

Expected Resources

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

Introduction

During this Consolidated Plan period, the City will continue to leverage all resources made available for community development needs within the community, including any state, local, federal and/or private funding. The City will continue to develop stronger relationships with community development oriented agencies in order to maximize leveraging opportunities. Competitive CoC (McKinney-Vento) funding is not a direct funding source of the City and is therefore not included in projected funding. The City does not receive funding under the HOME or ESG programs and is therefore not included in projected funding.

The City also has NSP funds which need to be converted to Program Income. Cuyahoga Falls staff are working with HUD to identify and confirm the amount of funds to be converted. It is hoped that this will be completed within the 2019-2023 consolidated plan period and funds will be made usable for CDBG projects.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	645,436	41,425	436,224	1,123,085	0	Annual Allocations fluctuate each year. It is anticipated that the City will receive a total of \$3,000,000 over the 2019-2023 Consolidated Plan period. This is an anticipated annual allocation of \$605,000 per year. Program income is anticipated to yield approximately \$470,000 over the same five year period.

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: \$		
Other	public - federal	Admin and Planning Economic Development Public Services Other	394,954	0	0	394,954	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Table 1 - 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 of Cuyahoga Falls, Development Department strives to fund programs that maximize other funding sources as much as possible. County Health Department lead abatement funding, OPWC, EPA, ODNR, ODA, and the general fund are several of the funding sources the City will utilize this Plan period.

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 of Cuyahoga Falls will work with the Summit County Land Bank to acquire property throughout the City. These properties will be utilized to accomplish needs such as:

1. Demolition of blighted properties for the purpose of constructing new single family homes and working with organizations geared towards providing home buying assistance to low to moderate income families.
2. Creating green space while also eliminating slum and blight.
3. Acquiring properties to assist with Economic Development needs, rehabilitating or razing slum and blighted properties so that new commercial buildings can be built to create jobs for low to moderate income individuals.

Discussion

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	AFH - NIMBYism	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	HESLOP NEIGHBORHOOD CITY-WIDE	AFH Factor: Community Opposition	CDBG: \$5,000	Other: 1 Other
2	AFH - Programmatic Compliance	2019	2023	Administration & Planning	CITY-WIDE	Program Administration & Planning AFH Factor: Enforcement of Fair Housing Laws	CDBG: \$130,800	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	AFH - Lack of Lending to Minority Groups	2019	2023	Affordable Housing Non-Housing Community Development	CITY-WIDE	AFH Factor: Lending Discrimination	CDBG: \$5,000	Other: 1 Other
4	AFH - Provision of Decent, Safe & Sanitary Housing	2019	2023	Affordable Housing	CITY-WIDE	Preservation of Existing Housing Stock	CDBG: \$661,224	Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	AFH - Emotional Disabilities (Service Animals)	2019	2023	Non-Homeless Special Needs	CITY-WIDE	AFH Factor: Lack of Accessible Housing	CDBG: \$5,000	Other: 1 Other
6	The Provision of a Suitable Living Environment	2019	2023	Non-Housing Community Development	CITY-WIDE	Public Services	CDBG: \$15,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	The Provision of Expanded Economic Development	2019	2023	Non-Housing Community Development	CITY-WIDE	Infrastructure Improvements Economic Development	CDBG: \$259,200	Jobs created/retained: 14 Jobs

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	AFH - NIMBYism
	Goal Description	<p>The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as “Not in my Backyard,” or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.</p> <p>The City of Cuyahoga Falls combats NIMBYism whenever it arises, through community outreach efforts, public discussion and education. The City will continue its efforts to combat opposition based on stereotypes and prejudice against individuals with protected characteristics.</p>

2	Goal Name	AFH - Programmatic Compliance
	Goal Description	<p>To enhance the quality of life of low to moderate income persons through programmatic compliance.</p> <p><u>Lack of local public fair housing enforcement</u></p> <p>The term “local public fair housing enforcement” refers here to enforcement actions by State and local agencies or non-profits charged with enforcing fair housing laws, including testing, lawsuits, settlements, and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This may be assessed by reference to the nature, extent, and disposition of housing discrimination complaints filed in the jurisdiction.</p> <p>The City of Cuyahoga Falls contracts with Fair Housing Advocates Association (FHAA). The City maintains information regarding Fair Housing on the City website at cityofcf.com. The City of Cuyahoga Falls will continue to market and promote the availability of FHAA, as well as state and federal organizations that process housing discrimination complaints. The contact information for FHAA will be available on the City of Cuyahoga Falls website, in the newsletter and in the local newspaper notices. The City will continue to fund and support education and enforcement programs.</p>

