



2021-2022 Action Plan [draft]

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Executive Summary

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

1. Introduction

The City of Toledo (COT), a designated entitlement city/participating jurisdiction receives an annual allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds from the United States Department of Housing and Urban Development (HUD). These federal funds awarded by HUD to the COT assists low- to-moderate-income communities by providing and supporting programs and projects that provide decent, safe and sanitary housing that is both affordable and sustainable and, in addition, expand economic opportunities for low- and moderate-income persons.

In addition, to CDBG, HOME and ESG, the Department of Neighborhoods (DON) received Neighborhood Stabilization Program (NSP) stimulus grants (NSP1, NSP2 and NSP3). The initial NSP funds have been fully expended. However, with the receipt of program income, these activities continue.

The COT received a \$2.9 million grant from the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) to develop and run a Lead-Based Paint Hazard Control and Healthy Homes program that began 01/02/2018. To utilize the funds to their fullest extent and maximize the impact of the funding through completed units the DON submitted a performance extension request in December 2020. The request was approved and has extended the period of performance to 01/02/2022. Additionally, the COT was awarded another \$5.7 million from the OLHCHH that started 01/04/2021 and will run through 06/30/2024. The two grants will run simultaneously until the approved extension expires. The program is to provide financial assistance to property owners to help control lead paint hazards in either owner-occupied and rental residential units where pregnant female resides or a child under of the age of 6.

The 2020 (47th) Program Year (PY), which begins on July 1, 2021, represents the second year of the City of Toledo's 2020-2024 Five-Year Consolidated Plan. The 2020 (47th) PY Annual Action Plan delineates a one-year strategic plan which includes the proposed use of funds that will be received from HUD. The allocations awarded, once received, will buttress, and leverage significant resources available in the City of Toledo. These resources will be utilized towards accomplishing the goals listed in the 2020-2024 Five-Year Consolidated Plan. The goals were established based on local data studies, citizen input and in consultation with community organizations.

The funding allocations from HUD to the COT shown below are estimated amounts for the 2021 (47th) PY. All proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

- Community Development Block Grant (CDBG): \$7,483,240
- HOME Investment Partnerships Program (HOME): \$2,179,977
- Emergency Solutions Grant (ESG): \$645,616
- Lead Hazard Control and Healthy Homes Grant (LEAD): \$5,700,000

Program Income

Program Income (PI) is the gross income received by the grantee that was directly generated from the use of CDBG, HOME, and NSP funds.

The estimated program income is listed below:

- CDBG Program Income (Estimated Amount): TBD
- HOME Program Income: \$0.00
- NSP1, 2 and 3 Program Income: TBD

CDBG, HOME, and ESG are annual federal allocations. PI from CDBG, HOME, and NSP are annual projections. The allocations are available to be utilized toward meeting HUD's National Objective.

Carryover Funds

Carryover funds that are available could be used to fund activities in PY 2021 is listed below. The estimates of carry forward funds going into the second year of the Five-Year Consolidated Plan will be subject to reconciliation of accounts and processing of payments to arrive at a final accurate amount. The amounts listed below may be adjusted.

- CDBG Carryover: TBD
- HOME Carryover: TBD
- ESG Carryover: TBD

The COT, in adherence to HUD regulations, will allocate at least 70% of its CDBG entitlement award to programs that directly benefit low- and moderate-income (LMI) individuals, persons with disabilities and other residents of the City. Likewise, the COT will set aside 15% of its HOME fund allocation for use by Community Housing Development Organizations (CHDOs) recognized and certified by the DON.

The COT will allocate funds for both operational and programmatic goals as it pertains to the following:

- Planning and Administration (Operational, Program) - CDBG, HOME, and ESG
- Housing and Neighborhood Revitalization (Operational, Program) - CDBG, HOME and NSP
- Economic Development (Operational, Program) - CDBG
- Fair Housing (Operational, Support) - CDBG
- Community Development Corporations (Program, Activity) - CDBG and HOME
- Public Service (Operational, Program) - CDBG and ESG
- Lead Hazard Control (Operational, Program) - LEAD

2. Summarize the objectives and outcomes identified in the Plan

The goals and objectives established in the 2020-2024 Five-Year Consolidated Plan were based on community input received through the citizen participation and consultation process. These goals will address neighborhood, community and economic development with an emphasis on housing conditions.

The goals of high priority referred to providing safe, adequate and decent affordable housing. Public Service goals addressing community and basic needs will be undertaken, primarily in partnership with the DON's non-profit partners or Third-Party Partners. The activities undertaken will predominately benefit low- to moderate-income as defined by 24 CFR part 5.

The COT continues to actively pursue initiatives/activities under CDBG that will address two of the three

- Benefit to low- and moderate-income (LMI) individuals.
- Elimination of slum and blight in the community.

Summarized information regarding 2021 (47th) PY goals and objectives is included in section AP-20 Annual Goals and Objectives of the Annual Plan. Each goal addresses one of HUD's Objectives and Outcomes listed below:

Objectives:

- Suitable Living Environment
- Decent Housing
- Economic Opportunity

Outcomes:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

The COT will continue to use CDBG funds in low- to moderate-income target areas. The goals will improve neighborhood conditions, economic development and address the needs of low- and moderate-income Toledo residents as identified in the 2020-2024 Five-Year Consolidated Plan.

Furthermore, the goals and actions in this plan will Affirmatively Further Fair Housing by referencing The Fair Housing Center (TFHC) City of Toledo Analysis of Impediments to Fair Housing Choice July 1, 2020 – June 30, 2025.

3. Evaluation of past performance

As a recipient of CDBG and HOME program funds, the City is required to submit at the end of each program year a Consolidated Annual Performance and Evaluation Performance Report (CAPER). The CAPER summarizes the accomplishments of each program year and the progress made towards the Consolidated Plan goals. As noted in the 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER), the City has met most of its priority objectives identified in the past Five Year (2015-2019) Consolidated Plan. In many cases, the City exceeded the projected outcomes. Accomplishments for the PY 2020-2021 will be available with the CAPER submittal in September 2021.

Based on the priorities established, the City continues to place emphasis on providing decent, safe, and affordable housing; elimination of homelessness; the implementation of the Fair Housing Action Plan (FHAP); and assistance with basic needs, such as food and healthcare. In PY2019, the Department's involvement in housing projects has greatly impacted the vitality and livability of neighborhoods.

In addition to the above, the CAPER describes how CDBG funds continue to assist in meeting the needs of LMI persons with activities such as feeding programs, rehabilitation of homes, health services, etc. Furthermore, CDBG funds were used to improve blighted conditions in LMI neighborhoods.

HOME dollars were directed towards: down-payment assistance; tenant-based rental assistance; rehabilitation of owner occupied and rental housing units, with the majority of rehabs dedicated to

owner-occupied homes; and special projects such as multi-family and scattered site rehabilitation or new development projects lead by developers and/or local partners.

The DON continues to work with the Toledo Lucas County Homelessness Board (TLCHB) in its efforts towards the prevention and elimination of homelessness in the city of Toledo. ESG funds assisted in making significant progress towards the elimination of homelessness in Toledo. The goal of maintaining the current percentage of persons staying in permanent housing for at least 6 months at 85% continues to be met. Rapid re-housing efforts also continue to be the focus of the Continuum of Care (CoC). PY2020 results for ESG funded programs will be included in the 2020-2021 CAPER.

The City and The Fair Housing Center (TFHC) continue to work with community partners on the implementation of the Five-Year Fair Housing Action Plan (FHAP). The FHAP provides quarterly and annual updates on the action steps that are undertaken to address barriers to housing choice identified in the 2020-2025 Analysis of Impediments to Fair Housing Choice.

The City continues to further improve efficiencies through the incorporation of additional technology in code enforcement and the funding application process. The Division of Code Enforcement implemented a geospatial information database system using ArcGIS, which compiles data sets for community programming and needs. This data guides the Division to focus program participants in the community and improves efficiency with building a comprehensive plan for participants to follow.

The Department continues to utilize an online application process for CDBG and ESG grant funding. In addition, all sub-recipients for CDBG and ESG electronically enter accomplishments and submit request for funds reimbursement. The Department has also successfully completed the implementation of an online application process for HOME grant funding.

4. Summary of Citizen Participation Process and consultation process

The City's comprehensive approach to the citizen participation and consultation process is detailed in the City of Toledo's Citizen Participation Plan (CPP). Public participation is essential in the planning process because the involvement allows for citizens perspectives to be highlighted and it ensures that careful attention to community needs are made in the decision making process.

In the development of the 2021 (47th) PY DRAFT Action Plan, the COT consulted with the following non-profit organizations Lucas Metropolitan Housing (LMH), the Fair Housing Center (TFHC), the Lucas County Homelessness Board (TLCHB), and other regional and local organizations engaged in housing, community and economic development.

Citizens were provided with adequate and reasonable access to meetings, information and records relating to the COT's proposed use of funds. Input from Citizens on the DRAFT Action Plan will be solicited through a 30-day comment period that will commence on Friday, March 26, 2021.

The City of Toledo will hold two public hearings virtually on Thursday, March 25 and Thursday, April 1, 2021 via Zoom. Both public hearings will be held at 5:30 p.m. at the end of the workday for the convenience of those who work during normal business hours. The public hearings and 30-day comment period will be promoted through a media campaign that includes a public notice, public service announcement, and website and facebook postings. The public notice announcing the availability of the DRAFT Action Plan and 30-day comment period was emailed to the COT's community partners and posted on the Department of Neighborhoods' website.

Two Citizen Review Committees (CRCs) were established to review and evaluate proposed funding requests. One committee will evaluate non-homeless service related applications (which include local non-profit organizations, quasi-government agencies (not for profit) and government entities. The other committee will evaluate homeless service related applications. Members of the CRCs represented various community sectors including: banking, religious, healthcare, real estate, financial sector, economic development and social service agencies.

Additionally, the DON consults regularly with community leaders and citizens in efforts to collaborate, to improve neighborhood conditions, and to offer basic services to resident. Table 2 of the AP-10 Consultation section lists those agencies or organizations with whom the DON consulted with directly.

5. Summary of public comments

A summary of the public hearings will be provided in the final version of this Action plan.

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

All public comments received will be accepted.

7. Summary

The COT continues to concentrate efforts in the areas of housing, neighborhood and economic development while ensuring that basic need services are available to citizens, particularly, low- to moderate-income residents. CDBG, HOME and NSP funds are used to assist and leverage programs that provide safe, adequate and decent affordable housing. ESG funds will continue to positively impact the reduction of homelessness in Toledo.

The COT is committed to providing residents and stakeholders in its jurisdiction every opportunity to participate in the Consolidated Plan process, including the Annual Action Plan. By working in conjunction with non-profit organizations and many other agencies, the COT strives to meet the goals established in the 2020-2024 Five-Year Consolidated Plan.

All public hearings are held in facilities that provide adequate accessibility to disabled individuals, are wheel chair accessible and provide handicapped parking. In the event of a virtual public hearing, services needed by disabled individuals will be provided upon request.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	TOLEDO	Dept. of Neighborhoods
HOME Administrator	TOLEDO	Dept. of Neighborhoods
ESG Administrator	TOLEDO	Dept. of Neighborhoods

Table 1 – Responsible Agencies

Narrative (optional)

The City of Toledo Department of Neighborhoods is the lead agency responsible for preparing and administering the Consolidated Plan and Annual Action Plan and the use of federal funds from the U. S. Department of Housing and Urban Development (HUD) for the implementation of the goals identified in these plans.

To accomplish the goals delineated in this plan, the City of Toledo Department of Neighborhoods will partner with non-profits, businesses and other local and regional organizations that work to improve conditions for Toledo residents.

Consolidated Plan Public Contact Information

Department of Neighborhoods
2020-2024 Consolidated Plan
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(419) 245-1400

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

1. Introduction

The COT is committed to addressing the needs of the community in the most efficient and effective way possible. In the development of the Annual Action Plan, the City consulted with non-profit organizations, Lucas Metropolitan Housing, Toledo Lucas County Homelessness Board, The Fair Housing Center, Lucas County Land Reutilization Corporation (Land Bank) and other regional and local organizations engaged in housing, community, and economic development in the preparation of the Annual Action Plan. Input was solicited through the Citizen Participation Plan (CPP) process, which included public hearings, a 30-day comment period and direct consultations.

The COT utilized a Citizen Review Committee (CRC), comprised of citizens who have general or specific knowledge of existing community programs, understand community issues, and are able to allocate resources when consulted.

Additionally, DON's management consults on a regular basis with community leaders in efforts to collaborate on the improvements of neighborhood conditions and offer basic services to residents.

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

The City of Toledo continues to promote better collaboration in all housing, health, and related service efforts, and actively partners with local organizations in carrying out activities designed to improve the quality of life for city residents. The City regularly consults with these agencies in the development of plans and opportunities to enhance cooperation and collaboration in the delivery of services to residents. Each year, through the cooperation of major local entities, efforts are aimed at enhancing the coordination between service and housing agencies and private and public sector agencies in order to reduce gaps in service. They include, but are not limited to the following:

- Toledo/Lucas County Homelessness Board (TLCHB)
- Toledo Lucas County Port Authority
- United Way of Greater Toledo
- University of Toledo
- Lucas Metropolitan Housing (LMH)
- Mental Health and Recovery Services Board of Lucas County (MHSBLC)
- Lucas County Children's Services Board (LCCSB)
- Lucas County Veterans Service Commission
- Lucas County Land Reutilization Program (Land Bank)
- Toledo Public Schools
- Washington Local Schools
- Lucas County
- Private Businesses

A continued commitment to these partnerships and collaborations is critical in achieving the desired outcomes for the community. For example, the MHSBLC provides funding to multiple entities that provide treatment and support services for youth and adults in the public behavioral health system, thereby assisting in alleviating one of the root causes of homelessness. Further, the Department of

Neighborhoods works closely with the Lucas County Land Reutilization Corporation (Land Bank) to acquire properties for new construction, rehabilitation, land reutilization and demolition to reduce blight conditions and provide additional opportunities for the development of affordable housing.

Another example of the effectiveness of the City's collaborations with different community organizations dedicated to improving the housing stock, such as LMH, community development corporations and other local non-profits, is the improved ability to move projects forward that otherwise would not reach completion due to lack of resources.

Other relationships exist that consist of the business community, faith-based organizations, public service entities, housing providers, foundations, and other community organizations that advocate on behalf of those in need. Increased communication with all community stakeholders will continue to result in more formalized relationships that nurture and promote the City of Toledo's plans and goals.

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

The Toledo Lucas County Homelessness Board (TLCHB) assures all components of a successful CoC are in place, including a coordinated intake process, outreach and assessment standards, available supportive services, HMIS data management, emergency shelter, transitional housing, and permanent housing. TLCHB promotes an inclusive and comprehensive planning continuum, including a community wide Community Advisory Council that promotes and endorses review and input of the community's plan to end homelessness, known as the Community Alliances and Strategic Efforts (CASE) to Prevent, Reduce and End Homelessness Plan. The TLCHB and broader CoC have plans to update the CoC's CASE Plan (Strategic Plan) in 2021-2022.

