

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This CAPER focuses on Program Year October 1, 2018 through September 30, 2019 – the fourth year of the current 5-Year Consolidated Plan 2015-2019. In addition to summary descriptions of each funded activity, the CAPER includes maps and brief narratives highlighting other aspects of the CDBG and HOME Programs.

During this program year, there was a continued emphasis on assisting low- and moderate-income homeowners with downpayment assistance, forgivable loans for repair and rehabilitation, housing counseling, property maintenance training and fair housing to affirmatively assist and market available housing in the City of Lima. A total of 9 households became first time homeowners with the help of downpayment assistance, 4 houses were provided assistance with critical emergency repair and an additional 4 homeowners received Home Update loans to bring the house up to code. In addition 24 households successfully completed the Housing Counseling classes and 239 households were assisted with Fair Housing services.

Public Facility or Infrastructure Improvements including Street and Curb repair, Parks Improvements and Demolition were located in CDBG eligible Census tracts to maximize service to low- and moderate-income residents. Property Maintenance targeted slum and blight reduction citywide with a special focus on CDBG eligible areas. Ten dilapidated residential structures were demolished; 2,657 properties inspected for code violations. Neighborhood Assistance provided technical support to ten neighborhood organizations plus LACNIP. Police Support Services provided crime awareness and education were available citywide working with local neighborhood organizations, local schools and houses of worship participating in community gardens, tool sharing program and various safety and crime prevention programs with information, education and workshops to improve community awareness.

Non-Housing services including Bradfield Health Services providing health education and physical fitness information primarily served 188 income qualified seniors and youth from low- and moderate-income households. Urban Impact Ohio started a micro enterprise program called Startup Lab that provided classes to 35 entrepreneurs, primarily from LMI residents of Lima.

Career Pathways program provided training and employment opportunity with local employers to 10 unemployed and underemployed Lima Residents from LMI households.

Administrative services for both CDBG and HOME programs provided the organizational support to carry out processing applications to ensure compliance with HUD grant requirements, contracts update, environmental reporting, follow up and update on prior loans, inspections, public notification and presentations and periodic reporting as mandated by HUD.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	80	26.67%	48	24	50.00%

Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0		0	0	
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	38	76.00%	12	8	66.67%
Improve, Maintain, and Expand Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	80	43	53.75%	16	9	56.25%
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	35	87.50%	20	35	175.00%

Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Jobs created/retained	Jobs	0	0		10	10	100.00%
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Businesses assisted	Businesses Assisted	0	0		0	0	
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Other	Other	65	36	55.38%			
Planning and Program Administration	Planning, Administration	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1550	1113	71.81%	250	239	95.60%
Planning and Program Administration	Planning, Administration	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%			
Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	68375	7172	10.49%	4130	7172	173.66%

Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	24		0	24	
Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	0	24		16	9	56.25%
Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Businesses assisted	Businesses Assisted	0	35		0		

Provide Needed Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$0	Other	Other	65	33	50.77%			
Revitalize and Create Sustainable Neighborhoods	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	17710		3050	2739	89.80%
Revitalize and Create Sustainable Neighborhoods	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	628	125.60%			
Revitalize and Create Sustainable Neighborhoods	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Facade treatment/business building rehabilitation	Business	1	1	100.00%			
Revitalize and Create Sustainable Neighborhoods	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Buildings Demolished	Buildings	45	30	66.67%	9	10	111.11%
Revitalize and Create Sustainable Neighborhoods	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10000	10762	107.62%	2000	2657	132.85%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	10	3
Black or African American	217	257
Asian	1	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	229	260
Hispanic	1	0
Not Hispanic	488	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The numbers reported in this section are for housing programs with direct or indirect housing benefits to income qualified serving individuals, some public service programs that provide indirect housing benefit and Fair Housing. Direct housing benefit programs include 1st Home Lima, Home Update and Emergency loan programs. Indirect programs include Housing Counseling and PM Training. Social Service programs include Career Pathways, Bradfield and Startup Lab are programs for income qualified individuals citywide.