3	Goal Name	AFH - Lack of Lending to Minority Groups
	Goal Description	<p>The term “lending discrimination” refers here to unequal treatment based on protected class in the receipt of financial services and in residential real estate related transactions. These services and transactions encompass a broad range of transactions, including but not limited to: the making or purchasing of loans or other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling, as well as the selling, brokering, or appraising or residential real estate property. Discrimination in these transaction includes, but is not limited to: refusal to make a mortgage loan or refinance a mortgage loan; refusal to provide information regarding loans or providing unequal information; imposing different terms or conditions on a loan, such as different interest rates, points, or fees; discriminating in appraising property; refusal to purchase a loan or set different terms or conditions for purchasing a loan; discrimination in providing other financial assistance for purchasing, constructing, improving, repairing, or maintaining a dwelling or other financial assistance secured by residential real estate; and discrimination in foreclosures and the maintenance of real estate owned properties.</p> <p>The City will work with Fair Housing Advocates Administration to identify seminars on financial literacy and other lending resources. The City will make referrals on the identified resources on an as needed basis. The City will also further marketing efforts of the Housing Rehabilitation Program to its minority residents, encouraging them to take part in program and the benefits of CDBG Owner Occupied 0% interest, deferred loans.</p>

4	Goal Name	AFH - Provision of Decent, Safe & Sanitary Housing
	Goal Description	<p>To preserve, construct and increase the availability of affordable and livable housing conditions for low to moderate income individuals.</p> <p><u>The availability of affordable units in a range of sizes</u></p> <p>The provision of affordable housing is often important to individuals with certain protected characteristics because groups are disproportionately represented among those who would benefit from low-cost housing. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate-income family could rent or buy, including one bedroom units and multi-bedroom units for larger families. When considering availability, consider transportation costs, school quality, and other important factors in housing choice. Whether affordable units are available with a greater number of bedrooms and in a range of different geographic locations may be a particular barrier facing families with children.</p> <p>The City of Cuyahoga Falls provides Decent, Safe & Sanitary Housing through its Housing Rehabilitation Program and its partnerships with Neighborhood Development Services, Home Weatherization Assistance Program (Summit County) and Summit County Lead. The City will also endeavor to create new single family homes through acquisition and partnerships with building organizations. The City will also continue to promote it's CRA areas to Developers of multi-family housing.</p>

5	Goal Name	AFH - Emotional Disabilities (Service Animals)
	Goal Description	<p>Analysis of Impediments shows a marked increase of discrimination against emotionally disabled persons, specifically those who require service/support animals.</p> <p><u>Lack of affordable, accessible housing in a range of unit sizes</u></p> <p>What is “affordable” varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, “accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, <i>denial of access to individuals with assistance animals</i>, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.</p> <p>With help from Fair Housing Advocates Association, the City of Cuyahoga Falls will continue to support education through marketing, development of public education workshops and/or seminars regarding discrimination against the emotionally disabled, specifically those who require service/support animals.</p>
6	Goal Name	The Provision of a Suitable Living Environment
	Goal Description	To enhance the quality of life and promote healthy neighborhoods for low to moderate income persons through a variety of public services, infrastructure projects and activities that address specific community needs.
7	Goal Name	The Provision of Expanded Economic Development
	Goal Description	To expand economic opportunities through the creation and/or preservation of jobs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2019 Action Plan outlines the priorities and strategies of the federally funded Community Development Block Grant (CDBG) program. This 1 year Action Plan describes the activities, funding recommendations, and proposed accomplishments for each project.

In 2019, CDBG funds will be utilized by the City of Cuyahoga Falls to provide public services for low- to moderate-income individuals. Emphasis will be on home rehabilitation, services for seniors and disabled residents, public facilities improvements, economic development, and capital/infrastructure projects.

These activities will help further the following Consolidated Plan goals:

Projects

#	Project Name
1	(AFH) Owner Occupied Housing Activities - Provision of Decent, Safe & Sanitary Housing
2	Public Services - Provision of Suitable Living Environments
3	The Provision of Expanded Economic Development
4	(AFH) Programmatic Compliance
5	CV - Economic Development
6	CV - Public Services
7	CV - Administrative Costs

Table 3 - Project Information

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

The provision of Decent, Safe & Sanitary Housing has always been a City-wide project and goal. With the addition of the AFH designation to Strategic and Annual priority needs and goals, Owner Occupied Housing Activities will now be used to also measure goal attainment and Fair Housing Compliance. NIMBYism has always been an obstacle to meeting underserved needs, however this obstacle will be met with commitment to Fair Housing partnerships and education. Owner Occupied Housing Activities, Public Services, Economic Development and Programmatic compliance are projects that have consistently been used to provide the majority (70%) benefit to lower income residents of the City.