The State of Ohio's Housing Crisis Response Program and the United Way of Greater Toledo's funds are used to leverage Project Home. TLCHB is the Project Home project manager which also includes participation from Leading Families Home, United Way, Catholic Charities, and Lutheran Social Services. Project Home is charged with providing financial and support service resources deemed necessary for people to either obtain or maintain permanent housing. Their efforts are focused on those households at imminent risk of losing housing; persons exiting shelter and transitional housing; persons released by public institutions without permanent housing placement; and adequate community response in the areas of housing, education, and employment. The project perfectly demonstrates the benefits of collaborative and comprehensive efforts to end homelessness.

Chronic homelessness is also addressed by the CoC through outreach services and emergency shelters. The TLCHB manages the No Barriers Housing Initiative, a local Housing First initiative designed to provide specially designated Housing Choice Vouchers to individuals who have been identified as chronically homeless. The No Barriers Housing Initiative includes regular by-name case management review, and an expanding partnership with Lucas Metropolitan Housing and Unison Behavioral Health Services. More than 30 chronically homeless individuals were successfully housed in the last year with additional vouchers being added in 2021. TLCHB also works alongside the Veterans Service Commission in ensuring veterans and their families are housed. This partnership also includes regular by name list management and case review and has resulted in several veterans being housed in recent months. It has been especially successful this year in identifying and housing un-housed Veterans residing in a shelter new to the CoC partnership. The CoC at large is home to a specific 24-hour shelter designed for

at risk and fleeing youth, Safety Net. Finally, TLCHB manages and maintains a family list for rapid and permanent supportive housing solutions for households with children experiencing homelessness.

Through its collaboration with the Toledo Lucas County Continuum of Care, the City of Toledo is engaged in open communication with various institutions including health care, foster care, and correctional facilities to assist persons being discharged from their programs. Additionally, all community institutions have policies stating that individuals are not to be discharged into a homeless situation. The TLCHB informed and educated all community stakeholders on contacting the CoC's Coordinated Access Information and Referral system (housed at United Way 2-1-1). If an individual is facing a housing crisis to ensure that persons discharged from institutions do not immediately face homelessness.

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

The City works in conjunction with TLCHB, the lead agency in the Continuum of Care (CoC), for all issues related to the elimination of homelessness in Toledo. The City of Toledo Department of Neighborhoods, in close partnership with the TLCHB, develops and implements the local process for allocating ESG funds. ESG funds are allocated by the department in accordance with the requirements of the Homeless Emergency Assistance and Rapid Transitions to Housing (HEARTH) Act of 2009.

Written standards adopted by the CoC establish policies and procedures to be followed by the individual CoC members in the implementation of the ESG program. The allocation of ESG funds includes the engagement of a Citizens Review Committee (CRC) whose members evaluate applications submitted by area homeless providers and makes funding recommendations to the department.

An explanation of the use of ESG funds is included in the public hearings that are held as part of the Consolidated and Action Plan development process to allow the community an opportunity to provide input on proposed ESG allocations. CoC members are typically present at the public hearings and are aware of the 30-days period to comment on the published draft plans. Additionally, CoC members communicate directly with the Department of Neighborhoods if any issues/concerns arise in the allocation process.

The Community Advisory Council (comprised of all funded homeless service providers and members of the Toledo Lucas County Homelessness Board, United Way of Greater Toledo and the Department of Neighborhoods) recommended performance standards and evaluation outcomes for providing ESG and CoC assistance, which include written standards for coordinated assessment, performance indicators and the Project Home re-housing policy. These written standards have been approved by the TLCHB and are included in the attachments to the first year Annual Action Plan.

HMIS funds are also administered by TLCHB in accordance with the HEARTH Act and all data entered in HMIS is regularly evaluated to assess progress towards the elimination of homelessness. The TLCHB maintains open two-way communication with CoC members relative to the use of the system and compliance with the reporting standards for HMIS. The TLCHB offers technical assistance as needed to those reporting into the Homeless Management Information System (HMIS).

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

1	Agency/Group/Organization	Lucas Metropolitan Housing (LMH)
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lucas Metropolitan Housing (LMH) was consulted to assist in determining housing needs; how LMH serves those in need for public housing (including people with disabilities); and plans to meet public housing needs. The DON maintains regular communications with LMH leaders regarding issues related to public housing and its residents. Consultations with LMH will continue in efforts to provide safe, adequate, and decent affordable housing to low-income individuals and their families, including the rehabilitation and resale of Low-Income Housing Tax Credit projects that have ended their 15-year compliance period.
2	Agency/Group/Organization	Toledo Lucas County Homelessness Board (TLCHB)
	Agency/Group/Organization Type	Continuum of Care Lead Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Toledo Lucas County Homelessness Board (TLCHB) is consulted regularly in all aspects related to ending homelessness in Toledo. TLCHB was consulted in the development of this Action Plan. TLCHB is also a sub-recipient of HOME funds to carry out Tenant Based Rental Assistance (TBRA) activities. The City will continue to work collaboratively with the TLCHB on all issues related to homelessness.
3	Agency/Group/Organization	The Fair Housing Center (TFHC)
	Agency/Group/Organization Type	Housing Services – Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The COT contracted with The Fair Housing Center for the development of the Analysis of Impediments (AI). Through the AI, the Fair Housing Center develops action steps needed for the elimination of impediments. The COT will continue to work collaboratively with the Fair Housing Center towards the elimination of barriers to Fair Housing.
4	Agency/Group/Organization	Lucas County Land Reutilization Corporation (Land Bank)
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The COT consults with the Lucas County Land Reutilization Corporation (Land Bank) in addressing issues related to vacant or abandoned properties. As resources become available, the Land Bank assists the COT in the reduction of blight within the City limits particularly through the demolition of unsafe units and rehabilitation projects.

Table 2 – Agencies, groups, organizations who participated

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

All pertinent agencies in the City and the county were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Toledo Lucas County Homelessness Board	Elimination of Homelessness is a goal in both the CoC CASE Plan and the City of Toledo 5-year Consolidated Plan. The COT works with the CoC to implement strategies toward the elimination of homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Toledo Department of Neighborhoods has cultivated many relationships in the community leading to the development of efficient strategies that assist in addressing community issues. Those relations include individuals, neighborhood groups, investors and organizations working towards the stabilization and growth of Toledo. The Department will continue to cultivate relationships that result in an effective and efficient implementation of the Consolidated Plan.

AP-12 Participation – 91.105, 91.200(c)

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

The goals of the 2021 (47th) PY Action Plan are based on the goals established in the 2020-2024 Five-Year Consolidated plan. Barring any emerging urgent issues that could change the existing goals and priorities, there should be no changes to the current goals and priorities as identified in the Consolidated Plan.

The Citizen Participation Process (CPP) is an integral part in the development of the Action Plan. The COT engages in a Citizen Review Committee (CRC) comprised of citizens who have general or specific knowledge of community programs and understand community issues. The members of the CRC represent various community sectors including: banking, religious, healthcare, real estate, financial sector, economic development and social service agencies.

The Citizen Participation Process for the 2021 (47th) PY Action Plan includes:

- Citizen Review Committees (CRCs) – Two CRCs (one for non-homeless services and one for homeless services) were utilized for the evaluation of applications, interviews of potential non-profit agencies and to make funding recommendations. The online application process allows the DON to have instant and direct communication between the DON, potential applicants and the CRC.
- Public Notices – (included in attachments) were published at least two weeks in advance for all related events in general circulation, minority papers and sent via email to community partners. Minority papers target the African-American and Hispanic communities.

Public Notices were published as follows:

- December 13, 2020 - Notice announcing the mandatory application information pick up held on January 22, 2021 published in The Blade (local general circulation).
- December 16, 2020 - Notices announcing the mandatory application information pick up held on January 22, 2021 published in the Toledo Journal and La Prensa (minority papers).
- January 4, 2021 - Press Release announcing the mandatory meeting sent to Mayor's Office for distribution to the news and social medias.
- March 3, 2021 - Notices announcing the availability of the DRAFT 2021-2022 Action Plan, the 30-day comment period and the public hearings published in the Sojourner's Truth and La Prensa (minority papers).
- March 7, 2021 - Notice announcing the availability of the DRAFT 2021-2022 Action Plan, the 30-day comment period and the public hearings published in and The Blade (local general circulation).
- March 15, 2021 - Press Release on the availability of the DRAFT 2021-2022 Action Plan, the 30-day comment period and the public hearings sent to Mayor's Office for distribution to the news and social medias.

The public notices were posted on the City of Toledo's website and sent via email to the community partners. An email was sent to City of Toledo's Third-Party Partners announcing the availability of the DRAFT 2021-2022 Action Plan, 30-day comment period and public hearings.

Public Hearings

The two Public Hearings on the DRAFT 2021-2022 Action Plan will be held virtually as follows:

- Thursday, March 25, 2021 at 5:30 p.m. via Zoom
- Thursday, April 1, 2021 at 5:30 p.m. via Zoom
- Public comments will be accepted until Monday, April 26, 2021

All public hearings are held in facilities that provide adequate accessibility to disabled individuals, are wheelchair accessible and provide handicap parking. In the event of a virtual public hearing, services needed by disabled individuals will be provided upon request.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	http://www.toledoblade.com/ http://www.thetoledojournal.com/ http://www.laprensatoledo.com/ http://www.thetruthtoledo.com/
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	All comments will be accepted.	https://toledo.oh.gov/departments/neighborhoods

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	All comments will be accepted.	https://toledo.oh.gov/departments/neighborhoods
4	Social Media	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	All comments will be accepted.	https://m.facebook.com/cityoftoledo/

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The table below summarizes expected resources available to address the goals of this Action Plan. For its PY 2021-2022 Annual Action Plan, the City anticipates receiving entitlement funding in the amount of \$7,438,240 in CDBG, \$2,179,977 in HOME and \$645,616 in ESG. Other funds available to the community are listed in this section as they impact the goals of this plan and contribute to addressing community needs as identified in the 2020-2024 Five-Year Consolidated Plan. The actual HUD allocations will be included in the final version of this Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	7,483,240	TBD	TBD	TBD	TBD	Per HUD, the Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. The annual allocations are typically fully expended every program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,179,977	0	TBD	TBD	TBD	Per HUD, the HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use to fund a wide range of activities including homeowner rehabilitation, home buyer activities, rental housing and tenant-based rental assistance, with the intent to provide safe, adequate and decent affordable housing to lower-income households and expand the capacity of non-profit housing providers.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	645,616	0	TBD	TBD	TBD	In accordance with the McKinney-Vento Homeless Assistance Act, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, HUD distributes Emergency Solutions Grant (ESG) funds to communities for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and homeless management information systems. The annual allocations are typically fully expended every program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Other	400,000	0	0	400,000	1,600,000	Toledo Public Schools receives McKinney-Vento Homeless Assistance Funds through the Ohio Department of Education for school transportation, school supplies, school uniforms, tutoring and programming needs. The amount of funds to be received depends upon the federal funding allocated to homeless youth and upon the need in the district. Toledo's allocation in FY 19 was \$400,000 and is being used as estimate for Year 1.
Continuum of Care	public - federal	Admin and Planning Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing	3,507,569	0	0	3,507,569	13,118,308	The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other – Land Bank	public - local	Admin and Planning Other	1,650,000	0	0	1,650,000	The Land Reutilization Program (Land Bank) is a community improvement corporation designed to strengthen neighborhoods in Lucas County by returning vacant and abandoned properties to productive use. The estimate is based on the organization's current budget. The City of Toledo does not receive or administer these funds.	
Other - United States Department of the Treasury	public - federal	Rental Assistance	8,100,000	0	0	8,100,000	The United States Department of the Treasury is providing funds to assist individuals and families with up to 6 months of rental assistance.	
Other – HUD Office of Lead Hazard Control and Healthy Homes	public-federal	Homeowner rehab Housing Multifamily rental rehab Other Lead Hazard Control and Abatement	5,700,000	0	0	5,700,000	The COT received funds from the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) to provide financial assistance to property owners to help control lead paint hazards in both owner-occupied and rental residential units within the City of Toledo.	
Other - CDBG-CV	Public-federal	Other To prevent, prepare for and respond to Coronavirus	5,979, 865			5,979,865	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus. CDBG-CV 1 st round \$4,453,360 CDBG-CV 2 nd round \$1,526,505	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other – ESG-CV	Public-federal	Other To prevent, prepare for and respond to Coronavirus	4,875,338			4,875,338	ESG-CV funds to be used to prevent, prepare for and respond to the Coronavirus. ESG-CV 1 st round \$2,249,248 ESG-CV 2 nd round \$2,626,090	

Table 5 - Expected Resources – Priority Table

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

CDBG funding is the primary source for many of the goals outlined in the 2020-2024 Five-Year Consolidated Plan and Annual Action Plans. The combination of federal funds with other state and local recourse, gives the community increased capacity to address many of the community needs. The combined resources, as well as efficiencies created through strategic partnerships with other organizations, give the city an increased capacity to address the needs identified in the Consolidated Plan. In combining HUD funds with these other resources, we can expand the availability of the many benefits these programs provide. These combined resources are used in efforts to increase homeownership for low-to moderate-income residents, address the crisis of homelessness, create a more suitable living environment, provide decent, safe and sanitary housing, address blight and many other beneficial activities.

HOME and ESG funds both have mandated matching requirements. While CDBG funds do not require a match, as a policy of the DON, all third-party partners that receive an allocation must provide a 1:1 match for each dollar received. Applicants receiving CDBG and ESG funds must identify and document the match in their funding applications. The match requirement for HOME funds is set by HUD based on criteria related to severe fiscal distress. As stated in CFR 92.218, contributions counted as a match must total not less than 25% of funds drawn from HOME. The City’s 2020 matching requirement continues at 0% and it is expected to remain the same for 2021.

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

To carry out housing, economic and community development activities, CDBG and HOME funded programs may obtain publicly owned land or property through the Lucas County Land Reutilization Corporation (Land Bank). The Land Bank acquires vacant and abandoned foreclosed properties and converts them to productive use. The Land Bank assists eligible residents in purchasing and renovating properties, and partners with community members in utilizing vacant lots from demolitions for re-use by residents, community groups, and neighborhood leaders. Vacant lots are sometimes offered to neighboring homeowners to increase lot sizes.