Programs serving citywide, in CDBG qualified census tracts, projects that are undertaken for public safety and crime awareness or reducing slum and blight are not included.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,587,771	1,027,868
HOME	public - federal	938,356	443,549

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Census Tracts	42	20	
City-wide	58	80	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Action Plan allocates funding for all Public Works programs based on census tract eligibility. The reason is to ensure maximum benefit of the LMI population living in that area. However most of the other programs that benefit LMI population are for income qualified individual residents or household. All of the housing programs and most of the social services and economic assistance directly benefiting an individual or household are citywide. However all programs are planned to serve maximum number of LMI population in the city, whether it is in the eligible census tract or income qualified individuals living elsewhere within the city limits.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

For the Street Repair project \$160,000 of 2018-19 expenses of \$191,025 were used as local match funds that generated additional funds of at least \$824,136 from OPWC Resurfacing Grant.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	21	13
Number of Special-Needs households to be provided affordable housing units	10	4
Total	31	17

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	8
Number of households supported through Acquisition of Existing Units	16	9
Total	31	17

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

City of Lima's affordable housing programs did not meet its goal in most cases. There were a total of 35 applications for First Home Lima, the downpayment assistance program for first-time income qualified home buyers and 18 of the applicants were approved for assistance, 17 declined for not qualifying based on income or credit. 9 of them closed on a home at a cost of \$70,200 of the HOME funding, about 56.25% of the annual goal of 16 homes and the total mortgage value of these 9 homes was over a million.

In addition, the two forgivable loan programs for repair and update of existing homes also performed well. HOME Update helped 4 existing single family income qualified home owners and the Emergency Repair Program using CDBG funding exceeded the annual goal of 5 homes and assisted 8 home owners with minor repairs.

Housing Counseling Program offered 4 full classes and 5 one-on-one classes to 33 participants and provided follow ups for 82 of the past participants. Property Maintenance classes helped an additional 18 area residents with education and information on how to better maintain their homes.

Discuss how these outcomes will impact future annual action plans.

For the affordable housing program in Lima, the City had no new construction projects in the 2018-19 plan year. The CHDO Set-aside project was approved to construct an 88-unit LMI Senior rental facility in program year 2019-20. New Lima - Housing for the Future has already selected a site at 656 W. Spring Street for the project and the construction plan will be implemented in 2020.

In addition, the City just completed in 2018-19 rehabilitation of a vacant 12 story commercial building that is now used as a 47 unit residential facility in downtown Lima.

Through the use of the community television channel (GTV-2); housing fairs, tenant-landlord seminars, informational flyers and personal contacts with property owners, the City continued to disseminate information on its housing and housing-related programs. In the last nine years there has been a steady rise in the participation of female-headed households and minority households in our housing programs, especially in *Housing Counseling* classes whose participants feed into the City's *First Home Lima* Program. This continues to be an encouraging indication that information dissemination efforts are reaching target population segments.

WOCAP also made at least 12 trainings on *Fair Housing*, posted and passed out educational materials at 88 locations and made regular public service announcements on both commercial radio and television. To supplement efforts in making known its mission, articles on local fair housing services and related issues were written and placed in AMHA's and the Council on Aging's newsletters. Finally, the Fair Housing Officer also conducted phone tests (21), field tests (27) and monitored housing ads (45) as part of her pro-active approach in identifying probable cases of housing discrimination. A total of 239 complaints were responded by directing them to the proper agency for remediation. Results will be monitored over time to assess the impact of our affirmative marketing efforts.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	4
Low-income	0	6
Moderate-income	0	3
Total	4	13

Table 13 – Number of Households Served

Narrative Information

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The 2007-2016 Blueprint to End Homelessness expired in 2016 and the Housing Consortium is working on gathering updated information with new surveys and by organizing and conducting meetings with all of the member organizations. The next ten-year Blueprint to end Homelessness is being drafted by Housing Consortium and a report will be published soon.