AP-38 Project Summary
Project Summary Information

1	Project Name	(AFH) Owner Occupied Housing Activities - Provision of Decent, Safe & Sanitary Housing
	Target Area	HESLOP NEIGHBORHOOD CITY-WIDE SOUTH FRONT STREET
	Goals Supported	AFH - Provision of Decent, Safe & Sanitary Housing
	Needs Addressed	AFH Factor: Availability of Affordable Units Preservation of Existing Housing Stock
	Funding	CDBG: \$266,425
	Description	The City will utilize CDBG funds to maintain and/or increase the amount of decent, safe and sanitary housing. Efforts will include, but are not limited to owner-occupied rehab, as well as partnerships with non-profits to develop in-fill housing. In 2019, it's anticipated that 12 households will be assisted through housing programs and \$485,135 in funding is dedicated to these efforts. This project is also an AFH goal associated with priority need - Availability of Affordable Units. (Impediment: Lack of Affordable Rental Housing/Lack of Accessible Housing Stock)
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that during the 2019 Action Plan period 12 low-to-moderate income households will be assisted through various housing-oriented activities.
Location Description	Housing rehabilitation efforts are generally carried out on a city-wide basis in order of application and approval. Land acquisition and new infill housing will be targeted as much as possible to the BMF Heslop Neighborhood but will not exclude other portions of the City. As such the individual activity locations will be identified in the 2019 CAPER.	

	Planned Activities	<p>The City intends to continue working with its partners to offer exterior and emergency home repairs, as well as comprehensive housing rehab. Funds will also be used for subrecipient housing rehab administration activities. Funds to homeowners are provided as zero percent loans that are due upon sale or transfer of the property, or when the owner-applicant no longer occupies the home.</p> <p>The City intends to work with local organizations to acquire properties where new homes can be built for the benefit of low-income families. The City will also continue to promote CRA areas to builders for single and multi-family use.</p> <p>Develop land use zoning categories that will spur single-family residential revitalization in the Heslop, Tallmadge and Northmoreland neighborhoods. Zoning regulations that encourage new development and rehabilitation that would allow porches, additions, and garages on small lots.</p> <p>Improvement of Studio City Neighborhood by implementation of zoning changes that will provide incentives to improve this area.</p>
2	Project Name	Public Services - Provision of Suitable Living Environments
	Target Area	CITY-WIDE
	Goals Supported	The Provision of a Suitable Living Environment
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	A variety of public services will be carried out to enhance the quality of life for low to moderate income persons. Such services include a senior snow removal program and grants to local no-profit agencies. Grants to these agencies include Good Neighbors to support their food pantry, and a grant to Vantage Aging to assist seniors trying to live independently in their homes. Additionally, CDBG-CV funds may be used for expanded public services to prevent, prepare and respond to the Coronavirus.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It's anticipated that approximately 100 low to moderate income persons will be assisted during the 2019 Action Plan.
	Location Description	Public service activities are carried out on a city-wide basis.

	Planned Activities	<p>Activities include funding for the following:</p> <ul style="list-style-type: none"> • senior snow removal program; • assistance to a local food pantry; • programming to help eligible seniors remain in their homes; • provide funding for infectious disease testing, diagnosis, or other services at a fixed or mobile location and; • provide equipment, supplies, materials, and emergency staffing necessary to carry-out support for urgent need COVID-19 state of emergency, to meet urgent community development needs because existing conditions pose a serious and immediate threat to the health or welfare of the community and because other financial resources are not available
3	Project Name	The Provision of Expanded Economic Development
	Target Area	CITY-WIDE
	Goals Supported	The Provision of Expanded Economic Development
	Needs Addressed	Economic Development Infrastructure Improvements
	Funding	CDBG: \$695,860
	Description	CDBG funds will be used to provide financial assistance to local businesses and/or to attract new businesses to Cuyahoga Falls for the purpose of creating or retaining jobs. The CDBG Loan and Grant Review committee will review applications and work with businesses to determine loan or grant terms and conditions. Funds may also be used for the acquisition of land to further business development and to offer facade improvement grants in the downtown.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It's estimated that approximately 14 jobs will be created as part of our economic development initiatives. These jobs will be made available to low-to-moderate income persons.
	Location Description	Economic development initiatives will be carried out on a city-wide basis where and when opportunities arise.