In meeting HUD's CDBG objective of benefit to low- and moderate-income persons and Elimination of Slum and Blight, the Land Bank meets the following goals and objectives established in this plan:

- Demolition of Blighted Properties
- Decrease Rodents in the City of Toledo
- Establish and Maintain Community Gardens
- Contaminated Sites Remediation for Re-development
- Down Payment/Closing Costs Assistance (*through acquisition and rehabilitation of properties*)
- New construction (*only by Community-Based Development Organizations CBDO's*)

Additionally, CDBG funds will be used to promote economic development opportunities by assisting for profit businesses with the attraction or retention of businesses and jobs, façade improvements, and tax and real estate incentives.

Discussion

The City is engaged in funding and participating in multiple community planning efforts with a variety of stakeholders. These sessions have led to the development of several community plans with clear vision, goals, objectives, and proposed activities along with possible sources of financing. The City has been investing in these neighborhoods and saw an opportunity to leverage its CDBG, HOME, and ESG funds with other City capital expenditures and private sector financing. The City is also reviewing its service delivery system to ensure it is both efficient and effective. The use of external organizations including community-based non-profits to deliver some services instead of internal departments was discussed. Organizational capacity of subrecipients, greater collaboration, and helping them to access other sources of funding was also highlighted.

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	HOME: Home Buyer Development	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability		Homeowner Housing Added: 5 Household Housing Unit
2	Home Buyer Down Payment/Closing Costs Assistance	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability		Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Small rental housing financing and education	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability		Rental units rehabilitated: 12 Household Housing Unit
4	Large rental housing/low-income housing tax credit	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability		Rental units rehabilitated: 3 Household Housing Unit
5	Local affordable housing capacity - public services	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability Provide and expand Public (Social) Services - 15%		Other: 8 Other
6	Code Enforcement & Nuisance Abatement incl. Rental	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions		Housing Code Enforcement/Foreclosed Property Care: 11000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improvements to parks and community facilities	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11,000 Persons Assisted
8	Slum and blight reduction	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions		Housing Code Enforcement/Foreclosed Property Care: 1,150 Household Housing Unit
9	Home Repairs for Seniors and the Disabled	2020	2024	Affordable Housing Non-Homeless Special Needs	Citywide	Increase Home Repairs and Housing Preservation		Homeowner Housing Rehabilitated: 128 Household Housing Unit
10	Housing Repairs and Rehabilitation	2020	2024	Affordable Housing	Citywide	Increase Home Repairs and Housing Preservation		Homeowner Housing Rehabilitated: 287 Household Housing Unit
11	Job Creation/Retention incl. returning citizens	2020	2024	Non-Housing Community Development	Citywide	Econ Dev: Job Creation/Access and Business Asst. Provide and expand Public (Social) Services - 15%		Jobs created/retained: 7 Jobs
12	Transportation support	2020	2024	Non-Housing Community Development	Citywide	Econ Dev: Job Creation/Access and Business Asst. Provide and expand Public (Social) Services - 15%		Public service activities other than Low/Moderate Income Housing Benefit: 210 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Coordinated Access for Homelessness	2020	2024	Homeless Non-Housing Community Development	Citywide	Adequate Housing & Services for Homeless/At Risk		Other: 1 Other
14	Rapid Re-Housing and Direct Financial Assistance	2020	2024	Affordable Housing Homeless	Citywide	Adequate Housing & Services for Homeless/At Risk		Tenant-based rental assistance / Rapid Rehousing: 140 Households Assisted
15	Permanent Supportive Housing	2020	2024	Affordable Housing Homeless	Citywide	Adequate Housing & Services for Homeless/At Risk		Housing for Homeless added: 56 Household Housing Unit
16	Increase number of emergency shelters	2020	2024	Affordable Housing Homeless	Citywide	Adequate Housing & Services for Homeless/At Risk		Homeless Person Overnight Shelter: 174 Persons Assisted
18	Increase in transitional housing	2020	2024	Affordable Housing Homeless	Citywide	Adequate Housing & Services for Homeless/At Risk		Overnight/Emergency Shelter/Transitional Housing Beds added: 22 Beds
19	Increase or new public services	2020	2024	Non-Housing Community Development	Citywide	Provide and expand Public (Social) Services - 15%		Public service activities other than Low/Moderate Income Housing Benefit: 33,553 Persons Assisted
20	Fair Housing Planning & Services	2020	2024	Non-Housing Community Development	Citywide	Fair Housing		Public service activities other than Low/Moderate Income Housing Benefit: 3,507 Persons Assisted
21	Improvements to public infrastructure for LMI	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions Improve Public Infrastructure for LMI Households		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	HOME CHDO Set-aside	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability Increase Home Repairs and Housing Preservation		Homeowner Housing Added: 5 Household Housing Unit
23	Improved Neighborhoods by Comprehensive Planning	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	Planning and Administration - CDBG	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Improving Housing Affordability Improving Neighborhood Conditions Increase Home Repairs and Housing Preservation Econ Dev: Job Creation/Access and Business Asst. Adequate Housing & Services for Homeless/At Risk Adequate Housing & Services for Other Special Need Provide and expand Public (Social) Services - 15% Fair Housing Improve Public Infrastructure for LMI Households		Other: 1 Other
25	Housing Rehabilitation Administration - CDBG	2020	2024	Affordable Housing	Citywide	Improving Housing Affordability Increase Home Repairs and Housing Preservation		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	HOME Administration	2020	2024	Affordable Housing Public Housing Homeless	Citywide	Improving Housing Affordability Increase Home Repairs and Housing Preservation Adequate Housing & Services for Homeless/At Risk Adequate Housing & Services for Other Special Need		Other: 1 Other
27	Targeted Neighborhood Home Repairs	2020	2024	Affordable Housing	Junction/ Englewood Old South End Garfield /Starr/ Raymer	Improving Housing Affordability Increase Home Repairs and Housing Preservation		Homeowner Housing Rehabilitated: 40 Household Housing Unit
28	Targeted Neighborhood Slum and Blight Reduction	2020	2024	Non-Housing Community Development	Junction/ Englewood Old South End Garfield /Starr/ Raymer	Improving Neighborhood Conditions		Other: 1 Other
29	Establish and Maintain Community Gardens	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions Provide and expand Public (Social) Services - 15%		Public service activities other than Low/Moderate Income Housing Benefit: 3,176 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
30	Supplement Lead Hazard Grants for At Risk Families	2020	2024	Affordable Housing Lead Remediation Rehab	Citywide	Improving Housing Affordability Increase Home Repairs and Housing Preservation		Homeowner Housing Rehabilitated: 50 Household Housing Unit
31	Demolition/Cleanance in Citywide Low-Income Areas	2020	2024	Non-Housing Community Development	Citywide Low to Moderate Income & Slum and Blight	Improving Neighborhood Conditions		Buildings Demolished: 40 Buildings

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HOME: Home Buyer Development
	Goal Description	The City will use PY 2021-2022 HOME funding for new construction or acquisition rehab of single-family homes for homeownership.
2	Goal Name	Home Buyer Down Payment/Closing Costs Assistance
	Goal Description	The City will use PY 2021-2022 HOME funding for down payment and closing costs assistance for low- to moderate-income first-time homebuyers.
3	Goal Name	Small rental housing financing and education
	Goal Description	The City will use HOME funds to assist owners of rental housing that serves low-to moderate-income household with repair costs and provide education for landlord and tenants
4	Goal Name	Large rental housing/low-income housing tax credit
	Goal Description	The City will provide HOME funding to assist developers with the new construction and preservation of large multi-family rental housing projects for low- to moderate income tenants including low-income housing tax credit (LIHTC) funded projects.

5	Goal Name	Local affordable housing capacity -public services
	Goal Description	The City will use CDBG funding in PY 2021-2022 for financial and technical assistance to build the capacity of local non-profit real estate developers of affordable housing.
6	Goal Name	Code Enforcement & Nuisance Abatement incl. Rental
	Goal Description	The City will administer CDBG funds for inspections, legal, and service delivery costs for enforcement of housing codes to reduce blighted properties and improve neighborhood conditions in low-to moderate-income and slum and blighted areas.
7	Goal Name	Improvements to parks and community facilities
	Goal Description	The City will provide CDBG PY 2021-2022 funding for improvements to parks and recreational facilities in low- to moderate-income (LMI) areas or that benefit LMI residents
8	Goal Name	Slum and blight reduction
	Goal Description	The City will provide CDBG funding to reduce blight by prosecuting property owners who fail to comply with Toledo Municipal Codes related to nuisance orders in low- to moderate-income areas to benefits of the residents. The City of Toledo will coordinate with the Toledo/Lucas County Land Reutilization Program (Land Bank) which is a community improvement corporation designed to strengthen neighborhoods in Lucas County by returning vacant and abandoned properties to productive use. These additional funds are not administered by the City but support slum and blight removal and improvement of the City's neighborhoods especially those that are a majority low-income. Outcomes will be generated by the Land Bank.
9	Goal Name	Home Repairs for Seniors and the Disabled
	Goal Description	The City will provide CDBG funding for PY 2021-2022 to be reallocated to home repairs and accessibility modifications to allow mainly seniors and people with disabilities to remain in their residences, including emergency repairs.
10	Goal Name	Housing Repairs and Rehabilitation
	Goal Description	The City will provide HOME and CDBG funding to provide housing assistance for rehabilitation of existing owner-occupied housing for low income households.
11	Goal Name	Job Creation/Retention incl. returning citizens
	Goal Description	The City will allocate CDBG funds to increase job opportunities through workforce development and assistance to small and medium size private businesses including jobs for citizens returning from incarceration. Estimated program income from the repayments of loans under the City's Economic Development Loan Program (EDL) for PY 2021-2022 may be used for business loans to create jobs.

13	Goal Name	Transportation support
	Goal Description	The City will allocate CDBG funds under public services to help businesses or individuals for transportation access to job opportunities
14	Goal Name	Coordinated Access for Homelessness
	Goal Description	The City will allocate CDBG and ESG funds to operate a centralized system for homeless assistance to determine needs and match individuals/families with the type of assistance needed. The City of Toledo will coordinate with other funding for homeless related assistance available through the McKinney-Vento Homelessness Assistance Act and the Toledo Lucas County Continuum of Care. These funds are not administered by the City but contribute to homelessness prevention and reduction. Outcomes will be generated by the administrators of the funds.
15	Goal Name	Rapid Re-Housing and Direct Financial Assistance
	Goal Description	Provide rental financial assistance using PY 2021-2022 HOME and CDBG funding to prevent homelessness and assist the homeless in obtaining/retaining permanent housing
16	Goal Name	Permanent Supportive Housing
	Goal Description	Provide long-term community-based housing, which includes supportive services for homeless persons with disabilities.
17	Goal Name	Increase number of emergency shelters
	Goal Description	Provide temporary shelter for the homeless for a period of 90 days or less. Supportive services may or may not be provided in addition to shelter.
18	Goal Name	Increase in transitional housing
	Goal Description	Provide supportive housing services to facilitate the movement of homeless individuals and families to permanent housing, generally for up to 24 months.
20	Goal Name	Increase or new public services
	Goal Description	CDBG funding from PY 2021-2022 Public Services including crime and safety, programs for youth and seniors, community, non-profit capacity building, etc. carried out by community-based non-profits
21	Goal Name	Fair Housing Planning & Services
	Goal Description	Elimination of discrimination in the provision of housing and housing-related services and elimination of segregation by affirmatively promoting inclusive communities and increasing supply of genuinely open housing.

22	Goal Name	Improvements to public infrastructure for LMI
	Goal Description	Assisting LMI households in financial hardship to improve water supply lines and other public infrastructure benefitting low to moderate-income persons
23	Goal Name	HOME CHDO Set-aside
	Goal Description	The City will use HOME PY 2021-2022 for the 15% set aside for community housing development corporations (CHDOs) and operating assistance to build new or rehabilitate single or multi-family housing for low to moderate-income households
24	Goal Name	Improved Neighborhoods by Comprehensive Planning
	Goal Description	Planning and administrative activities related to the processing of applications and community studies including the Toledo's 2020 Comprehensive Plan to lead neighborhood improvements
25	Goal Name	Planning and Administration - CDBG
	Goal Description	The general operations as it relates to the administration and reporting requirements, administration and staff monitoring of programs, neighborhoods revitalization and fiscal oversight.
26	Goal Name	Housing Rehabilitation Administration - CDBG
	Goal Description	The administration of staff cost related to the housing rehabilitation and development programs operated by the Department of Neighborhoods Housing Division in PY 2021-2022 entitlement grant and estimated program income from housing loan repayments will be used for activity delivery costs related to the housing rehabilitation program.
27	Goal Name	HOME Administration
	Goal Description	The administration and staff cost related to the operation of housing rehabilitation and development programs funded by the HOME Program.
28	Goal Name	Targeted Neighborhood Home Repairs
	Goal Description	Use carryover CDBG funding in PY 2021-2022 to implement a targeted home repair program in the neighborhoods of East Toledo, Junction/Englewood, and Old South End.
29	Goal Name	Targeted Neighborhood Slum and Blight Reduction
	Goal Description	Use carryover CDBG funding of PY 2021-2022 to implement a targeted commercial demolition and greening program in the neighborhoods of East Toledo, Junction/Englewood, and Old South End.
30	Goal Name	Establish and Maintain Community Gardens
	Goal Description	Use CDBG funds to establish and maintain community and rain gardens as well as promote urban agriculture in underutilized and vacant lots.

31	Goal Name	Supplement Lead Hazard Grants for At Risk Families
	Goal Description	To provide lead remediation assistance to eligible homeowners and landlords. Priority will be given to homes in at-risk census tracts or with at-risk children and where lead remediation costs exceed the \$16,000 HUD Lead Grant limits.
32	Goal Name	Demolition/Clearance in Citywide Low-Income Areas
	Goal Description	In an effort to address blight, as well as to enhance neighborhood revitalization efforts, the Department of Neighborhoods will fund demolition activities on an as needed basis in unspecified LMI areas using CDBG carryover funding in FY 2020-2021 Dilapidated properties that risk health and safety and contribute to poor neighborhood conditions will be demolished in areas where 51 percent or more of the population is low-to moderate-income households.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2020-2024 Five-Year Consolidated Plan identified priority housing and community development news in the City of Toledo. The DON will coordinate the use of federal funds for strategies and actions the City will use to meet the needs of low- to moderate-income households and communities.

