)	Retaliation	No Cause
05-06-0816-8	2/23/2006	- Failure to make reasonable accommodation	Disability	Administrative Closure
05-06-0682-8	3/1/2006	- Discriminatory financing	Race	No Cause
05-06-1143-8	4/24/006	- Discriminatory terms, conditions, privileges, or services and facilities - Discrimination in terms/conditions/privileges relating to rental	Race, Race, Religion, Retaliation	No Cause
05-06-1144-8	4/24/2006	- Discriminatory refusal to negotiate for rental - Other discriminatory acts	Race, Color Retaliation	No Cause
05-06-1930-8	8/15/2006	- Discriminatory refusal to rent - Discriminatory terms, conditions, privileges, or services and facilities	Race, Familial Status, National Origin, Sex, Color, Retaliation	No Cause
05-08-0438-8	1/18/2008	- Discriminatory refusal to rent and negotiate for rental	Race	No Cause
05-08-0348-8	12/14/2007	- Discriminatory refusal to rent	Sex	Conciliated
05-08-1184-8	4/28/2008	- Discriminatory refusal to negotiate for sale	Race, National Origin, Sex	No Cause
05-08-1196-8	4/28/2008	- Discrimination in terms/privileges relating to sale	Race, National Origin, Sex	No Cause
05-09-0480-8	12/8/2008	- Discrimination in terms/conditions/privileges relating to rental	Sex, Retaliation	Conciliated

05-09-1689-8	8/18/2009	- Discriminatory advertising, statements and notices - Discrimination in terms/conditions/privileges relating to rental - Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-10-0481-8	1/8/2010	- Discriminatory refusal to rent	Race, Disability, Retaliation	No Cause
05-09-0480-8	12/8/2008	- Discrimination in terms/conditions/privileges relating to rental	Sex, Retaliation	Conciliated
05-09-1689-8	8/18/2009	- Discriminatory advertising, statements and notices - Discrimination in terms/conditions/privileges relating to rental - Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-10-0481-8	1/8/2010	- Discriminatory refusal to rent	Race, Disability, Retaliation	No Cause
05-09-0480-8	12/8/2008	- Discrimination in terms/conditions/privileges relating to rental	Sex, Retaliation	Conciliated
05-09-1689-8	8/18/2009	- Discriminatory advertising, statements and notices - Discrimination in terms/conditions/privileges relating to rental - Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-10-0481-8	1/8/2010	- Discriminatory refusal to rent	Race, Disability, Retaliation	No Cause

05-09-0480-8	12/8/2008	- Discrimination in terms/conditions/privileges relating to rental	Sex, Retaliation	Conciliated
05-09-1689-8	8/18/2009	- Discriminatory advertising, statements and notices - Discrimination in terms/conditions/privileges relating to rental - Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-10-0481-8	1/8/2010	- Discriminatory refusal to rent	Race, Disability, Retaliation	No Cause
05-10-1158-8	6/2/2010	- Otherwise deny or make housing unavailable	National Origin	No Cause
05-10-1465-8	7/22/2010	- Discriminatory refusal to rent	Race, Sex	Administrative Closure
05-11-0898-8	10/26/2010	- Discriminatory terms, conditions, privileges, or services and facilities	Sex, Retaliation	No Cause
05-11-1618-8	8/19/2011	- Failure to make reasonable accommodation	Disability	Withdrawn with Resolution
05-12-0888-8	5/24/2012	- Discriminatory advertisement	Familial Status	Conciliated
05-10-1158-8	6/2/2010	- Otherwise deny or make housing unavailable	National Origin	No Cause
05-10-1465-8	7/22/2010	- Discriminatory refusal to rent	Race, Sex	Administrative Closure
05/11/0898-8	10/26/2010	- Discriminatory terms, conditions, privileges, or services and facilities	Sex, Retaliation	No Cause

Outreach and Education

In order to continue furthering fair housing more effectively, instead of contracting out an internal position of a Fair Housing Administrator was created. The primary purpose of the Fair Housing Administrator is to work with the City's Fair Housing Board, enforce the City's Fair Housing Ordinance and conduct activities that would create awareness regarding Fair Housing laws.

During the past year, some of the actions by the City's Fair Housing Administrator in order to continue affirmatively furthering fair housing include:

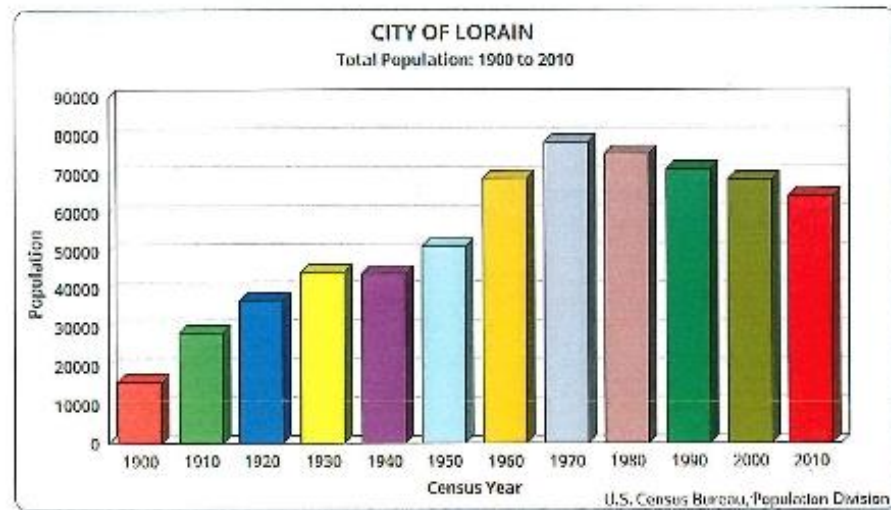
- The creation of a Bilingual, English and Spanish, Fair Housing Complaint Form.
- Employee training at local community organizations, on fair housing laws.
- The distribution of literature, flyers, and the Fair Housing Complaint Form to local libraries and organizations.
- Screening local newspapers and Internet advertisement periodically to ensure compliance with Fair Housing federal, state and local laws.
- A free Fair Housing Conference, during the Fair Housing Month of April.
- Attending and guiding individuals that have called or came to City Hall seeking assistance regarding Fair Housing or housing in general.
- Conducting a Fair Housing Poster Contest, in which students 4th to 8th grade that live in the City participated, with the winning student being recognized by the City and artwork used as part of a Fair Housing Billboard.
- The use several Billboards through the City, using the artwork of the Fair Housing Poster Winner, in order to create awareness of local Fair Housing resources available within the City.
- Processing the City's first Fair Housing Complaint filed internally, which was handled successful through mediation.
- Reviewing and successfully influencing the Lorain Metropolitan Housing Authority into updating their definition of "family" and other terms, in order to comply and mirror fair housing laws.
- Being able to assist people seeking assistance in Spanish or that preferred Spanish, as a fully Bilingual Fair Housing Administrator.
- Working towards completing a new Analysis of Impediments to Fair Housing Choice for the City of Lorain.