	Planned Activities	Activities include, but are not limited to, grants and/or loans to help attract and retain businesses, funds to aid in redevelopment of the theater, and monies to assist with acquisition of property for development purposes. The City will also continue to offer its facade improvement program. RLF funds may be used as working capital for job creation or retention. In addition to the CDBG-funds identified, \$206,260 in converted NSP funds will be used for economic development activities.
4	Project Name	(AFH) Programmatic Compliance
	Target Area	CITY-WIDE
	Goals Supported	AFH - Programmatic Compliance
	Needs Addressed	AFH Factor: Community Opposition AFH Factor: Enforcement of Fair Housing Laws AFH Factor: Lending Discrimination AFH Factor: Availability of Affordable Units AFH Factor: Lack of Accessible Housing Program Administration & Planning
	Funding	CDBG: \$145,800
	Description	Funds will be used to carry out CDBG administration, as well as planning activities associated with promoting healthy neighborhoods, enhancing the quality of life for low-to-moderate income persons and to expand economic development opportunities. Funds will also be used to further fair housing oriented initiatives and supports all AFH goals. During this plan period, the Development Department will work to promote the availability of Fair Housing in the City of Cuyahoga Falls through the City website, newsletter, local newspaper notices, FHAA education and enforcement programs.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Programmatic Compliance benefits all low- to moderate-income individuals living in Cuyahoga Falls and the City as a whole.
	Location Description	Programmatic Compliance is a City-wide activity.
	Planned Activities	CDBG administrative funds will be used for things such as staff salaries and benefits and fair housing initiatives. Administrative monies may also be used to fund a master plan for public arts, potentially provide local match for a downtown bicycle network plan and support the local Continuum of Care's HMIS.

5	Project Name	CV - Economic Development
	Target Area	CITY-WIDE
	Goals Supported	The Provision of Expanded Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,123,085 CDBG-CV: \$39,495,400
	Description	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	CV - Public Services
	Target Area	CITY-WIDE
	Goals Supported	The Provision of a Suitable Living Environment
	Needs Addressed	Public Services
	Funding	CDBG: \$1,123,085 CDBG-CV: \$394,954
	Description	CDBG-CV funds to be used to prevent, prepare for and respond to Coronavirus.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	CV - Administrative Costs
	Target Area	CITY-WIDE
	Goals Supported	AFH - Programmatic Compliance

Needs Addressed	Program Administration & Planning
Funding	CDBG: \$1,123,085 CDBG-CV: \$394,954
Description	CDBG-CV funds to be used to prevent, prepare for and respond to Coronavirus.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

The City of Cuyahoga Falls is home to approximately 50,000 residents. The City defines a concentration of low- to moderate-income persons as a census tract or block group in which 45.8 percent or more of the total population is low-to-moderate income according to HUD guidelines.

Minority concentrations within the City can be found near Prange Drive and Wyoga Lake Road which are in the northern part of the City.

The City does not have an NRSA, nor are CDBG funds allocated to a specific target area as defined by HUD and/or any areas that would be established locally. During the 2019 Action Plan Period, CDBG funds will be used on a city-wide basis.

Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To varying degrees, there is a need for CDBG-assistance throughout the community, as such, the City does not focus on a specific geographic area. CDBG funds are utilized on a city-wide basis.

Discussion

As part of the yearly planning process, Development and Planning staff meet to discuss whether or not there is a benefit to targeting funds to a specific area. With so many diverse needs throughout the community, staff feel that making CDBG funds available for use throughout the community is the most prudent approach. This city-wide approach has been used successfully during the previous Action Plan periods of the current Consolidated Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Cuyahoga Falls continually strives to make housing decent, safe, sanitary and affordable. This program year, funds will be allocated toward rehabilitation of owner-occupied structures through the City's comprehensive housing rehabilitation program.

Additional activities will be completed through coordination with other agencies and includes a partnership with Summit County's program "Home Weatherization Assistance Program" (HWAP). This Summit County administered program helps under-resourced home owners address repairs related to energy efficiency. HWAP grants not only upgrade homes for low-to-moderate income families, but also reduces their utility bills making homeownership more affordable.

During the 2019 Action Plan period, the City may work with Habitat for Humanity (ABWK Program), Rebuilding Together, Neighborhood Development Services and Summit County (HWAP & Comprehensive Rehab) to expand housing rehabilitation efforts.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Decent, safe and affordable housing continues to be an issue within Summit County as a whole and certainly the City of Cuyahoga Falls is no exception. Newer homes tend to exceed what is affordable for low-to-moderate income residents. As such, the City's housing rehabilitation program is vital to maintaining affordable housing stock that is decent, safe and sanitary. The City is proud to work with

Summit County and Sub-recipient agencies such as NDS, Rebuilding Together and Habitat for Humanity to ensure that affordable housing is a reality within our community.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or operate public housing. In Ohio, public housing is administered directly through local Public Housing Authorities (PHAs). Pursuant to HUD requirements, public housing authorities are not eligible to apply for CDBG funds directly. However, the City collaborates with Akron Metropolitan Housing Authority (AMHA) in regards to public housing concerns. The City provides fair housing services to all residents including those living in public housing.