Below are the proposed projects/activities that will be undertaken in the 2021 (47th) PY with CDBG, HOME and ESG funding to address the priority needs and objectives in the Consolidated Plan. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Projects

#	Project Name
1	Planning and Administration
2	DON: Housing Rehabilitation Administration
3	HOME Administration
4	Housing Development - CHDO Set Aside and Operating Assistance
5	Owner-Occupied Rehabilitation
6	Rental Housing Development
7	Home at Last Down Payment and Closing Costs Assistance
8	HOME: Home Buyer Development
9	Tenant Based Rental Assistance (TBRA) and TBRA Operating Assistance
10	COT: Division of Code Enforcement
11	COT: Department of Law
12	Toledo - Lucas County Plan Commission
13	COT: Engineering Services (Sidewalk Replacement)
14	COT: Mayor's Office (Gun Violence Initiative)
15	COT: Parks, Recreation & Forestry
16	COT: DPU – Waterline Replacement Program
17	COT: Economic Development (Code for Success)
18	Arts Commission of Greater Toledo, Inc
19	Believe Center Inc
20	Catholic Charities Diocese of Toledo - Helping Hands of St. Louis
21	Compassion Health Toledo
22	East Toledo Family Center
23	Fair Housing Opportunities of Northwest Ohio
24	Grace Community Center
25	Legal Aid of Western Ohio Inc
26	Lucas County Land Reutilization Corp (Land Bank)
27	Lucas County Regional Health District
28	Lucas Housing Services Corporation

#	Project Name
29	Martin Luther King Center Kitchen for the Poor
30	Maumee Valley Habitat for Humanity
31	Neighborhood Health Association of Toledo Inc
32	Neighborworks Toledo Region
33	Pathway Inc
34	Preferred Properties Inc
35	Sofia Quintero Art & Cultural Center
36	Toledo Design Collective
37	Toledo GROWs
38	Toledo Seagate Food Bank
39	Aurora Project, Inc
40	Catholic Charities Diocese of Toledo - Transportation Collaboration
41	Family House
42	Community Center Improvements
43	HESG-2021 Homeless Services - ESG

Table 7 - Project Information

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

The City of Toledo priorities were allocated based on an analysis of the data from the Citizens Participation and Agency Consultation Process section and information obtained from the Needs Assessment and Market Analysis sections of the 2020-2024 Five-Year Consolidated Plan.

As a result of the analysis, the City identified priority needs and associated goals to address these needs. The priority needs are:

- Affordable housing
- Public (Social) Services
- Improving Neighborhood Conditions
- Economic Development
- Adequate housing and services for the Homeless or At-Risk and Special Needs Populations
- Fair Housing

To address these needs, the goals are as follows: homeownership housing, rental housing, affordable housing capacity, rental housing code enforcement, improvements to parks and community facilities, slum and blight reduction, home repairs especially for elderly, job creation/retention, business assistance, emergency and permanent housing for homeless, and special need populations.

Federal, state, and local budget cuts resulting in a reduction of funding for programs is the primary obstacle to addressing underserved needs within the City. The amount of funding for housing and non-housing activities is not adequate to meet the demand of underserved needs. Typically, the total amount funding requested in recent years exceeds the amount of funding available. Agencies also identified insufficient financial resources as the top barriers to meeting underserved needs. Agencies identified shortage of volunteers, better collaboration between social service agencies, staff turnover and capacity, transportation needs of clients, program eligibility restrictions and marketing and lack of

awareness of program services as barriers to meeting underserved needs.

In regards to housing, the City contracted with the Toledo Fair Housing Center to complete an Analysis of Impediments to Fair Housing Choice (AI) in 2020 which identified obstacles to obtaining safe, adequate, and decent affordable housing. The City and the Fair Housing Center, in conjunction with community partners, collaborate in the implementation of a Fair Housing Action Plan to remove obstacles to fair and affordable housing in collaboration with community partners. To view a copy of the Analysis of Impediments to Fair Housing Choice, which includes the Fair Housing Action Plan, please visit the Department of Neighborhoods website at: <https://toledo.oh.gov/departments/neighborhoods>.

AP-38 Project Summary

Project Summary Information

1	Project Name	Planning and Administration
	Target Area	Junction/Englewood Old South End Garfield /Starr/ Raymer Citywide
	Goals Supported	HOME: Home Buyer Development Home Buyer Down Payment/Closing Costs Assistance Small rental housing financing and education Large rental housing/low-income housing tax credit Local affordable housing capacity -public services Code Enforcement & Nuisance Abatement incl. Rental Improvements to parks and community facilities Slum and blight reduction Home Repairs for Seniors and the Disabled Housing Repairs and Rehabilitation Job Creation/Retention incl. returning citizens Transportation support Coordinated Access for Homelessness Rapid Re-Housing and Direct Financial Assistance Permanent Supportive Housing Increase number of emergency shelters Increase in transitional housing Increase or new public services Fair Housing Planning & Services Improvements to public infrastructure for LMI HOME CHDO Set-aside Improved Neighborhoods by Comprehensive Planning Planning and Administration - CDBG Housing Rehabilitation Administration - CDBG HOME Administration Targeted Neighborhood Home Repairs Targeted Neighborhood Slum and Blight Reduction Establish and Maintain Community Gardens Supplement Lead Hazard Grants for At Risk Families
	Needs Addressed	Improving Housing Affordability Improving Neighborhood Conditions Increase Home Repairs and Housing Preservation Econ Dev: Job Creation/Access and Business Asst. Adequate Housing & Services for Homeless/At Risk Adequate Housing & Services for Other Special Need Provide and expand Public (Social) Services - 15% Fair Housing Improve Public Infrastructure for LMI Households
	Funding	CDBG: \$1,158,579

	Description	The general operations as it relates to the administration and reporting requirements, administration and staff monitoring of programs, neighborhoods revitalization and fiscal oversight.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City of Toledo, Department of Neighborhoods, One Government Center, Suite 1800, Toledo, Ohio 43604
	Planned Activities	All of the CDBG funded activities such as funding of staff designated to carry out activities related to the planning, administration, development and implementation of the Consolidated Plan, Annual Action Plan, and the CAPER. These include the following: tracking and compilation of information; federal grants reporting; IDIS data input; fiscal oversight; CDBG activities monitoring (i.e. on-site monitoring visits, review and evaluation of agency information, assessment of progress and completion of activities, compliance with Federal regulations etc.); general administration of funds and related activities.
2	Project Name	DON: Housing Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	HOME: Home Buyer Development Home Buyer Down Payment/Closing Costs Assistance Small rental housing financing and education Large rental housing/low-income housing tax credit Home Repairs for Seniors and the Disabled Housing Repairs and Rehabilitation HOME CHDO Set-aside Housing Rehabilitation Administration - CDBG Targeted Neighborhood Home Repairs
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$968,557
	Description	The administration of staff cost related to the housing rehabilitation and development programs operated by the Department of Neighborhoods Housing Division.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide

	Planned Activities	The activities related to the administration duties of the Housing Division including: Owner-Occupied Rehabilitation; Homebuyer units production through new construction or acquisition; rehabilitation and resale; down payment and closing costs through the Home At Last Program; Paint, Roof, and Emergency Repair Programs; Code Violations Abatement Program (CVAP), Lead-Based Paint Hazard Programs, and Rental Housing Development Projects.
3	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	HOME: Home Buyer Development Home Buyer Down Payment/Closing Costs Assistance Small rental housing financing and education Large rental housing/low-income housing tax credit Local affordable housing capacity -public services Home Repairs for Seniors and the Disabled Housing Repairs and Rehabilitation HOME CHDO Set-aside HOME Administration
	Needs Addressed	Improving Housing Affordability Improving Neighborhood Conditions Increase Home Repairs and Housing Preservation Adequate Housing & Services for Homeless/At Risk
	Funding	HOME: \$217,998
	Description	The administration and staff cost related to the operation of housing rehabilitation and development programs funded by the HOME Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City of Toledo, Department of Neighborhoods, One Government Center, Suite 1800, Toledo, Ohio 43604
	Planned Activities	The activities include all planning and administration duties of management and the Housing Division staff. The duties include the following: underwriting analysis of all projects including the owner-occupied program and the down payment assistance program; administration and monitoring of tenant-based rental assistance (TBRA) program; all aspects of homeownership financial assistance to eligible applicants; maintenance of records to support compliance with all federal regulations; entry of data into IDIS; and continued evaluation of programs, procedures and policies. Also included is the administrative funding for TBRA Third-Party Partners.
4	Project Name	Housing Development - CHDO Set Aside and Operating Assistance
	Target Area	Citywide

	Goals Supported	HOME: Home Buyer Development Home Buyer Down Payment/Closing Costs Assistance Small rental housing financing and education Large rental housing/low-income housing tax credit
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	HOME: \$326,996
	Description	The GAP financing and \$100,000 of operating assistance for single- or multi-family rehabilitation or new construction projects owned, developed, or sponsored by Community Housing Development Organizations (CHDOs).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five (5) low- and moderate-income households will benefit from this activity.
	Location Description	City-wide
	Planned Activities	The rehabilitation or new construction of single-family homeownership units and/or rehabilitation or new construction of single-family or multi-family rental units.
5	Project Name	Owner-Occupied Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Repairs and Rehabilitation
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	HOME: \$42,497
	Description	To help low- and moderate-income homeowners with housing rehabilitation to restore their homes to decent, safe, and sanitary conditions; thereby preserving the housing stock. Implemented by sub-recipients and the City of Toledo Housing Division.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Sixty (60) low- and moderate-income homeowners will benefit from this activity.
	Location Description	City-wide
Planned Activities	To provide owner-occupied rehabilitation to address code violations, health and safety issues including lead-based paint hazards.	
6	Project Name	Rental Housing Development
	Target Area	Citywide
	Goals Supported	Small rental housing financing and education Large rental housing/low-income housing tax credit
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	HOME: \$1,198,035

	Description	The gap financing for new construction or rehabilitation of rental housing units developed by nonprofits or for-profit developers, seniors, and families. The projects are selected based on gap funding needs, consistency with COT affordable housing priorities, readiness to proceed and successfully securing all land use entitlement and project financing commitments.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low- and moderate-income households will benefit from this project.
	Location Description	City-wide
	Planned Activities	The projects are intended to provide gap financing for developers and agencies developing multi-unit projects. These developments are multi-unit buildings involving new construction, rehabilitation, or repurposing.
7	Project Name	Home at Last Down Payment and Closing Costs Assistance
	Target Area	Citywide
	Goals Supported	Home Buyer Down Payment/Closing Costs Assistance
	Needs Addressed	Improving Housing Affordability
	Funding	HOME: \$200,000
	Description	To provide 0% interest deferred payment loans for down payment and closing cost assistance to eligible first-time home buyer households who are buying single-family units.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Thirty (30) low- and moderate-income households will benefit from this project.
	Location Description	City-wide
	Planned Activities	To provide down payment and closing cost assistance to low- and moderate-income homebuyers.
8	Project Name	HOME: Home Buyer Development
	Target Area	Citywide
	Goals Supported	HOME: Home Buyer Development Home Buyer Down Payment/Closing Costs Assistance
	Needs Addressed	Improving Housing Affordability
	Funding	HOME: \$150,000
	Description	The new construction or acquisition, rehabilitation, and resale of homebuyer units.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Twelve (12) low- and moderate-income families will benefit from this activity.
	Location Description	City-wide
	Planned Activities	To provide gap financing for new construction or acquisition, rehabilitation, and resale of homebuyer units. The construction and rehabilitation will incorporate green building standards.
9	Project Name	Tenant Based Rental Assistance (TBRA) and TBRA Operating Assistance
	Target Area	Citywide
	Goals Supported	Rapid Re-Housing and Direct Financial Assistance
	Needs Addressed	Adequate Housing & Services for Homeless/At Risk
	Funding	HOME: \$44,451
	Description	Tenant-Based Rental Assistance (TBRA) provided through the Toledo Lucas County Homelessness Board (TLCHB).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Thirty (30) low- and moderate-income individuals will benefit from this activity.
	Location Description	City-wide
	Planned Activities	To provide funding to sub-recipient (TLCHB) to facilitate a program that provides direct financial assistance, i.e. rent and security deposits.
10	Project Name	COT: Division of Code Enforcement
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Code Enforcement & Nuisance Abatement incl. Rental Slum and blight reduction
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$1,378,912
	Description	To reduce the number of nuisance housing code violations by inspecting properties, issue orders, and, as necessary, filing criminal charges in Toledo Municipal Court. The City will coordinate activities with the Toledo/Lucas County Land Bank
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	40,000 households in low- and moderate-income census tracts will benefit from this activity.
	Location Description	City-wide low- and moderate-income census tracts in designated blighted areas will benefit from code enforcement activities.

	Planned Activities	The planned activities include: <ul style="list-style-type: none"> • Inspection of properties for mechanical and cosmetic property maintenance. • Issue appropriate nuisance orders. • File charges to put case into Toledo Municipal Housing Court as needed. • Follow-up on nuisance orders or court cases as appropriate.
11	Project Name	COT: Department of Law
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Code Enforcement & Nuisance Abatement incl. Rental Slum and blight reduction
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$51,602
	Description	To reduce blight by prosecuting property owners who fail to comply with the Toledo Municipal Codes related to nuisance orders issued by the Code Enforcement Division.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	300 housing units in low- and moderate-income census tracts will be compliant as a result of this activity.
	Location Description	Low- and moderate-income census tracts within the City of Toledo
	Planned Activities	The housing court prosecutor will prosecute criminal and/or civil complaints filed by the Code Enforcement Division against non-compliant property owners in low- and moderate-income census tracts and in addition, will appear in court and prosecute cases until compliance, conviction or dismissal of the case occurs.
12	Project Name	Toledo - Lucas County Plan Commission
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Slum and blight reduction Improved Neighborhoods by Comprehensive Planning
	Needs Addressed	Improving Housing Affordability Improving Neighborhood Conditions
	Funding	CDBG: \$87,025
	Description	The administrative activities related to the processing of applications and community studies dealing with the City of Toledo's subdivisions rules and regulations and the Toledo 20/20 Comprehensive Plan.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide targeting areas needing enhancements.

	Planned Activities	The planned activities include the following: Administrative activities related to: <ul style="list-style-type: none"> Processing of applications dealing with the City of Toledo's subdivision rules and regulations, zoning ordinances and Overlay Districts. and <ul style="list-style-type: none"> Community planning for commercial and residential areas suffering from disinvestments including detailed development plans.
13	Project Name	COT: Engineering Services (Sidewalk Replacement)
	Target Area	Junction/Englewood Low to Moderate Income & Slum and Blight
	Goals Supported	Slum and blight reduction Improved Neighborhoods by Comprehensive Planning
	Needs Addressed	Improving Housing Affordability Improving Neighborhood Conditions
	Funding	CDBG: \$371,354
	Description	The activities related to the replacement of sidewalks in the Junction Neighborhood in the city of Toledo.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide targeting areas needing enhancements.
	Planned Activities	The replacement of existing sidewalks in the Junction Neighborhood that is in poor condition and to improve the walk ability of the area.
14	Project Name	COT: Mayor's Office (Gun Violence Initiative)
	Target Area	City-wide Low to Moderate Income & Slum and Blight
	Goals Supported	Improved Neighborhoods by Comprehensive Planning
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$110,248
	Description	The activities related to the implementation of the Mayor's Initiative to Reduce Gun Violence (MIRGV).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide targeting areas needing enhancements.