III. JURISDICTIONAL BACKGROUND DATA

The history of the City of Lorain can be traced back to the early part of the 19th century. The City of Lorain is situated on Lake Erie at the mouth of Black River, in Lorain County. Originally, the City was established as a trading post in 1807 known as Canesadooharie. Later the name was changed to Charlestown, and the City became known as Lorain in 1874. During the City's early existence it was known as a small finishing and boating community. The coming of the railroad spurred economic development and population expansion in 1872, which was followed by the production of steel beginning in 1894. Following the first and second world wars, the minority population in the City expanded considerable because of the availability of manufacturing jobs. During and after the Second World War the availability of manufacturing jobs increased greatly, which African-Americans and Hispanic/Latinos to relocate to Lorain for employment.

Population

The population of the City of Lorain had a steady population growth from the 1940's through the 1970's. The City has since that time had a small population decline continuing through present.



City of Lorain: Total Population 1900 to 2010

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
16,028	28,883	37,295	44,512	44,125	51,202	68,932	78,185	75,416	71,245	68,652	64,097

As of 2014, the City was home to a population of 63,776. According to the Census data, the City is expected to continue slightly losing population

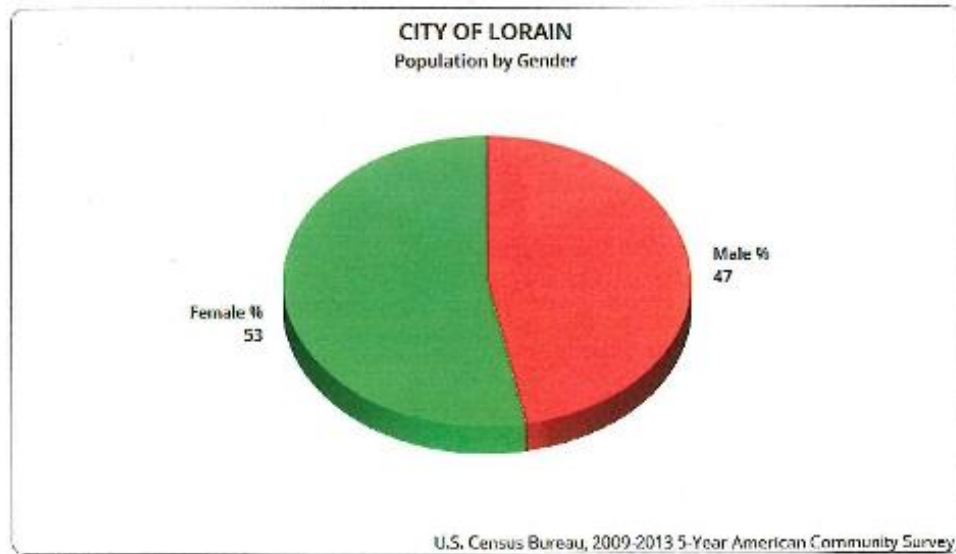
Annual Estimates of Resident Population: April 1, 2010 to July 1, 2014

	2010 Census	Population Estimates: (as of July 1)				
	April 1	2010	2011	2012	2013	2014
City of Lorain, OH	64,097	64,081	63,968	63,778	63,748	63,776

The City's population is 53% female and 47% male. According to the Census this ratio has remained relatively steady over the past most recent years.

Population by Gender

	Male	Female
City of Lorain	29,965	34,052



People with Disabilities constitute 19.2% of the City's population. There are various disability types but the most common is ambulatory difficulty with 10.4% of the population.⁴² The second highest is cognitive difficulty at 8.84% of all disabilities, which may have implications for the need for supportive housing.

City of Lorain: Disability by Type

Disability Type	#	%
Hearing Difficulty	2,945	4.98
Vision Difficulty	2,185	3.70
Cognitive Difficulty	5,224	8.84
Ambulatory Difficulty	6,144	10.4
Self-Care Difficulty	1,975	3.34
Independent Living Difficulty	4,144	7.01

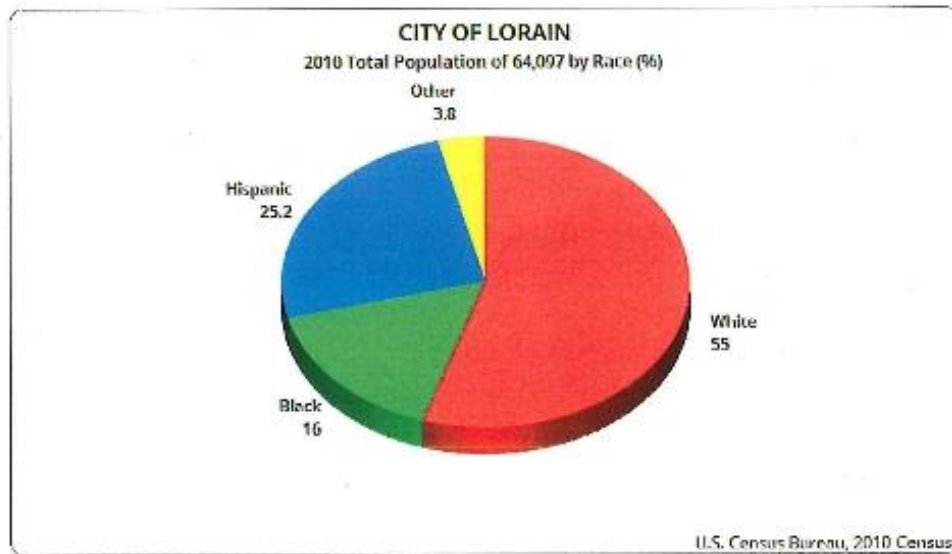
Source: Decennial Census, ACS

⁴² U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

The City of Lorain has historically had a larger minority population than the rest of Lorain County. Its residents and local community sometimes call Lorain the “International City” because it is a City with lots of different ethnic cultures and groups.