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

Since 2000, The Lima/Allen County Housing Consortium has convened as a group of community stakeholders with the common interest of improving housing quality and housing opportunities within Lima and Allen County. Twenty-four member organizations include for-profit/non-profit housing entities, financial institutions, realtors, city and county officials, planning professionals, and local service providers. The Housing Consortium participates in the design and implementation of countywide

housing and homelessness strategies such as the Allen County Housing Quality Standards MOU project, Allen County analysis of impediments to fair housing, the Blueprint to End Homeless, the Lima Consolidated Plan Housing Focus groups, and the Allen County Continuum of Care.

The Lima Rescue Home provides temporary lodging and meals for transient men while Lima's Samaritan House provides shelter and meals for homeless women and children offering counseling, job referrals, transportation for clients as needed. Crossroads Crisis Center provides emergency housing and food for victims of domestic violence. Family Promise works with various partners to help homeless families achieve and sustain independence providing advice and advocacy for at-risk families to prevent them becoming homeless.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Not CDBG/HOME Funded.

Public Housing in Lima is a program managed and operated by Allen Metropolitan Housing Authority (AMHA), a federally funded organization designed to benefit eligible low-income families. AMHA administers the public housing program via various properties the organization owns and operates.

According to HUD, Allen Metropolitan Housing Authority is determined to be a small public housing authority, meaning it manages between 50 - 249 public housing units. Also according to HUD, the housing authority is designated as Medium High, meaning it administers 500 - 1,249 Section 8 vouchers.

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

Not CDBG/HOME Funded.

In the AMHA's five-year plan, the AMHA will assist the City of Lima and Allen County in improving property maintenance issues. AMHA no longer mandates that Section 8 property owners or managers attend an 8 hour course to assist them in being a successful participant in the Section 8 HCV Program. Due to funding limitation, the program was closed this year.

AMHA's plan is to continue improving and always being an asset in the community. One of the authority's top priorities is to help clients through Family Self Sufficiency and Homeownership programs that help tenants to move from rental to ownership.

Actions taken to provide assistance to troubled PHAs

Not Applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Through this section, the City of Lima addresses a number of items to strengthen the community and the implementation of projects and activities of this Annual Action Plan as described below.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The biggest obstacle facing the City in trying to meet underserved needs is financial, resulting from the continuing decrease in HUD funding for CDBG and HOME programs over the years. In the last decade, Lima's CDBG entitlement grant has decreased from \$1.4M in FY 2005 to \$1.03M in FY 2018, a decrease of 26%. Likewise, the City's HOME grant has decreased from \$430,000 in FY 2005 to \$341,442 in FY 2018, a decrease of 20.59%. To overcome this obstacle, Lima seeks out opportunities to leverage funding whenever possible, through other grant programs, foundations or local funds.

The City of Lima has allocated a large portion of its CDBG and HOME dollars to projects designed to expand and preserve affordable housing for low- and moderate-income households. Under its combined CDBG and HOME FY 2016 allocations, the City has budgeted over \$1.13M for affordable housing projects. These projects include direct financial assistance to LMI first-time home buyers, update and emergency housing rehabilitation loan programs, LMI housing development, housing counseling and administrative support to process current applications and monitor over 300 past loans. These affordable housing projects represent approximately 53% of the total amount of HUD funding allocated by the City for 2016.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Each applicant in the City's *Emergency Repair and Update* (housing rehabilitation) programs is supplied a brochure on the hazards of lead-based paint. Aside from determining income eligibility, processing of applications include on-site inspection of work required and assessment of potential lead-based paint risks to occupants and workers. Lima's Rehabilitation Inspector is a certified Lead Inspector and Assessor and has attended the required refresher course for continued license certification. Thus far, the City has

accredited five lead renovation contractors and has relied on the Health Department to test families with young children for elevated blood-lead (EBL) levels.