	Planned Activities	A public health approach to addressing the gun violence in the Lagrange corridor, Junction and Garfield areas. The initiative will enhance law enforcement efforts to deter violence by having individuals that have relationships in the community working directly with residents and high-risk individuals to reduce gun violence.
15	Project Name	COT: Parks, Recreation & Forestry
	Target Area	Junction/Englewood Garfield /Starr/ Raymer
	Goals Supported	Slum and blight reduction Improved Neighborhoods by Comprehensive Planning
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$186,200
	Description	The activities related to the revitalization of two parks Navarre Park and Junction Park located in the City of Toledo.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide targeting areas needing enhancements.
	Planned Activities	To install a new open-air picnic shelter, adjacent parking lot, and associated accessible walkways at Navarre Park. To install a shell around the new stage, add sun sails, and new sidewalks around the perimeter of the park.
16	Project Name	COT: DPU – Waterline Replacement Program
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Housing Repairs and Rehabilitation Improvements to public infrastructure for LMI
	Needs Addressed	Improving Housing Affordability Improving Neighborhood Conditions Improve Public Infrastructure for LMI Households
	Funding	CDBG: \$30,000
	Description	To assist low- to moderate-income customers experiencing financial hardships and need water lines replaced in order to have their water turned on.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Twelve (12) households will benefit from this project.
	Location Description	City-wide
	Planned Activities	To assist low- to moderate-income customers experiencing financial hardships and need water lines replaced in order to have their water turned on.

17	Project Name	COT: Economic Development (Code For Success)
	Target Area	Old South End Low to Moderate Income & Slum and Blight
	Goals Supported	Improvements to public infrastructure for LMI
	Needs Addressed	Improving Neighborhood Conditions Improve Public Infrastructure for LMI Households
	Funding	CDBG: \$50,000
	Description	To improve/revitalize the interior structure of a vacant building in the Old South End.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	One (1) business will benefit from this project.
	Location Description	Old South End
	Planned Activities	To provide improvements to the interior structure of vacant building located in the Old South End.
18	Project Name	Arts Commission of Greater Toledo, Inc
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$22,000
	Description	A six-week, summer and fall sessions youth employment training program for at-risk youths ages 14-19. The program provides summer and fall employment experience in the arts, builds job skills, connections to community and technical skills in the arts.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Thirteen (13) youth ages 14-18 from low- and moderate-income families will benefit from this activity.
	Location Description	City-wide
	Planned Activities	The program activities directed to the development of artistic and job skills include the following: <ul style="list-style-type: none"> • job training through work experience. • transportation services as needed. • team building activities; and • public art design and making.
19	Project Name	Believe Center Inc
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$45,000

	Description	To carry out eligible sports, family and educational programs for youth living in low- and moderate-income census tracts.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) low- and moderate-income youth will benefit from this project.
	Location Description	City-wide
	Planned Activities	The planned activities will provide opportunities to carry out the following: <ul style="list-style-type: none"> • Youth Sports. • Educational Enhancement Programs (reading, writing and math); and Recreational Opportunities (field trips, tours, camping and etc.).
20	Project Name	Catholic Charities Diocese of Toledo - Helping Hands of St. Louis
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$26,689
	Description	To provide groceries on a monthly basis to low- and moderate-income individuals in low- and moderate-income census tracts.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,600 low- and moderate-income persons will benefit from this activity.
	Location Description	City-wide
	Planned Activities	All activities related to the operation of a food pantry.
21	Project Name	Compassion Health Toledo
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$64,737
	Description	This activity will directly address the problem of high infant mortality by providing comprehensive health care services to high risk obstetric patients and have a social worker and two community health workers who assist our Health Care Providers in addressing the Social Determinants of Health with our pregnant patients.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	175 low- and moderate-income individuals will benefit from this activity.
Location Description	Citywide	

	Planned Activities	The services associated with this activity include the following: <ul style="list-style-type: none"> • complete prenatal care. • complete reproductive plan. • connections to social services in the community. • attend nutrition, parenting and prenatal (including breastfeeding) classes; and • active participation of fathers.
22	Project Name	East Toledo Family Center
	Target Area	Citywide
	Goals Supported	Home Repairs for Seniors and the Disabled
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$25,000
	Description	This project entails administrative operations for minor repairs and home rehabilitation projects to assist low- and moderate-income senior citizens maintain a healthy, safe and sanitary living environment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	74 low- and moderate-income seniors.
	Location Description	City-wide
	Planned Activities	The activities for this project are related to: working in partnership with the Area Office on Aging on the rehabilitation of privately owned, single-unit homes with construction dollars provided by the Area Office on Aging.
23	Project Name	Fair Housing Opportunities of Northwest Ohio
	Target Area	Citywide
	Goals Supported	Fair Housing Planning & Services
	Needs Addressed	Fair Housing
	Funding	CDBG: \$200,000
	Description	This project entails two activities: Activity 1: Activities to ensure that residents, regardless of income, have fair housing choices and further the implementation of the Analysis of Impediments (AI) Action Plan steps towards the elimination of impediment to fair housing choice. (Fair Housing activities are carried out as part of the Department of Neighborhoods general program administration) and Activity 2: To provide assistance individuals requesting Landlord-Tenant Mediation Services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3,507 individuals and families who could potentially be facing housing discrimination will benefit from this activity and 500 persons assisted.
Location Description	City-wide	

	Planned Activities	The administrative activities related to housing discrimination including: <ul style="list-style-type: none"> • Enforcement. • Trainings (for the public and the housing industry). • Dissemination of information at outreach events; and • Implementation of action steps identified in the Analysis of Impediments (AI). • Land-lord Tenant Mediation Services
24	Project Name	Grace Community Center
	Target Area	Citywide
	Goals Supported	Slum and blight reduction Establish and Maintain Community Gardens
	Needs Addressed	Improving Neighborhood Conditions Public (Social) Services – 15% of CDBG eligible
	Funding	CDBG: \$46,609
	Description	The project entails two activities: Activity 1: promote educational enrichment for k-8 th graders to sustain or increase grade level growth during summer study and help youth learn positive life skills through social learning strategies; and Activity 2: a garden cooperative which will give families a stake in ownership of the garden beds and will increase access to affordable home-grown vegetables.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Thirty (30) children and Fifty (50) households in low- and moderate-income areas will benefit from this activity.
	Location Description	City-wide
Planned Activities	To promote educational enrichment for k-8 th graders to sustain or increase grade level growth during summer study and help youth learn positive life skills through social learning strategies and the garden designed to provide families in low- to moderate-income areas with a variety of vegetables throughout the growing season.	
25	Project Name	Legal Aid of Western Ohio Inc
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$100,000
	Description	To provide high quality legal services regarding housing issues to low- and moderate-income adults residing within the City of Toledo.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 low- and moderate-income persons will benefit from this activity.
Location Description	City-wide	

	Planned Activities	The legal services for this project including the following: <ul style="list-style-type: none"> • Comprehensive Legal Representation. • Defense of eviction and foreclosure cases/secure affordable housing; and • Addressing issues with unsuitable living conditions and unscrupulous landlords.
26	Project Name	Lucas County Land Reutilization Corp (Land Bank)
	Target Area	City-wide Garfield /Starr/ Raymer
	Goals Supported	Citywide Low to Moderate Income & Slum and Blight
	Needs Addressed	Code Enforcement & Nuisance Abatement incl. Rental Slum and blight reduction Improving Neighborhood Conditions
	Funding	CDBG: \$325,000
	Description	This project entails two activities: Activity 1: the complete removal of a blighted structure and greening in the Clinton Park Neighborhood and Activity 2: to complete improvements on tax foreclosed properties into productive use and create homeownership in the Garfield, Clinton Park and Secor Gardens neighborhoods.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide
	Planned Activities	The demolition and greening of a blighted industrial structure in the Clinton Park Neighborhood and to complete improvements to tax foreclosed properties for further homeownership potential.
27	Project Name	Lucas County Regional Health District
	Target Area	Citywide
	Goals Supported	Slum and blight reduction
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$57,143
	Description	The administrative costs associated with inspections prior to demolitions, proactive inspections for rodent activity and follow-up actions such as citations and court nuisance orders.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	700 households will benefit from this project.
	Location Description	City-wide

	Planned Activities	The administrative activities associated with codes addressing rodent control.
28	Project Name	Lucas Housing Services Corporation
	Target Area	Citywide
	Goals Supported	HOME: Home Buyer Development Housing Repairs and Rehabilitation
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$75,000
	Description	The repair or the rehabilitation to LIHTC units to make units available for purchase by low- and moderate-income persons.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Three (3) housing units will be repaired or rehabilitated for purchase by low- and moderate-income persons.
	Location Description	City Forest and North River Homes I Areas.
	Planned Activities	The activities associated with the repair, rehabilitation, and purchase of properties.
29	Project Name	Martin Luther King Center Kitchen for the Poor
	Target Area	Citywide Low to Moderate Income & Slum and Blight
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$54,000
	Description	To provide grocery items, food supplements, and food boxes to low-income and homeless families, thereby, providing savings to families' budgets.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	825 low- and moderate-income persons will benefit from this project.
	Location Description	City-wide
	Planned Activities	The operational activities related to providing food boxes to low- and moderate-income citizens and, as needed, deliver food boxes to senior citizens.
30	Project Name	Maumee Valley Habitat for Humanity
	Target Area	Citywide
	Goals Supported	Housing Repairs and Rehabilitation

	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$475,000
	Description	This project entails two activities: Activity 1: owner-occupied repair and Activity 2: roof repair projects for low- to moderate-income homeowners.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	40 low- and moderate-income households will benefit from owner-occupied homeowner repairs and 65 households will be benefit from a roofing repair program.
	Location Description	City-wide
	Planned Activities	The activities associated with carrying out home and roof repairs for low- and moderate-income families will benefit from this project.
31	Project Name	Neighborhood Health Association of Toledo Inc
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$154,647
	Description	To provide direct medical care through 13 community health centers to low- and moderate-income residents of the City of Toledo. Primary healthcare, preventative healthcare and specialty care will be provided.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4,755 low- and moderate-income persons will benefit from this project.
	Location Description	City-wide.
	Planned Activities	Services associated with physical health needs such as: primary healthcare, preventative healthcare, and specialty care. LMI clients will have access to quality medical care, a full-service pharmacy at Nexus Health Care, care coordination for prescription assistance and other services, community service, specialty care such as cardiology, women's health, and podiatry. Dental services are also accessible through the Neighborhood Health Association (NHA).
32	Project Name	NeighborWorks Toledo Region
	Target Area	Citywide
	Goals Supported	Housing Repairs and Rehabilitation Increase or new public services
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$420,407

	Description	This project entails four activities related to carrying out housing and neighborhood development through homeowner-occupied rehabilitation, foreclosure prevention and housing counseling and improving the quality of life for Toledo residents by fostering housing and financial education.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income individuals and families will benefit from the activities undertaken under this project as follows: Activity 1: 80 housing units will be rehabilitated or repaired, Activity 2: 7 housing units will be rehabilitated or repaired in various zip codes, Activity 3: 50 households will benefit from homebuyer education and counseling and Activity 4: 56 individuals or families will receive financial education and/or counseling.
	Location Description	City-wide
	Planned Activities	The activities directly associated with rehabilitation of owner-occupied homes, foreclosure prevention through homebuyer education and/or counseling and financial education and/or counseling.
33	Project Name	Pathway Inc
	Target Area	Citywide
	Goals Supported	Home Repairs for Seniors and the Disabled
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$402,028
	Description	To provide emergency repairs on owner-occupied homes for very low- to low-income adults aged 62 years or older and the permanently disabled.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	52 households will benefit from this project.
	Location Description	City-wide
	Planned Activities	The activities associated with the rehabilitation of privately owned, single-unit homes.
34	Project Name	Preferred Properties Inc
	Target Area	Citywide
	Goals Supported	Home Repairs for Seniors and the Disabled
	Needs Addressed	Improving Housing Affordability Increase Home Repairs and Housing Preservation
	Funding	CDBG: \$48,179
	Description	To provide affordable housing for very low-income persons with disabilities.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Three (3) renovations of single-family homes housing individuals with disabilities.
	Location Description	City-wide
	Planned Activities	To improve the livability and operating efficient of accessible homes located in integrated housing settings with access to transportation, hospitals, and other amenities.
35	Project Name	Sofia Quintero Art & Cultural Center
	Target Area	Old South End Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$73,780
	Description	To increase capacity through community gardening, provide educational and life skills development opportunities to youth while promoting public art.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	75 low- and moderate-income youth will benefit directly from this project. Community residents will also benefit from the produce grown in the gardens.
	Location Description	Old South End
	Planned Activities	The activities associated with developing life skills for the youth involved in this project through the establishment and maintenance of community gardens.
36	Project Name	Toledo Design Collective
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$51,044
	Description	To provide planning and design services to community organizations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Four (4) organizations will benefit directly from this project.
Location Description	City-wide	
Planned Activities	The activities associated planning and design services to assist organizations in the community.	
37	Project Name	Toledo GROWs
	Target Area	Citywide
	Goals Supported	Slum and blight reduction Increase or new public services

	Needs Addressed	Improving Neighborhood Conditions Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$44,000
	Description	To increase access to healthy food in low- and moderate-income areas of the city by establishing and maintaining community gardens. This activity will also include the conversion of blighted, vacant lots into beautiful, productive community gardens. Additionally, to work with community agencies to refer individuals needing a supplemental food parcel.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3,000 persons residing in low- and moderate-income areas will benefit from new or existing community gardens.
	Location Description	City-wide
	Planned Activities	The activities associated with the establishment and maintenance of community gardens such as: technical assistance in project planning, problem solving, volunteer assistance, and gardening education. In addition, coordinate the distribution of free seeds and plants, educational materials, and healthy foods.
38	Project Name	Toledo Seagate Food Bank
	Target Area	Citywide
	Goals Supported	Increase or new public services
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$47,500
	Description	This project entails two activities: Activity 1: To provide balanced, nutritional food baskets to low- and moderate-income individuals in low- and moderate-income census tracts; and Activity 2: To provide a supplemental food basket to individuals or families under the Families in Recovery Staying Together (F.I.R.S.T) program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4,449 low and moderate-income unduplicated individuals will be assisted through activity 1 and 2,500 individuals through activity 2.
	Location Description	City-wide
	Planned Activities	The activities associated with the operation of a food bank and to provide supplemental food baskets to low- to moderate-income individuals or families where children of recovering parents from opiate addiction or use are experiencing hunger.
39	Project Name	Aurora Project, Inc
	Target Area	Citywide
	Goals Supported	Increase in transitional housing
	Needs Addressed	Adequate Housing & Services for Homeless/At Risk
	Funding	CDBG: \$85,500