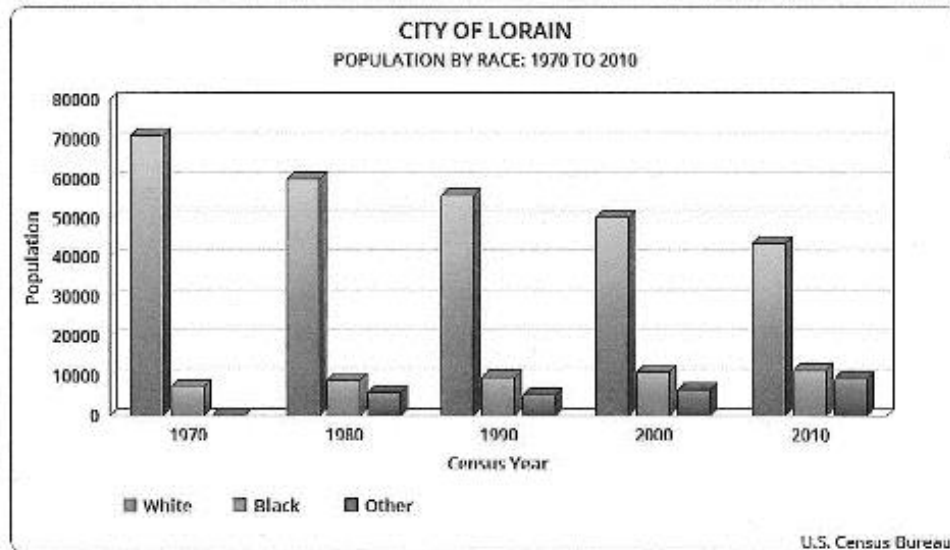
Demographics: Race/Ethnicity

Race/Ethnicity	Lorain, OH	
	#	%
White, Non-Hispanic	35,269	55.00
Black, Non-Hispanic	10,269	16.00
Hispanic	16,177	25.20
Asian, Non-Hispanic	206	.30
Other, Non-Hispanic	2,176	3.50

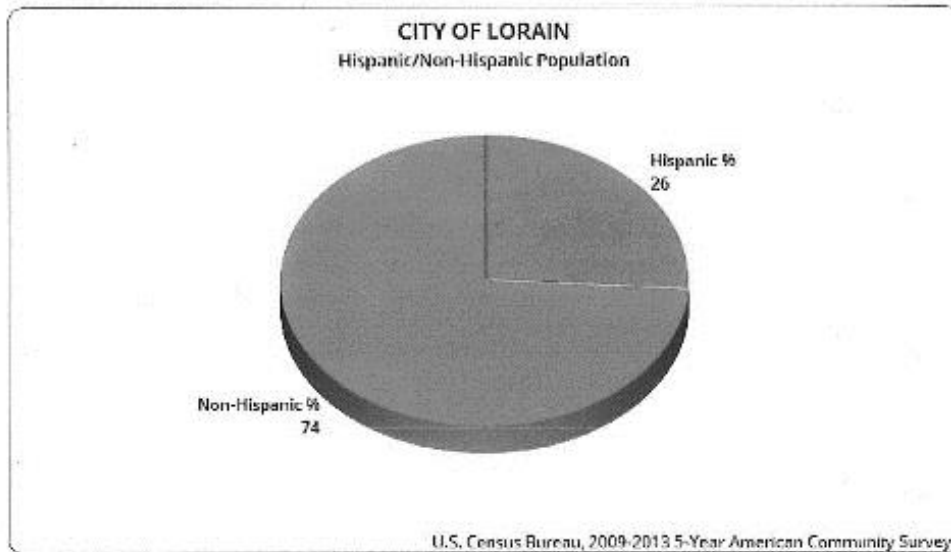
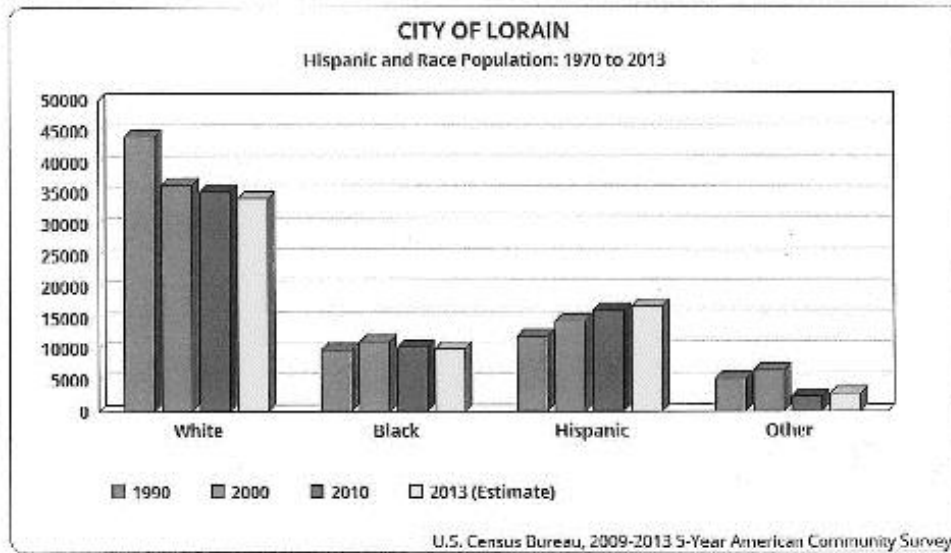


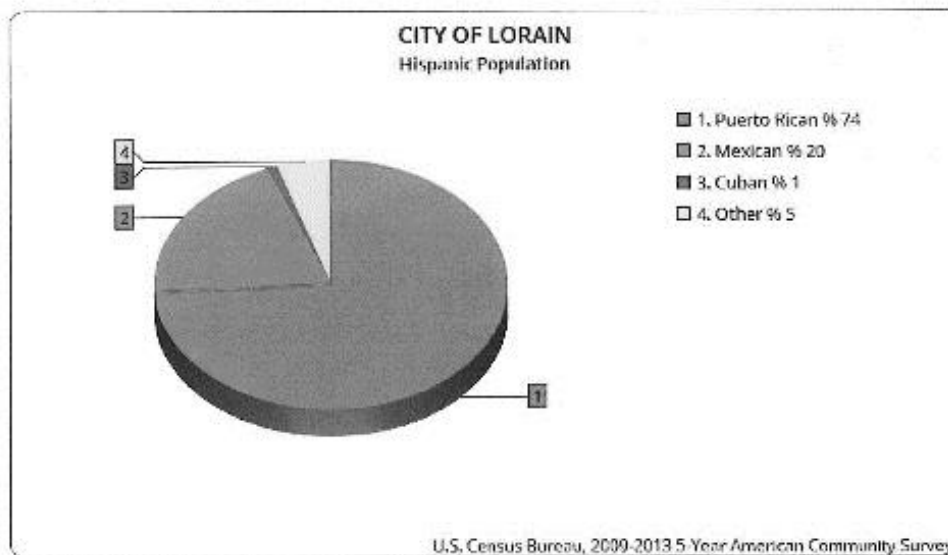
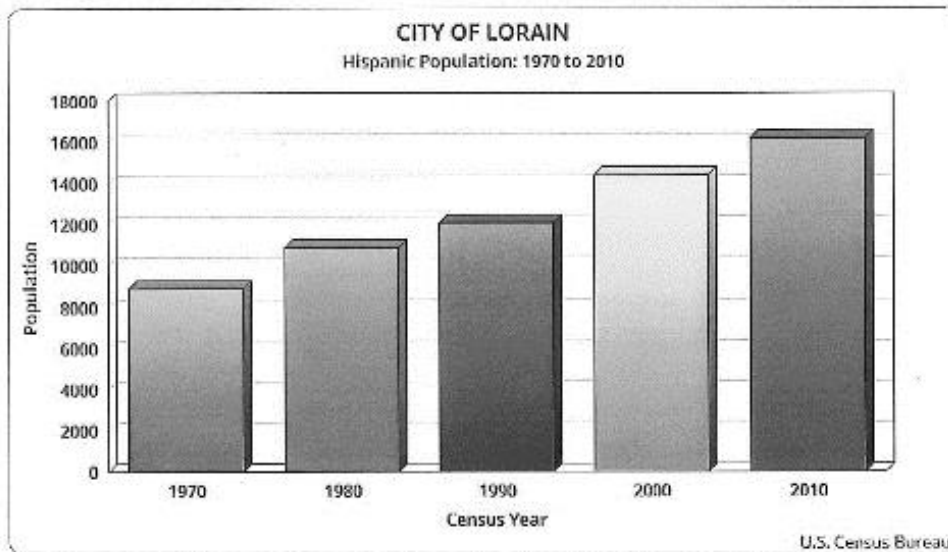
In terms of racial and ethnic percentage the greatest increase is credited to the “other race” population. The “other race” option encompasses individuals who do not identify solely within any of the listed race options. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic or Latino group (for example, Mexican, Puerto Rican, Cuban, or Spanish) in response to the race question are included in this category.