There are three (3) Family Housing units and one (1) Senior Housing unit within Cuyahoga Falls.

1. Lobello Lane - Family Housing - 12 units - Prange Drive
2. Honey Locust Apartments - Family Housing - 125 units - Prange Drive
3. Maplewood Gardens - Family Housing - 125 units - Prange Drive
4. Ray C. Sutliff Towers - Senior Housing - 185 units - Second Street

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

During the 2019 Action Plan period, the AMHA will continue repair initiatives on public housing located in Cuyahoga Falls. AMHA currently operates a project-based voucher (PBV) program and plans to continue working with community partners to identify specific target populations to be served through further project-basing of vouchers.

As units become vacant and are in need of comprehensive renovations, AMHA intends to request approval to renovate units utilizing Capital Funds, which will result in units being placed in "Approved Vacancy for Modernization" status.

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

The City does not administer PHA funds, or have any oversight over PHA tenants. As such, the City has no actions directed specifically to public housing residents; however, during 2019, AMHA will continue to monitor and implement a strategic plan for service delivery to include emphasis on stability and quality of life, economic independence, health and education.

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

Akron Metropolitan Housing Authority is not designated as a troubled PHA.

Discussion

Not applicable.

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

Introduction

Eliminating homelessness is a daunting task, but the Continuum of Care is working throughout Summit County to address the underlying causes of this issue and to assist individuals in overcoming the hardships that are causing recurrent episodes of homelessness. The primary obstacles include the inherently complicated nature of homelessness, the coordination necessary between all parties in order to assure the proper delivery of individuals through the system and the gross lack of funds.

As the national dialogue moved from one of “managing” homelessness to truly ending it, COC priorities have shifted, adding in the components of rapid re-housing and prevention. The economic downturn and collapse of the housing market increased the number of at-risk homeless and newly homeless, putting a greater strain on an already overburdened system.

With the exception of providing funds for the HMIS, the City of Cuyahoga Falls does not work directly with homeless populations; however, during the 2019 Action Plan we will continue to support efforts to increase the availability of affordable housing. Through our housing rehab program the City will work to ensure that those who are currently housed are not at greater risk of becoming homeless because they reside in housing that is not decent, safe or sanitary.

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

Summit County actively seeks to address the needs of homeless persons through many collaborations between government, non-profit providers and the faith based community. As a result, programs exist that serve many different categories of homeless persons across varied populations. However, the need continues to outpace the housing and program stock available to homeless residents. Through the Summit County Continuum of Care (CoC), housing providers who receive Federal funding collaborate on policies and procedures to ensure that the housing funding supplied to the community are used in a proficient and cost-effective manner. These practices enable participating agencies to serve the homeless in a manner that reaches the largest number of persons with the appropriate assistance designed to propagate housing stability.

CoC providers manage and operate a variety of shelters designed to meet the short-term needs of homeless individuals and families in the County. The CoC is always looking for ways to improve the connection between providers and homeless persons through expansion of a Central Intake for housing placement for persons who are homeless or at immediate risk of becoming homeless. Central Intake provides homeless persons one number to contact and be assessed for need. Housing referrals can then

be made ranging from short-term assistance to avoid eviction or acquire new housing to permanent supportive housing to placement in an emergency shelter.

Central intake Central Intake is fully functional and serving as the entry point for about 85 to 90% of the housing beds in the Continuum of Care Housing inventory. Additionally, Central Intake performs placement in Rapid Rehousing and Homeless Prevention programs funded outside of the CoC. Central Intake provides assessment of client needs and directs to the proper support within our service system. Summit County CoC agencies are trying to connect with the homeless population on many fronts, including:

Community Support Services (CSS) operates Street Outreach to homeless persons living in situations unfit for habitable conditions such as the street, parks, abandoned buildings and encampments in the community. Workers attempt to perform triage and provide referrals that connect people with supportive services for substance abuse and mental health issues. Additionally, Safe Landing Youth Shelter also performs street outreach to unaccompanied youth and young adults who are experiencing homelessness. Safe Landing and CSS both operate drop-in centers where their target homeless populations can receive food, showers and access to other services related to homelessness. Annually, CoC agencies participate in the HUD mandated Point in Time Count of sheltered and unsheltered persons in our community. These counts are also used as street outreach to make people aware of the resources in the community and to provide accurate numbers of homeless across different populations in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Summit County has a limited amount of shelter beds available to serve individuals and families. ACCESS and Haven of Rest are the two largest providers of shelter beds in the community. Those agencies are the only providers for individuals, with Haven of Rest being the primary provider for individual males. Stays within the shelters can vary in length according to availability and client adherence to the rules in these facilities. Shelters for women with children are provided by ACCESS, Harvest Home and the Battered Woman's Shelter (BWS); space is often limited at these locations. Shelter Care provides 24 beds for unaccompanied youth ages 10 through 17. HM Life Opportunity Services (HMLOS), the Ohio Multi County Development Corporation (OMCDC), CSS, Haven of Rest, BWS Shelter Care, Legacy III, and Summit County Children Services all provide transitional housing beds in our community. They prioritize those being served in their programs by taking referrals directly from shelters or those living on the streets whenever possible or target those with greatest needs such as drug and alcohol dependence, mental health, families, youth aging out of foster care or pregnant teens.