	Description	To provide Transitional Housing (TH) to homeless persons.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Twenty-two (22) families (42 women and children) whose head of household is suffering from substance abuse will benefit from this project.
	Location Description	City-wide
	Planned Activities	The activities associated with the operation of a Transitional Housing (TH) facility for homeless persons.
40	Project Name	Catholic Charities Diocese of Toledo - Transportation Collaboration
	Target Area	Citywide
	Goals Supported	Transportation support
	Needs Addressed	Provide and expand Public (Social) Services - 15%
	Funding	CDBG: \$5,500
	Description	To provide transportation assistance.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	210 low- and moderate-income families will benefit from this activity.
	Location Description	City-wide
	Planned Activities	To provide transportation assistance to residence of Aurora, Bethany House, Family House, and Catholic Charities.
41	Project Name	Family House
	Target Area	Citywide
	Goals Supported	Increase number of emergency shelters
	Needs Addressed	Adequate Housing & Services for Homeless/At Risk
	Funding	CDBG: \$62,000
	Description	To provide emergency housing for homeless persons.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	174 families (589 individuals) will benefit from this activity.
	Location Description	City-wide
	Planned Activities	The activities associated with the operation of an Emergency Shelter (ES) for homeless persons.
42	Project Name	Community Center Improvements
	Target Area	Citywide
	Goals Supported	Improvements to parks and community facilities
	Needs Addressed	Improving Neighborhood Conditions
	Funding	CDBG: \$180,000
	Description	Rehabilitation of one (1) facility used for social services and recreation in low- to moderate-income areas.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of Neighborhood one (1) facility to provide area benefit for low- to moderate-income areas.
	Location Description	Old South End LMI Eligible Areas
	Planned Activities	Rehabilitation of a facility used for social services and recreation in low-to moderate-income areas.
43	Project Name	HESG-2021 Homeless Services - ESG
	Target Area	Citywide
	Goals Supported	Coordinated Access for Homelessness Rapid Re-Housing and Direct Financial Assistance Permanent Supportive Housing Increase number of emergency shelters Increase in transitional housing
	Needs Addressed	Adequate Housing & Services for Homeless/At Risk
	Funding	ESG: \$645,616
	Description	The provision of services to homeless and those at-risk of homelessness in the community as well as services related to the overall management of the homeless system in the community.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Households will benefit from homeless services provided through the Emergency Solutions Grant (ESG).
	Location Description	City-wide
	Planned Activities	The activities related to coordinated assessment, rapid re-housing, direct financial assistance, permanent supportive housing, emergency shelters, transitional housing, youth homelessness, Homeless Management Information System (HMIS) and administration of the TLCHB.

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

In general, some federal grant funded activities such as public services, economic development, and housing rehabilitation and new construction are provided on a Citywide basis to low- and moderate-income (LMI) individuals and households. As well, the City of Toledo (COT) has identified and mapped areas of the city where the LMI population is 51% or more. LMI census tracts are: 8, 9, 10, 11, 12.02, 13.02, 14, 15, 17, 18, 19, 20, 22, 23, 24.01, 24.02, 25, 26, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 42, 46, 47.01, 47.02, 48, 49, 50, 51, 52, 53, 54, 57.01, 59.02, 66, 67, 68, 73.02, 73.03, and 103.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

National economic conditions continue to affect the revitalization and stabilization of Toledo neighborhoods. Investment will be prioritized to benefit low- and moderate-income individuals, including minorities, seniors, and persons with disabilities. Issues such as an older housing stock, an increase in vacant and deteriorated properties that contribute to blight and lack of economic development opportunities are negatively impacting once thriving neighborhoods.

The City, in adherence to HUD regulations, will allocate at least 70% of its 2020-2024 CDBG entitlement award to programs and activities that directly benefit low- to moderate-income individuals

Discussion

All projects and activities are designed to meet HUD's National Objective of meeting the needs of low- to moderate-income household, individuals and areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Toledo provides affordable housing opportunities through various means, including the use of CDBG, HOME, and ESG funds. The City will use funds to support affordable housing through rental and security deposit assistance, supportive services, construction of new units, acquisition and rehabilitation of existing units, owner-occupied home repair, permanent housing, and emergency shelter.

Specific one-year affordable housing goals are included which will address the City’s fair housing goals identified in the Analysis of Impediments to Fair Housing Choice (AI). The fair housing goals and related affordable housing goals are detailed below.

- Fair housing goal- coordinate with partners and other local government entities to create affordable housing - The COT has allocated funding and plan to leverage other funding to build permanent support housing and rental housing to promote fair housing.
- Fair housing goal - Coordinate with stakeholders to move forward with a Housing First Initiative - A Housing First Initiative is starting in the Toledo area and the City projects to support the Initiative.

One Year Goals for the Number of Households to be Supported	
Homeless	360
Non-Homeless	192
Special-Needs	129
Total	681

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	140
The Production of New Units	61
Rehab of Existing Units	445
Acquisition of Existing Units	35
Total	681

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

AP-60 Public Housing – 91.220(h)

Introduction

In the Program Year 2021-2022 (July 1, 2021 – June 30, 2022), Lucas Metropolitan Housing (LMH) is looking to:

- Expand the supply of assisted housing by continuing the next phase of Collingwood Green (CWG). Phase III of the project was completed in Program Year 2019-2020.
 - LMH will continue the next phases of CWG, by submitting a Low-Income Housing Tax Credit Application for CWG Phase IV and will be exploring a HUD 202 project for CWG Phase V.
 - LMH applied for Low-Income Housing Tax Credit for the conversion of the Park Hotel into a Transition Aged Youth project.
 - LMH will continue its Asset repositioning strategy through the utilization of RAD Conversion, Section 18 Demo/Dispo and other mixed finance tools. Specifically, LMH is conducting due diligence on the repositioning of Weiler Homes.
 - LMH in partnership with the City of Toledo applied for and was awarded a Choice Neighborhoods Initiative Planning Grant. The transformation plan will include the redevelopment of LMH's McClinton Nunn Public Housing Development and incorporating the Junction Neighborhood. The Choice Neighborhoods Planning Initiative is a two-year process and that will be completed by December of 2022. After completion of the plan LMH will submit the transformation plan to HUD's Implementation Grant Application process that awards up to \$35 million to implement the plan.
- Increase assisted housing choices by conducting outreach to potential voucher landlords through landlord symposiums and other outreach and educational efforts.
 - LMH will continue outreach efforts to all landlords including those in High Opportunity Areas/Low Poverty Areas.
 - LMH will implement a Landlord Portal as a recruitment tool that will allow Landlord's access to key information including upcoming inspections and current Housing Assistance Payments.
 - LMH is currently working with Fair Housing to conduct presentations to Landlords regarding "Source of Income".
 - LMH is also conducting presentations to the Realtor Association and other Real Estate Organizations promoting the Housing Choice Voucher Program.
 - LMH applied to the Housing Choice Voucher Mobility Demonstration Notice of Funding Availability. This grant will facilitate Mobility Related Services for Voucher participants.
- Acquiring and building more affordable housing that includes conventional housing and housing for targeted need populations.
 - In February of 2021 LMH applied for Low-Income Housing Tax Credit for the conversion of the Park Hotel into a Transition Aged Youth project.
 - LMH is in the process of due diligence exploring HUD Section 202 for CWG Phase V.
- Provide an improved living environment by contracting with law enforcement and expanding in-house Security team to monitor properties and conducting capital budget improvements on various properties
 - LMH is currently utilizing a combination of internal and private security. LMH is exploring other opportunities including possible partnerships with other Law enforcement entities.
- Promoting Self-Sufficiency and Asset Development of assisted households by establishing working relationships, that will help meet the needs of our residents, with various agencies throughout the community.
 - LMH will be expanding its FSS program and Program Coordinating Committee.
 - LMH continues to establish new relationships and expand partnerships with existing agencies to

- increase self-sufficiency.
 - LMH will be working to re-establish its Program Coordinating Committee (PCC) that will help our FSS program to bring key PCC member services directly to our clients on a priority basis through a joint referral and intake system. This activity has been on hold due to COVID 19.
 - LMH will continue its partnership with NOHDA to expand homeownership opportunities for LMH residents and the greater community.
- Ensuring equal opportunity and affirmatively furthering fair housing.
 - LMH began research and due diligence for the purchase of privately owned housing units located in non-qualified, low poverty concentrated census tracts. LMH will continue these efforts in 2021-2022.
 - LMH continues to partner with local non-profit agencies to increase opportunities for those difficult house populations including the homeless, youth aging out of foster care, those with disabilities and Reentry.
 - LMH conducts Symposiums to educate the community on the various types of HCV programs and to create a dialogue to expand the types and variety of HCV programs needed locally. Additional symposiums are being scheduled. This activity has been on hold due to COVID 19.
- Implementing a shorter look back period of the criminal history of applicants thereby providing housing opportunities to additional individuals.
 - LMH continues to review its policies and Admissions and Continued Occupancy Policy to ensure that applicants with criminal histories receive appropriate review.
- Further strengthening the Toledo Lucas County Homeless board relationship with LMHA.
 - The Toledo Lucas County Homelessness Board (TLCHB) is currently under the umbrella of LMH and works in close partnership with LMH. LMH partners with (TLCHB) with administering the Community Advisory Council to serve as the new planning body for housing and homelessness services.
- Continue with the homeless preference processes to ensure access to permanent housing for homeless-individuals/families are obtained.
 - The homelessness preference has been established. LMH has established a Homelessness and Community Services Administrator to work closely with the “No Barriers Housing” network.
- Continue serving as one of the three lead agencies along with Toledo-Lucas County Homelessness Board and the Mental Health and Recovery Services Board of Lucas County for the Housing First model which addresses housing for those that are chronically homeless.
 - LMH has established a Homelessness and Community Services Administrator to work closely with the “No Barriers Housing” network.
- Continue to serve as the United Way’s Collaborative Impact lead agency for Shelter/Housing Stability which creates community conversations around best practices, partnership opportunities, data collection, and community needs.
 - LMH continues to partner with the United Way to help collect data and facilitate data collection to identify the greatest needs in the community. This process will continue in 2021-2022.
- Continue the *Home to Stay* program which provides rental payment assistance and eviction prevention assistance to homeless or at risk of homelessness to TANF eligible families funded through Lucas County Department of Job and Family Services.
 - LMH administered the “Home to Stay” rental assistance program in 2020 and will continue this program in 2021.

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

- Continue training and developing the newly elected Central Resident Advisory Board (C-RAB) who's responsibilities include advocating for and being the representative voice of LMHA residents. The Central Resident Advisory Board has been formed and meets monthly with LMH.
 - Continue the HUD funded Jobs Plus program which is exclusive to residents of Birmingham Terrace and Ravine Park. This is a four year grant that launched in 2019.
 - The Jobs Plus program continues at Birmingham Terrace and Ravine Park Village. The program operated on a limited basis during 2020 during the COVID 19 Pandemic. Despite the Pandemic 23% of the workable adults were employed, 78 residents completed an assessment of which 17.9% are employed. During 2021 LMH will continue this program and will hope to achieve greater outcomes hindered by the Pandemic.
- Working to demolish or dispose of properties owned by LMHA in blighted areas.
- This will help to remove blight from neighborhoods, decrease unsightliness, decrease crime and meet the HUD mandate of providing safe, clean housing. LMH is in the due diligence phase of a strategy to reposition Weiler Homes that includes consideration of demolition.
- Expand ConnectHomesUSA, whose goal is to close the gap of the digital divide, to the next phases.
 - LMH will continue to seek ways to expand broadband access. LMH utilized CARES funds to provide WIFI Hotspots for over 150 residents. Distribution of those Hotspots will continue in 2021.
 - Continue working relationships with The NetWORK/Zepf, Toledo Public Schools and Toledo-Lucas County Public Library that will help meet the needs of LMHA residents.
 - These relationships will be further developed for the purposes of increasing youth and adult literacy; improving the academic rankings of students who have typically fallen behind; and provide adult training to residents to increase earning potential and asset accumulation. Toledo-Lucas County Public Library will continue to provide on-site trainings to residents and will be a part of 2020 census count.
 - LMHA is also the sub-recipient of the Health Profession Opportunity Grant (HPOG) through NetWORK/Zepf, which provides funding for training, education, work supports, and success coaching for program participants to enroll in targeted training in high demand occupations in the healthcare industry. This grant will conclude during the 2020-2021 program year.
 - LMH will continue its partnership with Toledo Public Schools to provide mobile Wi-Fi services to the large LMHA family sites due to the pandemic. LMH utilized CARES funds to provide WIFI Hotspots for over 150 residents. Distribution of those Hotspots will continue in 2021. TLCPL provided onsite training to residents in various computer software programs such as Microsoft Word and Excel to increase knowledge and marketability. LMH opened additional computer labs for residents at Ravine Park and Elmdale Court. LMH will continue this partnership in 2021.
 - Increase the Family Self Sufficiency program and Section 3 participation to encourage job readiness, training and retention services.
 - Family Self Sufficiency (FSS) will be aggressively marketing to public housing residents the benefits of the program and how it can increase family wealth. The marketing will be multi-pronged approach which includes:
 - Program information will be created for distribution
 - FSS staff attend resident meetings to promote FSS program
 - LMH will continue to aggressively seek additional service providers who can provide the job readiness and training services that can most benefit the residents.

- Facilitate Small Business Development Training with potential partners including MBAC, ASSETS Toledo, and the Ivy Institute.
- Expand workforce development services on-site to residents as follows:
 - On-Site - Skill up to Move Up
 - On-Site - Sherwin Williams Paint Training
 - On-Site and Virtual trainings including: (Office Specialist Training; Real Estate Training; Phlebotomy Tech; Pharmacy Tech and CAN.
- LMH will partner with its non-profit affiliates Lucas Housing Services that provides Home Ownership training, access to down payment assistance and complete renovated housing; and with Lucas Resident Services Corporation that will seek to provide those Direct Services that are needed on site.

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

- Collaborate with the Housing Choice Voucher Program on homeownership strategies for FSS Program (Family Self Sufficiency) population
 - LMH will market Lucas Housing Services Corporation vacant homes to FSS participants.
 - LMH will conduct outreach meetings with FSS participants to promote enrollment into the FSS Homeownership Program. Those enrolled and who complete the program may be able to utilize their vouchers to go towards the purchase of a home.
 - LMH and Lucas Housing Services Corporation (LHSC) will partner to market LHSC renovated homes to FSS homeownership participants.
- Mobilize the Program Coordinating Council (PCC) community partners towards goal of a tailored service and program delivery approach to further streamline and simplify access to Residents in the FSS program.
 - LMH will upgrade the PCC to insure the following:
 - A mutually beneficial referral and intake system between LMH and Partners.
 - Research compliance requirements related to a possible selection preference for families applying for, or participating in a JOBS program in partnership with the FSS program.
- Refine marketing strategy for FSS participants to illuminate homeownership components of the programming.
 - LMHA continues its partnership with Northwest Ohio Housing Development Agency (**NOHDA**) to provide services for LMHA participants including pre-homeownership counseling through an onsite satellite office. These services will also extend to the general public.
- Continue partnership with Northwest Ohio Housing Development Agency (NOHDA) with satellite office at LMHA.
 - LMHA purchased 104 single family houses for homeownership opportunities., some occupied and some vacant, that are a part of former troubled LIHTC projects. LMHA and Lucas Housing Services Corporation (LHSC) will continue to renovate and sell to potential home buyers the vacant units and will work to prepare residents in occupied houses to purchase their rental units.