This program year, 8 units benefitted from our housing repair within the program year. Work under the *HOME Update* programs costing no more than \$24,000, usually does not raise lead-related issues. Such issues, however, typically crop up in rehabilitation works where the five accredited contractors are called in. With the limited number of accredited contractors, there is difficulty receiving multiple competitive bids on each job. Nevertheless, the City continues to urge local contractors to seek certification for lead hazard control services. At present the City is compliant with HUD guidelines and reports to Ohio Dept. of Health as applicable on each job.

The program aims at meeting the following goals:

- Identify needed enforcement capabilities and new code requirements that can improve reduction of lead hazard in housing units inspected.
- Increase the number of lead sampling technicians in the community.
- Encourage lead sampling technicians and contractors to become lead inspectors.
- Encourage contractors to obtain state certification on lead safe paint repairs and lead safe remodeling safeguards.
- Expand training to contractors of lead hazards and to practice lead safe work practices.
- Continue making lead-safe work practices routine for contractors.
- Continue lead safety as part of code enforcement by enforcing peeling paint violations, especially on structures constructed prior to 1950.
- Collaborate with other lead safe agencies to train relevant agencies and officials that perform home visits to look for the classic signs of lead paint exposure. Lead awareness training makes it possible for visiting nurses, police officers, firemen, social workers and other professionals to check for lead dust hazards and discuss associated hazards with families.
- Provide landlord training to ensure that landlords know lead law requirements.
- Identify and implement incentives acceptable to community to encourage private owners to keep units lead safe.

The city of Lima applied and received 2 million in HUD grant for Lead abatement in 2019. Details of the program are being worked out at this time.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Lima participates in an ongoing dialogue between the local housing providers, both HUD funded and privately funded, and the local social service agencies to track the most current housing demand and supply and assesses the housing need for the LMI, aging residents, and residents with children, single parents, mental service providers and groups with addiction problem. Housing Consortium provides the platform for all local agencies to share their service plan and need assessment to avoid service duplication and to come up with the best plan with the resources available.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Allen County, Ohio has completed the analysis of impediments and the City Council approved the report on 9th September 2019. The next Consolidated Plan for 2020-2024 will target to address the priorities identified in the analysis.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

CAPER: Any interested party or individual has fifteen (15) days to comment on the CAPER before its submission to HUD. Notices for the comment period are published in the local general circulation newspaper and City of Lima web site at least fifteen (15) days in advance of the comment period. Information is be available on the City of Lima’s website and disseminated to sub recipients of HUD funding and key local service providers to reach a broader audience. Hard copies are also made available at the Lima Public Library and Department of Development front desk for public review. News releases and Public Service Announcements are sent to local media announcing the comment period and location of draft copies. Social media may be also used to disseminate information related to the comment period. A summary of all comments received and the public hearing minutes are included within the final CAPER submitted to HUD. All comments are accepted.

Public Notice: Consolidated Annual Performance and Evaluation Report Fiscal Year 2018-2019 Notice is given that the City of Lima has prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2018-2019. The CAPER provides a comprehensive overview and explanation of the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds during the period October 1, 2018 through September 30, 2019. The CAPER is available for public review during normal business hours at the Department of Community Development in the Lima Municipal Center, 50 Town Square, and at the Lima Public Library, 650 West Market Street and on city web site at www.cityhall.lima.oh.us. The City welcomes written comments on the CAPER. Written comments received by November 15, 2019 will be included as part of the CAPER submission to HUD. Questions or comments about the CAPER, the Consolidated Plan or related issues should be directed to the Department of Community Development at the Lima Municipal Center or by calling (419) 221-5146.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There is a need for young entrepreneurs, not employed or under employed to look into starting their own small businesses. Training these individuals from LMI and minority groups for gainful employment or starting their own business is considered a needed service for the entitlement community with CDBG funds. Once trained and aided with lessons on book keeping, location, business data records, and taxes they are then connecting them with various local resources for a better opportunity for success. 2018-19 was the first year for Urban Impact Ohio to conduct classes through Startup Lab. The City intends to incorporate this program with economic development opportunity for the purpose of helping minority and economically disadvantaged residents based on the success of this organization effort.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Under the HOME program, planning for the renovation of a vacant commercial structure for rental housing development was completed this year. 43 Town Square project was an existing 12-story building with basement, vacant for 25 years. It was the former Lima Trust Bank building which was originally constructed in 1929. The renovation and adaptive reuse of this prominent downtown building was completed in 2018-19. The renovated building is currently being used as of 47 dwelling units with office and commercial uses on the lower floors.