The City of Lorain has the largest African American population of the rest of Lorain County. Additionally, the City of Lorain has the largest Puerto Rican population between New York and Chicago.

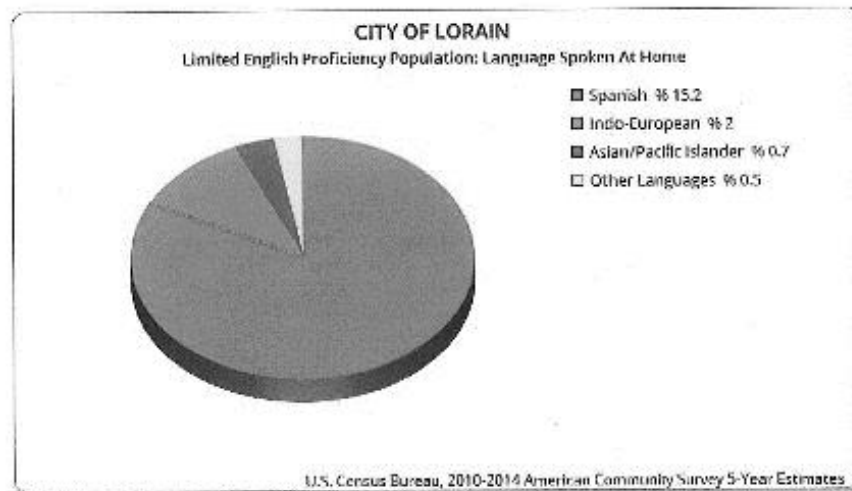
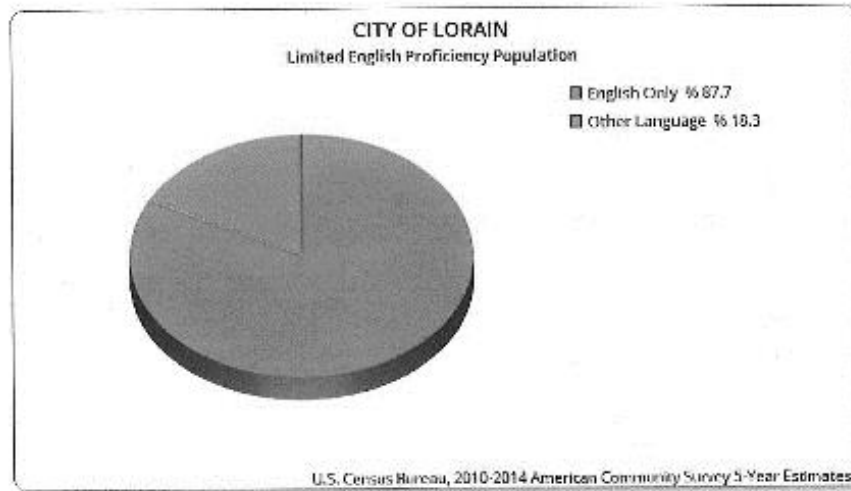


The Hispanic population in the City of Lorain has consistently increased since the 1970's.





The limited English proficiency population of the City of Lorain is 18.3%. Spanish is by far the language most spoken at home for those with limited English proficiency with 15.2% of the population speaking Spanish at home.



The following table illustrates the different ancestry percentages in the City of Lorain.

City of Lorain: Ancestry

ANCESTRY	Percentage
American	5.4%
Arab	0.4%
Czech	0.3%
Danish	0.1%
Dutch	0.7%
English	6.4%
French (except Basque)	1.1%
French Canadian	0.2%
German	14.1%
Greek	0.8%
Hungarian	4.2%
Irish	11.8%
Italian	8.3%
Lithuanian	0.3%
Norwegian	0.1%
Polish	6.9%
Portuguese	0.1%
Russian	0.6%
Scotch-Irish	0.5%
Scottish	1.2%
Slovak	2.6%
Subsaharan African	0.9%
Swedish	0.3%
Swiss	0.2%
Ukrainian	0.7%
Welsh	0.4%
West Indian (excluding Hispanics)	0.2%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

IV. FAIR HOUSING Current and Emerging Problems

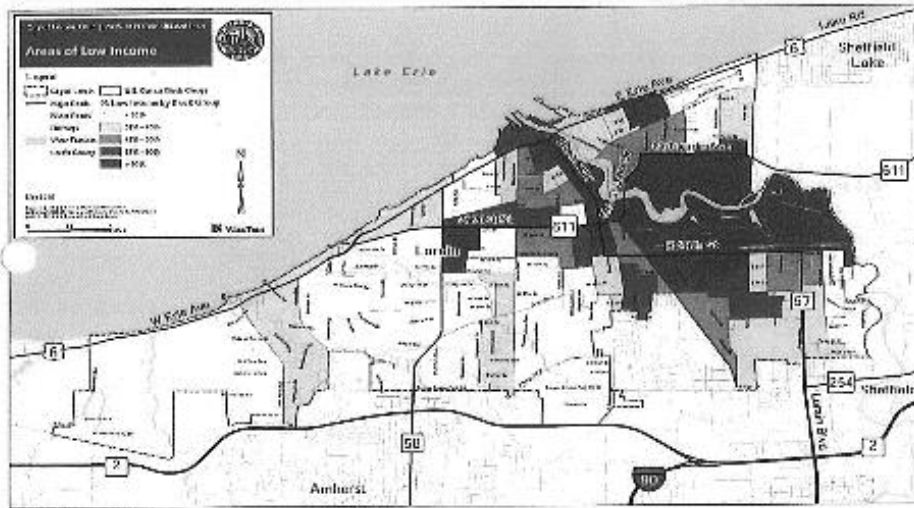
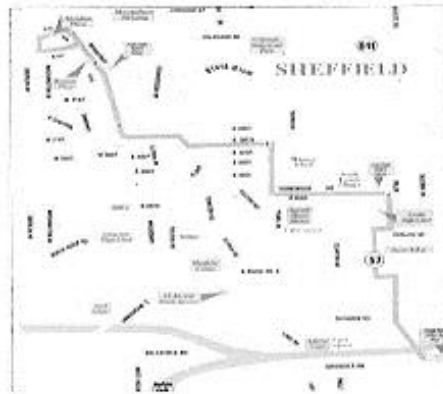
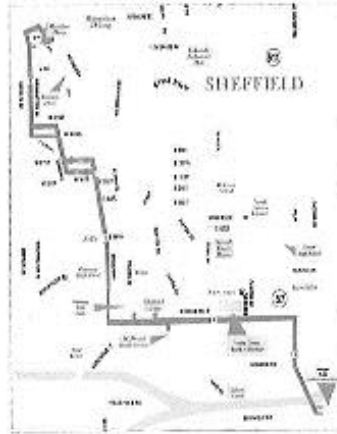
A. Transportation