NOHDA has a satellite office at our 201 Belmont office and provides home ownership counseling

- to those participating in our program entitled “Work Your Way Home”
- Inform residents and community of the affordable homes available for purchase through LMHA. LMH has embarked upon a marketing campaign with WTOL Channel 11. LMH will utilize this campaign to inform the community about its housing choices.
- LMH in partnership with LHSC will hold a mini Parade of Homes in the summer of 2021 to promote affordable housing and home ownership.
- Train and develop the Central Resident Advisory Board (C-RAB) in understanding the duties and obligations of housing authorities.
 - LMH will continue to provide training to the Central Resident Advisory Board. In 2021 training will be more readily available as COVID 19 begins to subside.

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

Not Applicable. The PHA is not designated as troubled.

Discussion

LMH expanded its role as affordable housing developer in the City of Toledo using successful collaboration with numerous community partners such as Lucas County Land Bank, the City of Toledo, Toledo Local Initiatives Support Corporation (LISC) and Neighborhood Housing Services.

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

Introduction

The Toledo Lucas County Homelessness Board (TLCHB), in partnership with the Continuum of Care (CoC) partners including the City of Toledo, continues to coordinate local efforts to reduce and end homelessness. TLCHB maintains an organizational partnership with the regional housing authority, Lucas Metropolitan Housing (LMH), to more effectively achieve this mission in our community.

TLCHB's partnership with LMH has resulted in innovations in local homelessness service delivery including the CoC's Housing First model, "No Barriers Housing", which aims to incorporate HUD best practices into the CoC's services as well as house populations prioritized by the strategic plan. In 2021, TLCHB and partners will be formalizing the system-wide model's processes and systems, including the coordinated entry system.

In addition, TLCHB and CoC partners continue to engage with a more inclusive continuum body - the Community Advisory Council (CAC). The CAC includes traditional homeless and housing service providers as well as additional community partners from other provider systems that impact and serve homeless individuals (United Way of Great Toledo's 2-1-1 center, local schools, mental health and recovery services board, children services, medical providers, workforce providers, and financial health providers, etc.). TLCHB and CoC partners will continue to broaden the CAC, deepen its work, and formalize its processes and outreach in 2021.

The TLCHB and partners continue to utilize the Coordinated Entry (CE) data to measure progress towards ending homelessness. In addition, TLCHB and partners continue to utilize specialized case management and community outreach services for unsheltered homeless individuals through Neighborhood Properties, Inc. (NPI)'s Projects for Assistance in Transition from Homelessness (PATH) program.

The TLCHB and partners will be utilizing these new and existing structures to successfully implement this Action Plan's goals for homeless individuals and for other special needs activities.

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

TLCHB and its CoC and CAC partners will coordinate community outreach activities to homeless individuals among various sectors, including education, mental health and addiction, health, criminal justice and corrections, social services, housing, workforce, and financial health. Specialized attention will include coordinating directly with United Way of Greater Toledo's 2-1-1 center and efforts are being made to implement a Housing Problem Solving program to bolster and support 211's CE efforts.

In addition, specialized case management services through the PATH program will be utilized for unsheltered and chronically homeless individuals. PATH's Community Outreach Specialists are trained to identify and engage unsheltered and chronically homeless individuals and connect them to needed

services and Coordinated Entry for housing options. In addition, the PATH program provides intensive client-based specialized case management services that leads to improved outcomes for this population.

Addressing the emergency shelter and transitional housing needs of homeless persons

TLCHB and its CoC partners, utilizing the unified and comprehensive homelessness services delivery system-wide model of Housing First, will increase coordination and access to emergency shelter and transition housing services for homeless individuals. TLCHB regularly coordinates with its Coordinated Entry system, as well as local emergency shelters and transitional houses to maximize resources and ensure efficient and effective coordination. Where there is limited capacity in CoC shelters, our coordinated entry system shares other shelter resources with individuals in need. TLCHB will be reviewing and updating all policies related to CE access points in 2021 in a goal to streamline processes, eliminate gaps, and ensure effective participation among all service providers.

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

The TLCHB's organizational partnership with LMH, the utilization of the unified and comprehensive services delivery system-wide model of Housing First, and the continued use of the evidence-based tool Service Prioritization Decision Assistance Tool (SPDAT) will support implementation of this goal. Special assistance will be provided by TLCHB and CoC partners for chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This process, including both the usage of the SPDAT tool and case conferencing will be utilized by TLCHB and CoC partners to shorten the period of time individuals and families experience homelessness and get sheltered or in housing options.

The SPDAT program allows for coordinated assessment for prioritization and placement of clients in appropriate housing programs. This tool provides our community a comprehensive method to assist homeless individuals and families for shelter placement and permanent housing referrals and placements. A continuous review of this tool will provide TLCHB and the CoC partners with the latest and most accurate approach to assessing homeless individuals and families based on their individualized needs.

Coordination of access to affordable housing will be increased with the organizational partnership with LMH. This partnership with LMH will both increase access to affordable housing programs and also address evictions as an entry point for homelessness for individuals and families. TLCHB also has a formal partnership with The Fair Housing Center, which is also partnering on addressing evictions by creating a Landlord-Tenant Mediation program to minimize and mitigate potential evictions within the system. Additionally, TLCHB has begun or will begin new partnerships with CoC partners to expand rental subsidies and assistance programs in 2021 to maximize the number of individuals being transitioned into permanent housing. TLCHB has also given CoC priority status to two pending permanent supportive housing developments being proposed this year.

Homeless individuals and families in re-housing programs are also connected to financial health and workforce development programs, education, social services, health, and mental health and addiction services and other programs based on individualized needs. Additionally, through the Housing First process, case managers will be assigned to individuals to support them after moving in to new housing. They will provide access to mental health support services, physical health support services, furniture, other necessities, and payee services in an effort to prevent reentry into homelessness.

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.

TLCHB and its CoC partners will also utilize the unified and comprehensive homelessness services delivery system-wide model of Housing First to achieve this goal, as well as the new organizational partnership with LMH. Further, the broadening of the CoC continuum to include the more cross-sector and inclusive Community Advisory Council (CAC), connecting non-homeless and housing sectors more deeply to the CoC, will assist us in achieving this goal. TLCHB's deepening partnership with United Way of Greater Toledo's 2-1-1 Center will also support achieving this goal.

Special attention for this goal will be paid to extremely low-income individuals and families, to those receiving assistance from CoC partners including the CAC, and to individuals being discharged from publicly-funded institutions and systems of care. These publicly-funded institutions and systems of care include health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. TLCHB has begun a formal partnership with Lucas County Children Services in 2021 to support transition aged youth in this effort. It has also given priority status to TASC for development of Permanent Supportive Housing units to support individuals with criminal histories and/or exiting a publicly-funded institution.

Discussion

In the last two years, TLCHB and the CoC has undergone several instrumental and innovative organizational and system delivery changes, including Housing First, that will achieve improved outcomes for homelessness in our community. It has implemented many changes, rebuilt programs and capacity and worked to remain the lead agency in support of eliminating homelessness in our community. TLCHB has and will continue to act on behalf of all homeless service providers to provide up to date, responsive leadership to address the ongoing COVID pandemic. 2021 will be focused on continuing to restructure our Housing First initiative so that it is fully implemented in all programs, continuing to expand and deepen partnerships and updating key performance indicators to further drive and predict trends to better service this population. These goals are achievable and we look forward to improving outcomes for homeless individuals and families, or those at-risk of becoming homeless, in the coming year.

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

Introduction:

Jurisdictions that receive federal dollars, directly or indirectly, are required by the Department of Housing and Urban Development to complete an AI. The Analysis of Impediments process is prescribed and monitored by the federal Department of Housing and Urban Development and the State of Ohio's Department of Development. Specifically, to receive HUD Community Planning and Development formula grants, a jurisdiction must (i) certify its commitment to actively further fair housing choice; (ii) maintain fair housing records; and (iii) conduct an Analysis of Impediments to Fair Housing Choice.

An AI is a comprehensive review of barriers that inhibit residents from acquiring the housing of their choice based on federal, state, and local characteristics: race, color, national origin, religion, sex, familial status, disability, military status, and sexual orientation. The examination looks at issues in our community through a fair housing lens, including: community characteristics and demographics; income and poverty; transportation; employment; and public and private policies that impact protected groups and vulnerable populations, such as zoning, code enforcement, and real estate practices, among others.

The Fair Housing Center conducted an Analysis of Impediments to identify the fair housing barriers that will be addressed from 2020-2025. Emerging, persisting, and worsening impediments discussed in this document include the continuing effects of redlining and other forms of systemic discrimination; the indicators of low opportunity and health risks in neighborhoods of color; and the corresponding lack of housing mobility among occupants in neighborhoods of color. Other significant housing concerns are also illustrated, such as lead hazards; barriers faced by persons reentering the community after incarceration; and the emerging issue of discrimination based on source of income. The text also calls for affirmative programming and counseling to improve and inform housing choice and highlights the need for legislative changes to ensure the effectiveness of this programming.

The Analysis of Impediments is used as a catalyst for the City to develop and implement a Fair Housing Action Plan. The Fair Housing Action Plan will identify strategies that will be implemented in order to curtail and/or eliminate the impediments identified in the Analysis. The Analysis drives the Fair Housing Action Plan, which is the guiding document outlining the concrete steps that the City and its partners will take to address the impediments.

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

Consistent with HUD's guidelines, the following action plan will help guide the City of Toledo to address the identified local impediments to fair housing.

I. Housing Opportunity

Criminal History Screening

- Adopt local policies such as "ban the box" to address discrimination based on criminal history screening
 - City of Toledo, The Fair Housing Center

- Set aside affordable housing opportunities, both vouchers and hard units for reentry population
 - Lucas Metro Housing
 - Other subsidized housing providers
- Encourage or require housing providers to comply with HUD’s guidance on criminal history screening
 - City of Toledo
 - The Fair Housing Center

Homeownership: Lending and Insurance

- Encourage lenders to provide appropriate credit opportunities in minority and low-income neighborhoods
 - The Fair Housing Center with support from the City of Toledo
- Address insurance discrimination issues
 - The Fair Housing Center with support from the City of Toledo
- Coordinate with local banks to create a loan product to address credit needs in low-income and minority neighborhoods. Examples of this work are available in the Detroit area.
 - The Fair Housing Center with Support from the City of Toledo

Accessibility for Persons with Disabilities

- Enforce current visitability and accessibility rules
 - City of Toledo and The Fair Housing Center
- Encourage developers to increase accessibility whenever they benefit from public funds or tax incentives in some way
 - City of Toledo

Source of Income Discrimination

- Enact source of income protections like those currently in committee before city council
 - City of Toledo
- Coordinate with LMH and landlords to address issues with vouchers

Enforce fair housing protections

- Conduct intakes and investigations in response to allegations of housing discrimination and address violations of the FHA by filing complaints and/or lawsuits where appropriate
 - The Fair Housing Center with support from the City of Toledo

Increase awareness of fair housing rights and responsibilities

- Engage in education and outreach activities including conducting trainings and presentations, placing advertisements, distributing educational materials, participating in outreach events, and posting content on social media
 - The Fair Housing Center with support from the City of Toledo

Voucher Mobility

- LMHA should adopt policies and practices consistent with the Poverty Race Research Action Council’s recommendations
 - LMHA

Land Use and Zoning

- Adopt changes to policies and practices to address the identified impediments
 - The City of Toledo with support from the Fair Housing Center

LGBTQIA+

- Adopt changes to policies and practices to address the identified impediments

- The City of Toledo with support from the Fair Housing Center

Homelessness and affordable housing

- Coordinate with partners and other local government entities to create affordable housing opportunities and move forward with the Housing First initiative
 - The City of Toledo

II. Housing Stability

Housing Conditions

- Adopt changes to policies and practices to address the identified impediments
 - The City of Toledo with support from the Fair Housing Center and other community partners

Public transportation

- Lead efforts to adopt and expand county-wide transportation services
 - The City of Toledo with support from other local governments and other agencies

Impediments in Rental Housing

- Address the eviction crisis in Toledo
- Adopt changes to policies and practices to address the identified impediments
 - The City of Toledo with support from other local governments and other agencies

Access to water services

- Pursue appropriate policy and practice changes through the newly formed committee to be coordinated with the City of Toledo’s Department of Public Utilities
 - The City of Toledo with support from other local governments and other agencies

Discussion:

Homelessness disparately impacts minority residents. However, opportunities are available to build new affordable housing to reduce homelessness as an impediment to Fair Housing.

- Directing more discretionary resources toward affordable housing

Discretionary funding sources, such as HOME and CDBG, should be evaluated to determine if a larger portion of those funds can be directed toward the development of affordable housing in the Toledo area.

Development of new housing resources must be cognizant of whether the location of the development will truly provide for access to transportation and other resources necessary to help the residents succeed.

- Supporting the new Housing First “No Barriers Housing” Initiative

A Housing First initiative is moving forward in the Toledo area. Public policy and available public resources should be directed to support this effort.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Toledo is committed to meeting the needs of the underserved through program administration and in collaboration with its community partners.

The City continually seeks opportunities to develop partnerships that involve all sectors of the community. The DON, through mandatory quarterly trainings offered to CDBG and ESG-funded agencies, expands knowledge of community agencies and resources. Additionally, speakers from local organizations are invited to share their expertise and experiences with the City's partners. The objective being to foster networking and information sharing to ensure better coordination of community services and efforts.

Actions planned to address obstacles to meeting underserved needs

Partnering with The Fair Housing Center (TFHC), a 2020 Analysis of Impediments (AI) was completed. The AI includes action steps for the removal of fair housing obstacles in its Fair Housing Plan. The COT and TFHC will collaborate in the implementation of the action steps outlined in the Fair Housing Plan, in collaboration with other community partners.

Actions planned to foster and maintain affordable housing

The COT will use various initiatives, as well as HOME funds and CDBG funds, to maintain and foster affordable housing. The goals identified in the Strategic Plan and the Action Plan include the construction and acquisition of affordable homes, rehabilitation of existing housing stock, home-buyer assistance, home repair programs for elderly and disabled, and housing services for non-homeless special needs populations. The goals of the Annual Action Plan also included funding to increase the capacity of local non-profit community development corporations to develop affordable housing and/or attract larger for-profit developers to develop low-income housing tax credit rental units.