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

Summit County relies on the aforementioned CoC housing stock to address the needs of those persons emerging from public institutions, health care centers, or emancipating from Foster Care. These persons often face a lengthy wait period between their discharge and the availability of housing, leaving them in a vulnerable state for recidivism and exploitation. Some faith-based organizations exist to serve a small percentage of those persons re-entering from corrections facilities, but there are often long wait lists for these beds. The Summit county community does operate various hotlines and support groups to connect people with services and opportunities that are available, but those resources remain very limited.

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

The Summit CoC has at least 165 beds dedicated to the Chronic Homeless population including several programs that adopt a Housing First model designed to triage Chronic Homeless with housing as a first step towards stabilization. The Summit CoC and its Central Intake follow HUD policies regarding prioritization for those requiring housing assistance including placement of individuals with multiple barriers to otherwise secure housing. Once housed, residents can receive treatment for issues such as, substance abuse, mental illness or physical problems that often keep a person homeless. The CoC is adapted the policies set forth by HUD Release CPD-14-012, which sets a guideline for placement in CoC housing according to applicant need. Beds within the CoC housing stock should be prioritized for applicants that are Chronically Homeless and/or have multiple barriers to achieving housing stability. Moreover, the HUD release advises communities to rededicate Permanent Supportive Housing (PSH) beds to those that fit the criteria for classification as Chronic Homeless. They have initiated this process and a number of their PSH beds which are not currently allocated to serve the Chronically Homeless and will make them available upon bed turnover and if the need is still there. Through the use of Central Intake, applicants will be assessed with a Vulnerability Index to determine those with the greatest need for PSH or Transitional Housing. Those with the highest needs will be prioritized for available PSH beds and programs. Applicants with lower needs or barriers will be referred to programs such as Rapid Re-Housing and Homeless Prevention for short-term assistance designed to bridge the gap from a temporary crisis to housing stability. Currently, Summit County is operating both Homeless Prevention and Rapid Re-Housing (HPRP) for those individuals in shelter or facing eviction from existing housing. Additionally, RRHP programs for Veterans and Veteran families are being operated within the county. HPRP programs combine short-term assistance up to 9 months and Case Management and Life Skills programming designed to help residents stabilize from a housing crisis. Summit County currently has 27

CoC beds dedicated to homeless young adults and young adults emancipating from Children Services Custody. It is worth noting that the need for all these types of housing programs far exceeds the current supply.

Discussion

Not applicable.

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

Introduction:

Barriers to affordable housing exist in every community. While some of these barriers can be addressed through legislative or procedural changes, others are very difficult to alter because they are the result of socio-economic and/or market conditions. Analysis shows some of the following barriers to affordable housing exist in the City of Cuyahoga Falls:

- **Smaller supply of affordable single-family housing units** that make it difficult for low-to-moderate income, first time homebuyers to make the transition from renting to homeownership.
- **The current average sales price** of many of the homes on the market are below the national average, but still above the affordability level of many low-to-moderate income households.
- **Housing rehabilitation is often costly** making it difficult for low-to-moderate income households to afford necessary repairs. Bank financing to assist with such repairs is often more difficult for lower income individuals and families.
- **Minimum lot sizes** that increase the cost of land and decrease the feasibility of providing smaller, more affordable homes.
- **Cost prohibitive local ordinances, zoning ordinances and building codes** for storm water systems, sidewalks and landscaping that often add unnecessary costs to affordable housing development projects.
- **Environmental conditions** such as brownfields, eliminate the possibility of building homes in some of the more affordable areas of the community. Ohio brownfield remediation grant funding has been cut in recent years with the change in the State legislature.
- **NIMBY** attitudes often dictate where affordable housing projects are located. NIMBYism has been the subject of fair housing laws for years.
- **Lack of Transportation** or lack of public transportation options have a negative effect on affordable housing location choice.