Transportation is important in relation to housing choice since it often influences where people can or cannot live. Additionally, the availability of varied transportation routes and options is essential to furthering fair housing within a jurisdiction. The issue at hand regarding the connection between transportation and fair housing choice focuses on the ease with which residents that live in lower-income or minority-concentrated areas can travel back and forth between work and home, and the availability of different transportation options that citizens of these neighborhoods may have to travel to other areas of the City of Lorain, or other areas in general, as needed. When transportation routes do not connect concentrated areas of lower-income or minority households to commercial areas, then a majority of lower-income or minority residents are limited to where they may shop for goods or services, attend school, or where they can seek employment.

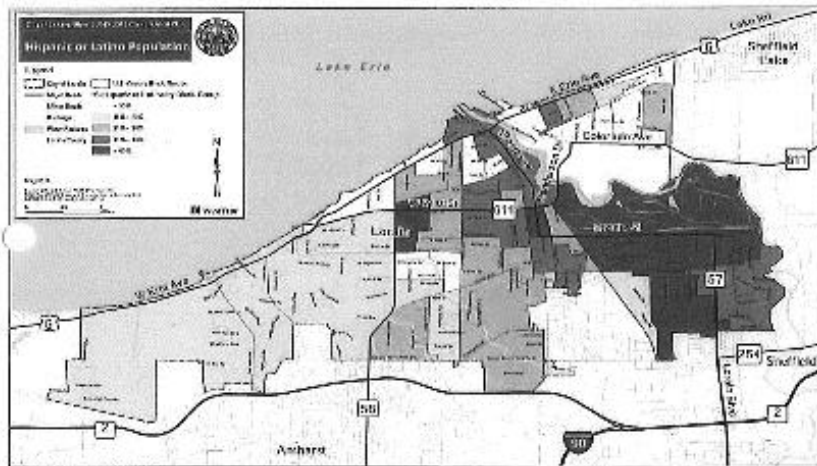
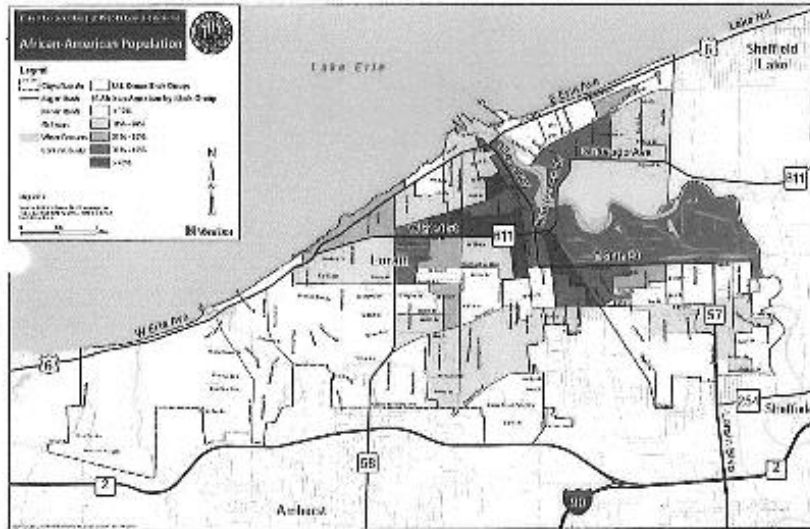
The availability of public transportation plays a vital role in increasing access to the supply of affordable housing to groups in need and others protected by Fair Housing laws. When residents have access to an effective public transportation system, they are able to easily travel between home and work or other destinations without having to add personal vehicle expenses to their household budget, which is a particularly advantage to low- and moderate income households.

Currently, the Lorain County Transit provides public transportation services to the City of Lorain. However, there are only two routes in the City as illustrated below. The two available routes are very limited, making them inaccessible and not a reliable source of transportation, for many residents in need of public transportation. Moreover, the current routes are extremely limited in relation to the City's low-income and minority-concentrated areas as the map below shows.

Lorain Route 1 and 2²³



²³ Lorain County, "Fixed Bus Route Information from the Lorain County Transit," www.loraincounty.us. Retrieved from: <http://www.loraincounty.us/commissioners-departments/transit/lct-bus-routes>



- DRAFT -

According to the most recent American Community Survey, the mean travel time for people in the City of Lorain is 23.5 minutes.⁴⁴ Moreover, out of the 24,547 workers 16 years of age or over 23,266 (95%) drove alone or carpooled as of the latest Survey. Therefore, in the City of Lorain the vast majority of residents seem to require a car for work and most purposes.

Limited availability of public transportation severely affects low- and moderate-income people since they typically cannot afford to purchase and maintain a vehicle.⁴⁵ In addition to low- and moderate-income people, another group that tends to lack access to cars is people with disabilities. People with disabilities consistently indicate that lack of transportation is a major barrier to accomplishing tasks necessary to daily life.⁴⁶

Moreover, according to WalkScore.com the City of Lorain is a "Car-Dependent City" with a Walk Score of 36 out of 100.⁴⁷ Walkscore.com is a website that allocates a walk score number to cities. This score is determined upon an analysis of how pedestrian-friendly an area is based on the proximity of many important amenities. For the City of Lorain the Downtown area is the most walk able area with a walk score of 39. In comparison, looking at a City with a robust public transportation system, the City of Cleveland has a walk able score of 59. Cleveland's downtown area has a walk able score of 90 and Ohio City, one of its small neighborhoods, has a walk score of 78.

The low walkability score of the City of Lorain, along with the limited availability of public transportation, and current use of a car, indicates that low- and moderate-income residents, many of which are from minority populations, the disabled, and the elderly⁴⁸, could benefit from expanded public transportation availability.

⁴⁴ U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates.

⁴⁵ The Brookings Institute reports that nationally 27 percent of households with annual incomes below \$20,000 do not own a car. See Margy Waller, "High Cost or High Opportunity Cost? Transportation and Family Economic Success," Brookings Institute, December 2005, 1, <http://www.brookings.edu/es/research/projects/wrh/publications/pb/pb35.pdf>.