The COT will work with partners and policy makers to increase rental housing through special set aside of tax credits for the Toledo market. The COT has engaged Enterprise Community Partners, Inc. to develop a Comprehensive Housing Strategy. One of the goals of the proposed housing strategy is to increase access to affordable housing opportunities within the City via new construction and/or rehabilitation of single- and multi-family units.

Also, the COT remains an active member of the Year 16 Initiative which is seeking to preserve the affordability of over 700 single family low-income housing tax credit financed units working along with local PHA, lenders, and intermediaries. The COT plans to work with a local university to determine the level of foreclosures including foreclosed homes and those at risk of foreclosure. The data will be used to determine the need for a foreclosure counseling program during the Consolidated Plan period.

Actions planned to reduce lead-based paint hazards

The City of Toledo (COT) continues its commitment to providing lead-safe, decent, safe and sanitary housing for eligible families. This effort uses a highly coordinated network consisting of private health officials, community development corporations, local public housing authority, social service agencies, and other city departments. The effort targets central city neighborhoods where low-income families occupy approximately

two of every three residential units and the concentration of pre- 1978 structures containing lead paint is estimated to exceed 80 percent.

The Department of Neighborhoods (DON) continues to administer a Lead-Based Paint Hazard Control Grant program (OHLHB0636-17) received from the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH). The \$2.9 million grant is utilized to provide financial assistance to property owners to help control lead paint hazards in both owner-occupied and rental residential units within the city of Toledo. The initial three-year period of performance for the grant began 01/02/2018.

In order to utilize the LBPHC funds to their fullest extent and maximize the impact of the funding through completed units the DON submitted a no cost period of performance extension request in December 2020. The request was approved 12/29/2020 and has extended the period of performance to 01/02/2022. Over the OHLHB0636-17 grant period, the DON proposed to complete 188 Lead Inspection Risk Assessments, and make 160 residential units in the City of Toledo lead-safe. The DON has completed all 188 Lead Inspection Risk Assessments for OHLHB0636-17 and a total of 66 lead safe residential units to date. The DON has benchmarked the completion of the remaining 94 lead safe units through the end of the grant period 01/02/2022.

In addition, the DON submitted another Lead-Based Paint Hazard Control Grant application on 08/24/2020 which was approved with an award of \$5.7 million from the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH). The period of performance for the new grant (OHLHB0636-20) started 01/04/2021 and will run through 06/30/2024. The DON has initially benchmarked a 175 total of Lead Inspection Risk Assessments and 175 lead safe residential units by the conclusion of the OHLHB0636-20 grant period. After the initial start-up period (01/2021 – 06/2021), the DON has benchmarked the completion of 50 Lead Inspection Risk Assessments and 30 residential units made lead safe under OHLHB0636-20 during the period of 7/1/2021 – 6/30/2022.

Lead-based paint hazard control methods include the utilization of low-level interventions, interim controls and partial/component abatement. Abatement is the DON's preferred method in addressing paint surfaces. The program does not perform full abatement but rather the replacement of specific components and systems. Units are made lead-safe but not lead free.

In addition to the efforts of the DON to reduce lead-based paint hazards, the COT revised and passed a new Lead-Safe Ordinance in September 2020. Under this Ordinance, 1-4-unit residential structures and family child care homes built prior to 1978 are to undergo and pass a lead clearance which includes a visual and dust-wipe inspection and register to receive a lead safe certificate.

The ordinance will enact a 5-year phase in schedule by census tract with a compliance phase scheduled every six months; the first of ten phases by 06/30/2022, with full compliance by 12/31/2026. There are approximately ten census tracts in each phase beginning with the highest at-risk areas. It is anticipated that approximately 5,200 rental units will be in compliance by the end of phase 1. The ordinance activities will also generate a lead-safe unit registry to be developed and maintained by the Lucas County Regional Health District.

Actions planned to reduce the number of poverty-level families

The goals of the Consolidated Plan and this Action Plan are aimed at reducing the number of poverty-level

families in Toledo. The Department of Neighborhoods engages in housing and community development programs that assist families living at the poverty level. Housing programs are planned for a positive overall effect on households in the following areas: economic development; family stabilization; health improvement; homeownership; and community growth.

Actions planned to develop institutional structure

The Department of Neighborhoods manages all aspects of the HUD grant programs and recognizes the need to maintain a high level of coordination on projects involving other City departments and/or organizations. This collaboration assures an efficient use of resources and optimal accomplishments. The COT will continue to coordinate efforts with partners, including:

- Toledo/Lucas County Homelessness Board (TLCHB)
- Lucas County Plan Commission
- United Way of Greater Toledo
- Lucas Metropolitan Housing Authority (LMHA)
- Mental Health and Recovery Services Board of Lucas County
- Lucas County Board of Developmental Disabilities
- Ohio Means Jobs/Lucas County
- Lucas County Land Bank
- Toledo Lucas County Health Department
- Toledo Lucas County Port Authority

Each of the City of Toledo's partners brings specialized service components and experience. A continued commitment to these partnerships and collaborations is critical in achieving the desired outcomes for the community. Many relationships exist consisting of the business community, faith-based organizations, public service entities, housing providers, foundations, and other community organizations that advocate on behalf of those in need. Increased communication with all community stakeholders will continue.

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

The COT will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its residents. By continuing to collaborate with the CoC and the community, the City will continue to streamline the actions of public service agencies to improve the lives of all persons in Toledo. These groups address a broad range of needs for families including homelessness, workforce development, and community health.

Regarding public housing, LMH enhances coordination between public and private housing with other social service agencies in several ways including a continued relationship with its Program Coordinating Council community partners and the Network/Zepf, Toledo Public Schools and Toledo-Lucas County Public Library. In addition, LMH has partnered with Northwest Ohio Housing Development Agency (NOHDA) to provide onsite Homeownership services to LMHA participants and the larger community. Furthermore, LMH, through key staff members, will also serve on various other committees throughout Toledo and surrounding areas, which ensures LMH maintains the pulse of the activities in these areas.

Program Specific Requirements

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

Introduction:

The COT uses CDBG and HOME funds in support for a variety of housing and community development needs and services. ESG is used for shelter operations, homelessness prevention, and rapid rehousing. This section shows information on program specific requirements for the Community Development Block Grant, HOME and Emergency Solutions Grant (ESG) programs.

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%

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

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

The COT does not utilize any other forms of investment other than those noted in CFR 92.205.

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

Recapture Provision

The COT uses the Recapture Provision to ensure affordability for all homebuyer programs when a Direct Subsidy is provided to the homebuyer to purchase the property. A Direct Subsidy includes down payment and closing costs assistance and other assistance to the homebuyer that reduced the purchase price from the fair market value to an affordable price.

If the homebuyer decides to sell the house within the affordability period, based upon the Direct Subsidy provided to the homebuyer, the City will recapture the Direct Subsidy based on the prorated recapture formula below. However, the amount recaptured by the City cannot exceed what is available from net proceeds. Net proceeds are defined as the sales price minus superior loan repayments (other than HOME funds) and any closing costs.

NOTE: Development Gap subsidies (i.e., the difference between the cost of producing the unit and the fair market value of the unit) are not subject to recapture as the homebuyer does not realize a direct benefit from these funds.

Resale Provision

For properties that receive HOME development subsidies only, and there is no Direct Assistance to the homebuyer, the resale requirements below will apply if the home is sold during the affordability period:

- The new purchaser must be low-income purchaser with household income at or below 80% AMI.
- The new purchaser's household income must be verified by the City of Toledo.
- Income verification process and contact information included the Homebuyer Written Agreement.
- The new purchaser must use the property as the family's principal residence and agree to assume the remainder of the original affordability period.
- The original homebuyer, now the home seller, must receive a "fair return" on their investment, as defined by the City.
- Fair return will be measured by the percentage change in the Consumer Price Index (CPI) over the period of ownership.
- The basis for calculating fair return will include a return on 1) the HOME-assisted buyer's original investment, plus 2) capital improvements made by the original buyer based on the actual costs of the improvements as documented by the homeowner's receipts.
- These improvements will include window and roof replacements; electrical and plumbing systems upgrades; infrastructure improvements; kitchen and bathroom remodels; finishing of basement and

energy efficient upgrades.

- In some instances, it may be necessary for the City to provide HOME assistance to the subsequent purchaser to ensure that the original buyer receives a fair return and the unit is affordable to the low-income population, as defined.
- The Homebuyer Agreement must also include a provision of first right of refusal for the City to purchase the affordable unit if an eligible buyer cannot be found in a reasonable time frame.

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

The City enforces the recapture provision with a Homebuyer Agreement and Restrictive Covenant recorded in the land records of the City of Toledo.

The City enforces the resale provision with a Homebuyer Agreement and Restrictive Covenant recorded in the land records of the City of Toledo.

Foreclosure

As provided in 24 CFR Part 92.254(a)(5)(i)(A), "affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The City may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing."

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

HOME funds will not be used to refinance existing debt secured by multifamily housing.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards are contained within the five documents listed below:

- Coordinated Entry Referral Process
- Coordinated Assessment Collaborative Governance Policy
- Centralized Approach to Coordinated Assessment
- TLCHB Standards Compilation
- Project Home Rapid Re-Housing Policy
- Key Performance Indicators

See ESG Attachments for these documents.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The TLCHB, the local CoC governance body, in collaboration with the COT DNBD and based on community support, adopted a centralized approach for coordinated entry in August 2012 as its comprehensive collaborative delivery system of all publicly funded homeless services.

Coordinated Entry (CE) implemented across the community with various functions staged at logical and physical points. United Way of Great Toledo's 2-1-1 hosts the CE project, which is the coordinated entry point for all persons entering the homeless system. The CE performs both prevention and diversion, and when necessary refers to emergency shelters and/or outreach workers. It should be noted that emergency shelters do not turn away walk-ins or simply refer them to the CE, but engage them in an initial screening to find a brief resolution (diversion) that does not result in emergency stay, if possible. If not exists, the shelter will provide accommodations to the household to connect to CE by phone and until subsequent next steps (which may or may not include assignment to the particular agency) are identified.

Emergency shelters, outreach workers, and other trained individuals are performing the Housing Assessment, which as of 2014 is the Service Prioritization Decision Assistance Tool (SPDAT). It helps identify which clients should receive what type of housing assistance intervention, and assist in determining the intensity of case management services. The TLCHB upgraded to the newest updated version of SPDAT in 2017.

The SPDAT Score, along with case manager recommendations and other factors, will be taken into consideration when forwarded to the referral specialist, who is currently the Executive Director at TLCHB. The information is used to create a prioritization list, also called the community list, which is used to make referrals to Permanent Housing projects (Rapid Re-Housing and Permanent Supportive Housing).

Governance of our CE system has multiple facets. The "Coordinated Assessment Collaborative Governance Policy" outlines the procedural aspects of monitoring the CE system. The members of the Continuum of Care play an integral role in this process. Participation in the CoC via the Community Advisory Council is agreed to formal membership with all publicly-funded organizations required to participate; we encourage and have cultivated a wide array of non-funded community members that

participate as an elective. Assessment and assignment of Rapid Re-Housing stabilization services and short-term direct financial assistance were initiated through this approach as a direct result of the success of the Homeless Prevention and Rapid Re-Housing Program. Shelters, Rapid Re-Housing stabilization services and medium-term direct financial assistance joined in February 2013. Transitional and Permanent Supportive Housing were added in Spring 2013. Connecting households who are experiencing homelessness to a single, centralized point for Screening and Assessment/Assignment for Diversion, Homeless Prevention, and Re-Housing services were deemed the “best fit” for the Toledo community because of the results evidenced through the HPRP.

Through the Community Advisory Council, comprised of all funded homeless service providers and members of the TLCHB, United Way of Greater Toledo and the DNBD, as well as other community organizations with tangential goals and services, participants have the opportunity and responsibility to include the design and evaluation of CE and provide feedback on the cases being referred to them.

If for any reason a provider determines that a referred case is ineligible or inappropriate for their programs, CE and said provider work jointly to make a more appropriate referral. Due to local community needs and limited funding, the COT and the TLCHB do not fund Homeless Prevention activities at this time.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The TLCHB, in partnership with the DNBD, established a timeline that includes the following:

- A Citizens Review Committee (CRC) comprised of community representatives is identified, recruited, trained, and engaged in determining application priorities, process, scoring, and selection.
- A mandatory application training and distribution meeting that is widely publicized, including direct invitation to current grantees and providers within the Toledo Area Alliance to End Homelessness (TAAEH).
- Completed applications are submitted in a timely fashion that are reviewed, ranked, and recommend (or not) for funding.
- The TLCHB Board of Directors votes on funding recommendations to be submitted to the DNBD.
- Recommendations are vetted and reviewed by the TLCHB and the DNBD for final selection and recommendations to the Mayor of Toledo and City Council.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

A written obligation within third-party contracts with TLCHB and the DNBD provides guidance to achieve this expectation and is monitored by both TLCHB and DNBD. TLCHB will meet this obligation either through board appointment from the COT or as an elected director. Recommendations and/or nominations from the constituency are preferred. The nature of TLCHB CoC/ESG planning oversight work gives ample opportunity to engage those experiencing homelessness and/or those who have recently experienced homelessness toward the end of involving them in decision-making processes, including

serving on standing committees and focus groups. ESG-funded agencies are required to have a formerly homeless representative on their boards.

5. Describe performance standards for evaluating ESG.

The local CoC established revised performance standards for funded agencies in November 2016. Not all program types have recommended targets for each performance indicator. Some program types have recommended targets for special populations instead of, or in addition to, overall targets. This is in concert with HUD’s Interim Rule, which calls for “performance targets appropriate for population and program type.” Targets are segmented according to the National Alliance to End Homelessness Rapid Re-Housing Triage Tool, which rates three areas of barriers to gaining and obtaining housing. Recommended targets are listed by program type for each indicator in the Key Performance indicator list.

The performance indicators are consistent regardless of funding sources. Standards established by the TLCHB for emergency shelter, transitional housing, homeless prevention and rapid re-housing activities are applicable to evaluating ESG activities. (See attached 2017 Key Performance Indicators.)

In the Integrated Disbursement and Information System (IDIS), HUD’s reporting computerized system; the performance objectives and outcomes are already predetermined based on the activity type/category. Each category has subcategories in IDIS.

The grantee may not choose their performance objectives and outcomes; applicable objectives and outcomes as established in IDIS are as follows:

HESG Activity Category	Performance Objective	Performance Outcomes
Prevention	Provide Decent Affordable Housing	Affordability
HMIS	N/A	N/A
Rapid Re-Housing	Provide Decent Affordable Housing	Affordability
Administration	N/A	N/A
Shelter	Create Suitable Living Environment	Availability/Accessibility

The COT is not funding street outreach activities through its ESG funds. Please refer to AP-65 of this Action Plan for existing outreach and assessment activities in the COT.