Policies to market available housing opportunities could be further expanded to include measures ensuring housing information reaches traditionally underserved populations. Advertising in targeted media sources, distributing information at churches or community gatherings or conducting special outreach efforts to targeted groups are effective marketing tools for reducing barriers to affordable housing. The City will continue striving to address negative effects and barriers to affordable housing during the 2019 plan period.

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 is committed to removing or reducing barriers to affordable housing whenever possible. During 2019, the City:

1. will continue to assure the availability of adequate sites for the development of affordable housing and researched state and federal funding sources to support efforts to construct affordable housing;
2. continue to support the AMHA as a valued business in our community;
3. if funding is available the City and in conjunction with a housing provider, will develop affordable housing;
4. the City will support Low-Income Housing Tax Credit projects as they arise;
5. continue to utilize the Ohio and USEPA Brownfield programs to remediate underutilized sites; and
6. the City will continue to offer CRA tax abatements to those homes located in an approved CRA District.

The City will also continue to provide housing rehabilitation assistance to preserve and improve the stock of affordable housing options.

Fair housing programming will also continue to play a critical role in addressing barriers to affordable housing. The City will continue to take appropriate actions to affirmatively further fair housing and reduce all negatives effects of public policies within the City. Additionally, the City of Cuyahoga Falls will be participating in the regional Analysis of Impediments to Fair Housing Choice (AI). The City will be submitting its new AI with the 2020 Action Plan. This effort will look at Summit County as a whole, as well as taking community-specific issues into consideration.

Discussion:

Not applicable.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Consolidated Plan addresses the following:

1. Affirmatively furthering fair housing. Actions it plans to take during the next year that address fair housing goals identified in the AFH.
2. Other actions. Actions it plans to take during the next year to address obstacles to meeting underserved needs, 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 between public and private housing and social service agencies.

Actions planned to address fair housing goals identified in the AFH:

The City of Cuyahoga Falls will work closely with its partner, Fair Housing Advocates Association to promote and further housing choice for protected classes of the community. The City of Cuyahoga Falls is dedicated to promoting an inclusive and diverse community that supports and does everything it can to provide access to resources and opportunity all citizens. Investment and inclusivity in communities is vital to the long-term economic success of the City and its residents. The City will work to eliminate all forms of discrimination and engage all citizens in decision making processes that affect everyone in the community. The City of Cuyahoga Falls' vision is to continue making its neighborhoods attractive, prosperous and inclusive places where its increasingly diverse community chooses to live, learn, work, invest and play. The City will work to ensure that its motto "Life is Better Here" is true for all.

The City will work to meet AFH Priorities by:

- combating **Community Opposition** where it removes, blocks, limits or denies housing choice to those of protected classes;
- **enforcing local public Fair Housing Laws** through education and outreach in partnership with Fair Housing Advocates Association;
- eliminating **lending discrimination** by partnering with local institutions and continuing its 0% interest deferred housing rehabilitations loans;
- **providing Decent, Safe & Sanitary Housing** by increasing where possible new single family housing for low-income families and encouraging investment in CRA areas of the City for multiple family housing;
- reducing **lack of accessible housing** for individuals with protected characteristics requiring service/assistance animals, through public education to reduce limitation of fair housing choice for individuals with disabilities;
- continuing its partnership with Fair Housing Advocates Association to meet and/or exceed

expectations of **Programmatic Compliance**.

Actions planned to address obstacles to meeting underserved needs

The City plans to work with non-profit agencies, local governments (including the cities of Akron, Barberton, and Summit County), and AMHA in order to address the obstacles to meet underserved needs in the area. Staff members will continue to attend HUD and local training sessions in CDBG and LEAD programs that will help garner knowledge on how to better serve our underserved residents.

Actions planned to foster and maintain affordable housing

The City will continue to partner with non-profit agencies for its housing rehabilitation program. It will continue to offer an affordability subsidy to homebuyers in the form of a zero (0%) deferred loan of up to \$30,000. These loans are deferred until the home is sold or is no longer owner occupied.

Actions planned to reduce lead-based paint hazards

The City of Cuyahoga Falls will leverage CDBG funds, used for Owner Occupied Rehabilitation with a Lead Hazard Reduction Grant from the Summit County Public Health District.

Individuals living in homes with lead based paint hazards may be eligible to receive a forgivable loan with a maximum amount of \$12,902.71 from the Summit County Public Health District. Individuals who receive assistance from the Summit County Public Health District may also be eligible to receive up to \$6,955.24 in Healthy Homes assistance. To be eligible, the homeowner must have a child living in the home under the age of 6 or have a child visiting the home more than 6 hours a week or 62 hours a year.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is to support State and other County organizations in their efforts to assist low-to-moderate income persons in achieving economic self-sufficiency or maximum level of economic independence. In instances where this may not be possible because of personal limitations or client's experience, the goal is to enable them to achieve the maximum level of independence of which they are capable.