⁴⁶ In a 2004 national poll a third of people with disabilities polled indicated access to transportation was an issue for them. See Institute of Medicine (US) Committee on Disability in America; Marilyn J. Field and Alan M. Jette, eds., *The Future of Disability in America*, Section G: Transportation Patterns and Problems of People with Disabilities, 1, (Washington, D.C.: National Academies Press (US), 2007), available from <http://www.ncbi.nlm.nih.gov/books/NBK11420/>.

⁴⁷ Walk Score, "Living in Lorain," [walkscore.com](http://www.walkscore.com/OH/Lorain). Retrieved from: <https://www.walkscore.com/OH/Lorain>

⁴⁸ The American Association for Retired Persons estimates that 20% of people over 65 do not drive and that this number will increase as the size of this demographic increases. Sally Abrahms, *Improving Transportation Services*

B. Limited English Proficiency

Language diversity and rights has been a prevalent theme throughout the history of the United States of America. Moreover, language access rights have been asserted by courts and through legislation since the beginning of this Country. In 1780, during colonial times, an English language law attempted to create an official academy to “purify, develop, and dictate usage of” English-only in reaction to the diversity of language among the population.⁴⁸ At the time, Congress ultimately refused to pass the law due to possible infringement upon private Citizens’ individual Constitutional rights and liberties. Additionally, in 1923 the Supreme Court held in *Meyer v. Nebraska* that language restrictions in education settings violated the Due Process Clause of the 14th Amendment.⁴⁹ In *Meyer*, a teacher had been charged with violating a Nebraska law restricting non-English languages as a medium of study by allowing a student to read the Bible in German.⁵⁰ The Supreme Court recognized Nebraska’s desire for all of its citizens to speak English, but held that “this cannot be coerced by methods which conflict with the Constitution.”⁵² Ultimately, the Supreme Court affirmed that “[t]he protection of the Constitution extends to all, to those who speak other languages as well as to those born with English on the tongue.”⁵³

Jurisdictions, such as the City of Lorain, have the responsibility of overcoming Limited English Proficiency (LEP). Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin. In *Lau v. Nichols*, U.S. 563 (1974) the Supreme Court interpreted Title VI’s prohibition on discrimination on the basis of national origin, as prohibiting conduct that has a disproportionate effect on Limited English Proficiency individuals. The Court determined that a person’s language is so closely intertwined with his or her national origin, that language-based discrimination is effectively a proxy for national origin discrimination. Agencies and jurisdictions receiving federal funding who fail “to take affirmative steps to provide ‘meaningful opportunity’ for limited English proficient individuals to participate in its programs and activities

for Seniors, AARP, <http://www.aarp.org/home-family/getting-around/info-04-2013/senior-independent-living-public-transportation.html>.

⁴⁸ *Alce*, P.C., Deason, L.M., “Culturally Competent Public Services and English-Only Laws,” 53 *How. L.J.* 53, 73 (2009).

⁴⁹ 252 US 350 (1923)

⁵⁰ *Id.*

⁵¹ *Id.*

⁵² *Id.*

⁵³ *Id.*

violates the recipient's obligations under Title VI and its regulations.⁵⁴ The requirement to provide meaningful access to LEP people is the result of both HUD guidance on this issue and the duty of all recipients of federal financial assistance to affirmatively further fair housing.

People with Limited English Proficiency may have difficulty accessing a fair housing choice. For that reason, Executive Order 13166 (E.O. 13166) was issued in 2000 which requires recipients of federal funding to "take reasonable steps to ensure meaningful access to their programs and activities, by LEP persons." E.O. 13166 sets out the obligations of federal agencies and recipients of federal financial assistance, under Title VI. Pursuant to E.O. 13166, and lays out some of the reasonable steps that must be taken in order to provide meaningful access to programs and services to LEP individuals.

In order to assist entities and jurisdictions receiving federal financial assistance, in determining how to provide meaningful access to programs and services to LEP individuals, particularly in terms of housing, HUD issued its "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons."⁵⁵ Through this guidance, HUD requires recipients of federal funds to analyze the needs of LEP individuals, develop a language access plan, and provide language assistance whenever necessary. Although, the guidance does not provide specific benchmarks or legal measures for compliance, it does require that recipients of federal funding provide meaningful access to LEP persons to critical services while not imposing undue burdens on small businesses, small local governments, or small nonprofits.

The City of Lorain, as illustrated previously, has a large non-English speaking population. Moreover, out of 18.3% of the population that speaks a language other than English at home 15.2% speak Spanish at home. Because the overwhelming majority of non-English speakers in the City of Lorain speak Spanish there is a clear need for a language access plan to be developed and implemented for Spanish-speakers.

As stated previously, a person's language is so closely intertwined with his or her national origin, that language-based discrimination is effectively a proxy for national origin discrimination. The requirement to provide meaningful access to LEP people is the

⁵⁴ DOJ Policy Guidance on the Enforcement of Title VI of the Civil Rights Act of 1964 – National Origin Discrimination Against Persons with Limited English Proficiency, 65 Fed. Reg. 50124 (Aug. 16, 2000).

⁵⁵ 72 Fed. Reg. 2732 (January 22, 2007).

result of both HUD guidance on this issue and the duty all recipients of federal financial assistance have to Affirmatively Further Fair Housing. Therefore, to ensure that people with LEP have equal access to fair housing choices and opportunities, the City of Lorain must make language access a priority.

C. Zoning and Planning

Rules and Regulations

Rules and regulations regarding zoning and planning directly and indirectly shapes the character, composition, and quality of life within jurisdictions. Unfortunately, historically in this Country, decisions of legislative bodies and zoning regulations have often been used to promote housing segregation and discriminatory patterns.

Zoning is the process by which a municipality legally controls the use that may be made of land or property and the physical configuration of developments upon the tracks of land within the municipality. Zoning ordinances are adopted to divide the land into different districts, and to permit only certain uses within each zoning district. These districts frequently divide the municipality into four major areas: residential, commercial, industrial, and special. There might also be variations in permitted use, within each district. Additionally, the architectural design of buildings and the particular uses to which buildings within designated districts may be placed is also control by zoning ordinances.

Planning, generally, refers to the future physical development and overall programs for the total or a particular area within the jurisdiction. Therefore, planning may involve the consideration of all public improvements and services within an area. Since planning only involves proposals for future action it does not, generally, impose an immediate impermissible restriction. Finally, although the terms planning and zoning are not interchangeable, planning embraces zoning. For that reason, planning and zoning go hand and hand and a review of zoning regulations is important as it affects and influences the City of Lorain's planning process.

Sources of Zoning Regulatory Power

Zoning is considered a matter of local concern and prerogative. Essentially, municipal agencies, boards, and commissions regulate local land use, subject to limitations set by the state legislation, and courts findings.