The City was unable to identify adequate non-HOME resources to have confidence that they could successfully attract a potential developer through an RFP within the available time constraints. The City requested the First Substantial Amendment to the 2016-17 Conplan to remove that program. A two-unit affordable rental project under the CHDO Set-Aside for income-qualified seniors will replace the unattainable New Rental HOME Program previously identified in the 2016 Annual Plan. While the loss of this project has an impact on the community through the loss of four (4) housing units, including one (1) affordable HOME unit, the CHDO Set-Aside project in 2017-18 will assist partially in mitigating that loss. Though the project will only include two (2) total units of housing, both units will be affordable to households at or below 60% of the area median income.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

WOCAP is the designated community action agency in Allen County serving approximately 6,000 low - income households each year. WOCAP is a 501(c)(3) private nonprofit organization established in 1993 and governed by a 21-member board of directors who represent the public, private and low-income sectors equally with the mission to create opportunities for people to reach their highest potential. The organization tries to achieve its mission by providing needed services in the community and partnering with other organizations with similar missions to create a larger collective impact.

WOCAP is serving low-income households at the Town Square Apts. with both onsite and offsite programming and through partnerships based on the needs of the population. The most recent community assessment for Allen County indicates that the top 3 problems in Allen County as perceived

by WOCAP's clients are "Finding jobs that provide a living wage" (50.63% of respondents), "Drug and/or alcohol abuse" (47.8% of respondents) and "Living in poverty" (44.03% of respondents). The City of Lima, the largest City in Allen County, has 12,971 people living below the poverty line. This is 33.9% of the population in the city. The City also has the largest population of homeless individuals (79). More than half of the services provided to households through WOCAP programs are provided within the city limits with the idea that increasing affordable housing within city limits is crucial to help stabilize families and help them get out of poverty.

WOCAP is providing a Service Coordinator to work with the onsite property manager to recruit participants into programs. Transportation Services will be coordinated through Stephanie Neal, Transportation Manager.

In addition, New Lima – Housing for the Future hosted 5 Property Maintenance Training classes during the 2018/2019 program year for the income qualified families buying homes with HOME funds for the first time. In attendance were 17 individuals from 16 separate households. The classes were held at the New Lima – Housing for the Future office located at 1003 W Spring Street, Lima, OH 45805. Fair Housing program distributes educational materials to prospective buyers and renters on various resources in the area.z

WOCAP staff are also providing direct services t this project. This includes housing counseling, financial literacy and fatherhood case management, and assistance with rent deposits, transportation, prescription assistance and other emergency intake needs.

WOCAP uses the community room nine times per year to offer group classes to clients in financial literacy, nurturing parenting and homeownership classes. Financial literacy is a three day class (12 hours), Nurturing Parenting is a 6-week class (24 hours) and homeownership is a 3-day 12-hour class.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

This amount will be included in the budget for 2019-20 Action Plan. A CHDO Set-aside project has been proposed with 88 rental units for senior LMI residents. Other HOME projects include Home Update, a repair loan program and First Home Lima which is a down payment assistance project for income qualified families.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

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