The City of Cuyahoga Falls will continue use the Department of Job & Family Services as a resource for needy families in the community. The City of Cuyahoga Falls, Development Department will work to raise awareness of the availability of housing rehabilitation assistance and the Summit County Home Weatherization Assistance Program, which utilizes State of Ohio funding in the form of grants to improve the overall weatherization of low-income households.

The Department of Job & Family Services determines applicant eligibility for participation in the following programs that assist extremely low- and low-income households and individuals:

Children and Families:

- Cash Assistance – OWF
- Child Care Services
- Food Assistance – FAP
- Healthy Start Medical Coverage
- Pregnancy Related Services
- Repairs and Expenses – PRC

Disabled and Seniors:

- Adult Protective Services
- Home Health Care – Ohio Home Choice Waivers
- Medicaid Transportation – NET
- Medicare Premium Payments
- Nursing Home Care
- Refugee Resettlement
- Supportive Services – PRC
- Age Blind and Disabled Medicaid Eligibility

Employment and training assistance is provided through Ohio Means Jobs- Summit County, where more than 13 workforce service providers are housed under the same roof to better serve the needs of both businesses and job seekers. The facility is the result of the Workforce Investment Act of 1998 which mandated that career centers be developed throughout the nation for the convenience of employers and job seekers.

- Ohio Means Jobs - Summit County
- Resource Room
- Fun Stop Daycare Center
- Unemployment Benefits
- Search for Employment

Actions planned to develop institutional structure

As they have in previous years, the City of Cuyahoga Falls, Development Department staff will continue to seek opportunities to work collaboratively with local nonprofit agencies and other municipalities in an attempt to maximize the impact of our Community Development projects and to leverage CDBG and HOME funds.

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

The City has continued to financially support social services meeting the needs of Cuyahoga Falls lower income residents and that are consistent with Consolidated Plan goals. The City and other housing providers will continue their relationships to ensure continuation of the housing rehab program. AMHA administers the Section 8 and public housing programs for the City and will continue to collaborate to increase the quality of life for lower income residents.

Discussion:

Not applicable.

Program Specific Requirements

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

Introduction:

Program Income

Revolving loan program income (PI) is received through the repayment of loans issued for housing rehabilitation and economic development activities. Monthly payments from our loan portfolio will be routed to either the Housing Rehab Revolving Loan Fund (RLF) or the Economic Development RLF which is managed by the Finance Department. The City anticipates \$40,190 of RL-PI this program year.

In addition to these funds, during the 2019 Action Plan period, the City will continue work to convert \$206,260 in NSP funds into CDBG program income. Based on guidance from the HUD Columbus Field Office, those funds are only identified in this Action Plan in narrative form.

Although the required percentage of CDBG funds that will be utilized for activities benefitting lower income persons is 70 percent, during the 2019 Action Plan period, the City will strive to reach 80 percent.

Monitoring

Development staff will monitor its Subrecipient activities at least once annually to ensure programmatic compliance. Staff will utilize both desk monitoring and internal/on-site monitoring techniques to assess the quality and compliance of program performance over the duration of the agreement or contract.

Financial and regulatory performance will be reviewed during monitoring visits. These visits will include a review of performance reports, records, audits, allowed costs, project eligibility and a review of the number of beneficiaries served. Staff will also monitor projects to ensure compliance with federal regulations and City program requirements. Although the City will predominantly rely on its project partners to ensure compliance with applicable housing codes, the CDBG Administrator will make regular on-site inspections to housing rehabilitation projects before releasing any final payments.

In addition to monitoring CDBG Subrecipients and partner agencies, City staff will regularly review activities to ensure compliance program requirements, including, but not limited to the timeliness of expenditures. For all loans and grants given, the CDBG Loan and Grant Review Committee will review project eligibility and measure the timeliness of each project in order to ensure that funds will be expended in a reasonable amount of time and within budget.

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	0
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:	0

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.	80.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or

employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the

guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

CDBG-CV projects will include eligible activities to support infectious disease response as it relates to the federal and state enacted COVID-19 state of emergency.

Consistent with the primary objective of the Act, section 104(b)(3)(A) of the Housing and Community Development Act of 1974 as amended requires each CDBG grantee to certify that, in the aggregate, at least 70% of CDBG funds to be expended, during a one, two, or three program year period specified by the grantee for this purpose, will be for activities meeting the L/M Income Benefit national objective. Although a 70% benefit is required for one, two or three years, the City of Cuyahoga Falls Development Department will strive to ensure that it exceeds this amount. The goal for this 2019-2023 Consolidated Plan period is 80%.