The derived zoning power of local jurisdictions, such as the City of Lorain, comes from the right of states to make laws governing safety, health, welfare, and morals as interpreted from the Tenth Amendment of the United States Constitution. This Amendment states, "The powers not delegated to the United States by the Constitution, nor prohibited by it to the states, are reserved to the States respectively, or to the people."

The local government has a lot of leverage on this area. As an example, practices such as "exclusionary zoning," which is known as the manipulation of land use by a local government to prevent households that are deem undesirable from setting up residence in the locality, have been recognized and continue to be in place. In fact, the courts have been reluctant to invalidate zoning regulations alleged to be exclusionary in effect. In *Euclid v. Ambler*, the Supreme Court ruled that the state, and as delegated police power to local municipalities could regulate land development through zoning ordinances in order to promote the general public interest. Therefore, when reviewing zoning regulations is important to be mindful that zoning ordinances should be enacted for the protection of public safety, welfare, health, and morals, reflecting proper use and exercise of local police power and not for impermissible or discriminatory purposes.

A review of zoning ordinances, as done by this Analysis is important because it could prevent potential problem for jurisdictions as related to fair housing laws. Although the federal Fair Housing Act "... does not preempt local zoning law, the Act applies to municipalities and other local government entities and prohibits them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against persons, including individuals with disabilities."⁵⁴

⁵⁴ Joint Statement of the Department of Justice and the Department of Housing and Urban Development, "Group Homes, Local Land Use, and the Fair Housing Act," page 1 (August 18, 1999).

Under the Fair Housing Act it is unlawful:

- To utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of non-disabled person. An example would be an ordinance prohibiting housing for persons with disabilities or a specific type of disability, such as mental illness, from locating in a particular area, while allowing other groups of un-related individuals to live together in that area.
- To take action against, or deny a permit, for a home because of the disability of individuals who live or would live there. An example would be denying a building permit for a home it was intended to provide housing for persons with mental retardation.
- To refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.

It is important to mention that what constitutes a reasonable accommodation is a case-by-case determination. Not all requested modifications of rules or policies are reasonable. If a requested modification imposes an undue financial or administrative burden on a local government, or if a modification creates a fundamental alternation in a local government's land use and zoning scheme, it is not a "reasonable" accommodation.

HUD, Department of Justice, Private Litigation and Zoning Matters⁵⁷

HUD has the power to receive and investigate complaints of discrimination, including complaints alleging local government discrimination in terms of the use of zoning powers. However, in matters involving zoning and land use, HUD does not issue a charge of discrimination. Instead, HUD refers matters it believes may be meritorious to the Department of Justice, which, in its discretion, may decide to bring suit against the respondent in such a case. The Department of Justice may also bring suit in a case that has not been the subject of a HUD complaint, or a close investigation by HUD, by exercising its independent power to initiate litigation alleging a "pattern or practice" of discrimination or a denial of rights to a group of persons which raises an issue of general public importance. Additionally, a decision by HUD or Department of Justice not to proceed with a zoning or land use alleged matter alleged violation does not foreclose private plaintiffs from pursuing a claim through litigation.

Zoning and Protected Classes

The Amendments to the federal Fair Housing Act of 1988, added two new protected classes, *familial status* and disability.

The 1988 Amendments actually codified the right of people with disabilities to enjoy their freedom of choice in terms of where they live by making their confinement to commercial and industrial districts illegal. Additionally, since some people with disabilities often to live in "group homes" a differential treatment of groups of unrelated people with disabilities living together under zoning regulations could violate fair housing laws protecting *familial status*.

Familial status laws at the federal, state, and local level are designed to prohibit discrimination in various ways in terms of zoning regulations. Families with children are protected as a class under *familial status*. Moreover, jurisdictions that define "family" in a restrictive way, focusing on relationships based on blood and marriage, may violate fair housing laws as well as constitutional rights to freedom of association, equal protection, and due process rights. Generally, restrictive definitions of "family" can have

⁵⁷ *id.*

a disparate impact based on race as well since African Americans and Hispanics are more likely to live with people they are not related to.⁵⁸ Moreover, restrictive definitions of "family" with no provisions for group homes or that only allows for group homes as a conditional use in a zoning district, may limit housing choice for people with disabilities in violation of Fair Housing laws.

Zoning Barriers to Affordable Housing

Zoning regulations can affect the cost of developing housing, making it harder or easier to accommodate affordable housing.⁵⁹ Affordable housing in a diversity of locations, allows for the integration of communities.

Zoning regulations that bar or make the development of affordable housing more difficult or expensive have the potential of disproportionately negatively impacting members of protected classes.⁶⁰ Unfortunately, this effect is due to the fact that minorities in this Country are disproportionately low-income.

Impediments to affordable housing can result from a variety of land use regulations and rules, and some of the most frequently cited are:⁶¹

* **Restrictions in Zoning Ordinance on Multifamily or Affordable Housing.** If affordable or multifamily family housing is either not permitted in a municipality or restricted to a handful of already densely developed zones, developers need to obtain a "Special Permit" in order to build new affordable housing and such permits are often denied.

* **Large Lot Requirements.** Zoning ordinances usually prescribe the size of lots for different zones. The larger the lot the more expensive the development. When large minimum lot requirements apply to the entire municipality, the result can be that affordable housing becomes financially infeasible.

⁵⁸ See, Rose M. Kreider and Diana B. Elliott, U.S. Census Bureau, "The Complex Living Arrangements of Children and Their Unmarried Parents," Issued May 2009, p.4, Retrieved from <http://www.census.gov/population/www/socdemo/complex-abstract.pdf>.

⁵⁹ De Souza Griggs, X., ed., (2005) "The Geography of Opportunity: Race and Housing Choice in Metropolitan America," Brookings Institute Press.

⁶⁰ Linowes, R., Allensworth, D.T., [1973] "The Politics of Land Use: Planning, Zoning, and the Private Developer," New York: Praeger.

⁶¹ Kneap, G., Meck, S., Moore, T., and Parker, R., [2007, July] "Zoning as a Barrier to Multifamily Housing Development," American Planning Association, Planning Advisory Service Report Number 518.

* **Low Density Requirements.** Ordinances can limit the number of units permitted per acre. If this number is set low in all areas of the municipality, for example no more than one or two units per acre, affordable housing throughout the municipality becomes financially infeasible.

* **Other Land Use Requirements.** A range of other requirements can also inhibit the development of affordable housing. These include residency or employment preferences for affordable housing admission, onerous subdivision requirements, such as obligations for numerous parking spaces, sewer restrictions, and wetland limitations.

City of Lorain Planning and Zoning Code

Currently, the Codified Ordinances of the City of Lorain – Part II – Planning and Zoning Code – April 1984 is the document that contains the City's zoning regulations. Since the ordinance was enacted in 1984, it is important to mention that it predates the 1988 Fair Housing Amendments Act. Therefore, the City's current planning and zoning code is currently outdated and does not conform to the federal Fair Housing Act as Amended in 1988. Below is a review of some of the key items.

FAMILY

Per Section 1221.20 of the Code, "family" is defined as follows:

1221.20 FAMILY

"Family" means one or more persons occupying the premises and living as a single housekeeping unit. (Ord. 186-85. Passed 12-16-85.)

The City's definition of "Family" is very inclusive since it does not impose limits, such as blood or marriage relations. Restrictive definitions of "Family" segregate group home residency in fewer desirable commercial or mixed-use districts. The term "group home" refers to housing occupied by groups of unrelated individuals with disabilities.⁶² However, the term "group homes" is within the

⁶² (memo dep. Justice)

definition of "Residential Social Service Facility" an issue that needs to be evaluated.

In isolation, the City's definition of "Family" appears to allow for group home living arrangements within all Districts that permit single "family" dwellings. However, this is not the case since "group homes" are included within the definition of "Residential Social Service Facility" (section 1221.43).

1221.43 RESIDENTIAL SOCIAL SERVICE FACILITY.

"Residential social service facility" means a facility or home which provides resident services to a group or individuals of whom one or more are unrelated, and which may provide additional supervised programming services. Groups served may include the mentally retarded or handicapped, juvenile offenders, drug or alcohol offenders, releases from state institutions, or wards of the court or welfare system. The category includes, but is not limited to, facilities licensed, supervised, or sponsored by any political subdivision or judicial authority. The category includes, but is not limited to, facilities commonly referred to as "halfway houses" or "group homes".

The definition of "group homes" within "Residential Social Services Facility" is in violation of Fair Housing laws. Although the definition used for "family" appears being open and allowing for even "group homes" placement in all single family districts the relegation of group homes to "Residential Social Service Facility" areas, in effect limit the placement of "group homes" to only District R-3, or only any other with permission from the Board (1131.01).

V. Impediments to Fair Housing

The following impediments to fair housing in the City of Lorain were identified through this Analysis of Impediments:

1. Lack of access to public transportation.

Meaningful steps should be taken in order to improve the availability of public transportation. Currently, the areas severely affected are those with a low and moderate-income population in addition to a disabled population. The current type, frequency and reliability of public transportation lacks adequacy and should be improved. Additionally, new and alternative ways should be created in order to increase access to employment, financial services, and food among others.

2. Language access barrier for people with Limited English Proficiency.

The City should implement a Language Access Plan in order to address language access barriers. With a Hispanic population of over 26% and 15.2% of the population speaking Spanish at home, access to Spanish speakers should be a priority. A Language Access Plan should concentrate in the availability of information and general access to Spanish speakers to all resources.

3. Outdated Planning and Zoning Code.

The City of Lorain's Planning and Zoning Code was adopted in 1984, which predates the 1988 Fair Housing Act Amendments. The current planning and zoning code does not conform to the federal Fair Housing Act. A complete review and updates as necessary are needed in order to meet compliance requirements.

4. Lack of Fair Housing Data.

The City of Lorain has a large minority population. Some neighborhoods have a larger concentration of different minority populations than others. Although some of the residents in these neighborhoods feel a strong sense of community the City needs data in order to determine if any discriminatory practices are present within the City. The implementation of a Testers Program will be ideal in identifying potential discriminatory practices.

5. Lack of Fair Housing Awareness.

Efforts to spread awareness regarding federal, state and local Fair Housing laws should continue.

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 10/31/2019


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: City of Lorain	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: W-36-NC-39-0220	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Lorain, OH		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 34-6001700	* c. Organizational DUNS: 7874171870000	
d. Address:		
* Street1: 200 West Erie Avenue	Street2: <input type="text"/>	
City: Lorain	County/Parish: <input type="text"/>	
* State: <input type="text"/> OH: Ohio	Province: <input type="text"/>	
* Country: <input type="text"/> USA: UNITED STATES	* Zip / Postal Code: 44052-1606	
e. Organizational Unit:		
Department Name: Building, Housing & Planning	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Kellie	
Middle Name: <input type="text"/>	* Last Name: Glenn	
Suffix: <input type="text"/>	Title: Director	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 4402042083	Fax Number: 4402042080	
* Email: Kellie_Glenn@cityoflorain.org		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/></p> <p>Type of Applicant 2: Select Applicant Type: <input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type: <input type="text"/></p> <p>* Other (specify): <input type="text"/></p>	
<p>* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development"/></p>	
<p>11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/></p> <p>CFDA Title: <input type="text" value="HOME/Participating Jurisdiction"/></p>	
<p>* 12. Funding Opportunity Number: <input type="text"/></p> <p>* Title: <input type="text"/></p>	
<p>13. Competition Identification Number: <input type="text"/></p> <p>Title: <input type="text"/></p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	
<p>* 15. Descriptive Title of Applicant's Project: <input type="text" value="HOME Program - continuation of the City of Dorain's programs, including housing rehabilitation, and neighborhood revitalization."/></p>	
<p>Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	9
* b. Program/Project	9
Attach an additional list of Program/Project Congressional Districts if needed	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	01/01/2018
* b. End Date:	12/31/2018
18. Estimated Funding (\$):	
* a. Federal	410,797.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	234,759.00
* g. TOTAL	645,556.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes," provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Chase
Middle Name:	
* Last Name:	Ritenauer
Suffix:	
* Title:	Mayor
* Telephone Number:	6402042002
Fax Number:	6902092542
* Email:	mayor@cityoflossin.org
* Signature of Authorized Representative:	
* Date Signed:	9/26/18

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate item(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="City of Lorain"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-18-NC-39-0016"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Lorain, OH"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="34-6001700"/>	* c. Organizational DUNS: <input type="text" value="7874171870000"/>	
d. Address:		
* Street1: <input type="text" value="200 West Erie Avenue"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Lorain"/>	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text" value="OH: Ohio"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip/Postal Code: <input type="text" value="44052-1606"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Building, Housing & Planning"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Kellie"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Glenn"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="4402042087"/>	Fax Number: <input type="text" value="4402042080"/>	
* Email: <input type="text" value="Kellie_Glenn@cityoflorain.org"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>D.S. Department of Housing & Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.218</p> <p>CFDA Title</p> <p>CDBG/Entitlement</p>	
<p>* 12. Funding Opportunity Number:</p> <p>* Title:</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>CDBG Program - continuation of the City of Lorain's programs, including housing rehabilitation, public facility improvements, public service, economic development, and neighborhood revitalization.</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	9
* b. Program/Project	9
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date	01/01/2018
* b. End Date	12/31/2018
18. Estimated Funding (\$):	
* a. Federal	1,216,716.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	640,816.00
* g. TOTAL	1,857,532.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1061)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Chase
Middle Name:	
* Last Name:	Ritenauer
Suffix:	
* Title:	Mayor
* Telephone Number:	4402042002
Fax Number:	4402042042
* Email:	mayor@cityoflorain.org
* Signature of Authorized Representative:	
* Date Signed:	7/26/18

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET, SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor of the City of Lorain
APPLICANT ORGANIZATION City of Lorain	DATE SUBMITTED July 26, 2018

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