

CITY OF SANDUSKY

2004

Consolidated Annual Performance and Evaluation Report



Program Year July 1, 2004 – June 30, 2005

CITIZEN'S COPY

Prepared by
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First Program Year CAPER

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First Program Year CAPER

The CPMP First Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 1 CAPER Executive Summary response:

The City of Sandusky received its first Community Development Block Grant (CDBG) federal grant from the U. S. Department of Housing & Urban Development (HUD) in 2004. Prior to July 1, 2004, the City of Sandusky received CDBG funding through the State of Ohio's Small Cities CDBG Program. To qualify for the funding a five-year Consolidated Plan, which identifies the housing and community development needs of low and moderate-income residents along with the 2004 (1-Year) Action Plan was submitted to HUD. The Consolidated Plan outlines strategies to achieve decent housing, a suitable living environment, and expanding economic opportunities principally for the benefit of low and moderate-income persons in Sandusky. The Consolidated Plan is updated every year through an Annual Action Plan, detailing the activities to be undertaken and resources to be used to achieve the goals and objectives.

The Consolidated Annual Performance and Evaluation Report (CAPER) reports on the accomplishments of each annual Action Plan. It provides a concise reference to compare anticipated work with actual performance. This report is an opportunity for citizens and elected decision –makers of Sandusky to have adequate information to monitor progress towards achieving community goals and objectives collectively identified in the Consolidated Plan.

The CAPER focuses on Program Year July 1, 2004 through June 30, 2005 – the first year of the current 5-Year Consolidated Plan. It should be noted that because this was the City of Sandusky's first year as a direct recipient, staff was not able to begin most of the activities until January 2005. The transition from Small City status to direct Recipient included staff training and setup up of Integrated Disbursement & Information Systems (IDIS). Many of the activities are also new to the City of Sandusky and therefore policies; procedures and administrative forms had to be developed.

This Report will be available for a 15-day public review and comment period beginning August 22, 2005 up to September 6, 2005. Copies will be placed at the Sandusky Public Library corner of West Adams & Columbus Avenue, at City Hall, 222 Meigs Street, in the office of the City Commission, 1st floor and the office of Community Development, 1st floor.

Please direct your written comments to:

CAPER Comments
Division of Housing & Neighborhood Development (1st Floor)
Department of Community Development
City of Sandusky
222 Meigs Street
Sandusky, Ohio 44870

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 1 CAPER General Questions response:

1. Please see Attachment A for a breakdown of each activity. The breakdown includes an activity description, budget and accomplishment statement.
2. This is the City's first year as an Entitlement Community. Since this is our initial year as a recipient the Division of Housing & Neighborhood Development (DHND) has been building capacity to administer the HUD funding as well as introducing several new housing programs. The Division has been making steady progress and expects to have most of its programs up and running before the end of 2005. Staff will be able to evaluate the programs as results of each program is collected and analyzed.
3. Summary of Impediments

Analysis of both qualitative and quantitative information on fair housing in Sandusky leads to the following list of impediments to fair housing choice in this community.

A. Education - Individuals often times lack information on fair housing, specifically regarding their rights and their responsibilities on housing issues. Many impediments to fair housing could be addressed if people were better informed. Actions taken to overcome effects of impediments in 2004 - 2005:

FAIR HOUSING ACTIVITIES JULY 1, 2004 – JUNE 30, 2005

APRIL 2004	FAIR HOUSING SEMINAR FOR FAIR HOUSING MONTH ERIE COUNTY BUILDING-30 IN ATTENDANCE
MAY 2004	DISTRIBUTED EDUCATIONAL MATERIALS TO RED CROSS & SANDUSKY LIBRARY
JULY 2004	SANDUSKY DOWNTOWN CITY-WIDE CELEBRATION DISTRIBUTED FAIR HOUSING MATERIALS

AUGUST 2004	HOMELESS FAIR AT CROSSROADS HOMELESS SHELTER DISTRIBUTED FAIR HOUSING MATERIALS
AUGUST 2004	FORD MOTOR/VISTEON TRADE SHOW FAIR HOUSING DISPLAY/BROCHURES
SEPTEMBER 2004	DISTRIBUTED FAIR HOUSING MATERIALS TO THE VOLUNTEERS OF AMERICA
OCT 2004 & JAN 2005	SERVING OUR SENIORS HOUSING NETWORK SESSION
MARCH 2005	HABITAT FOR HUMANITY WORKSHOP SET-UP A FAIR HOUSING DISPLAY/ANS. QUESTIONS
APRIL 2005	FAIR HOUSING MONTH SEMINAR-DON MITCHELL GUEST SPEAKER.
APRIL 2005	PUBLIC HEARING-FAIR HOUSING ANNOUNCEMENTS
MAY 2005	COMMUNITY WIDE SAFETY CELEBRATION FAIR HOUSING DISPLAY WITH BROCHURES
MAY 2005	BUILDING AWARENESS MONTH SANDUSKY MALL-DISTRIBUTE BROCHURES
JULY 4, 2005	SANDUSKY DOWNTOWN CELEBRATION DISTRIBUTE FAIR HOUSING INFORMATION

B. Historic Isolation- The pattern of modern housing developments has effectively segregated people by income in many areas of Erie County and to some extent within the City of Sandusky. The housing stock of Sandusky with a median year built in 1949 is older, higher in density and lower in home ownership than that of Erie County. For the most part the location of public housing is largely within the city limits of Sandusky while most of the new residential development is in outlying area. Sandusky has limited land that could be used to develop new housing. Actions taken to overcome effects of impediments in 2004 - 2005: The City of Sandusky has been partnering with BANDC to construct new affordable infill single family housing units. BANDC anticipates breaking ground on one unit in late August and following it up with another project late fall 2005.

C. Accessibility - The economic feasibility of retrofitting existing apartment buildings for accessibility can be seen as an impediment to fair housing choice in the community. Consistent integration of accessibility enhancements in newly constructed rental housing is also important to fair housing choice. Actions taken to overcome effects of impediments in 2004 - 2005: The VOA is building fifteen subsidized units that will serve LMI disabled citizens exclusively.

D. Affordable Housing - While the cost of construction and/or rising cost of housing rehab limit-housing choice the way subdivisions are developed also has an impact on the cost of housing and segregation of individuals by income. The creation of a variety of types of lots for residential development is the first step in facilitating construction of new affordable housing, which has a direct impact on the community's ability to develop diversity within its neighborhoods. Actions taken to overcome effects of impediments in 2004 - 2005: The City of Sandusky will continue a program of selective demolition of vacant, dilapidated (condemned) housing and other structures in neighborhoods that are blighting influences on the neighborhoods. The County will foreclose on the cleared properties. The City will explore a program to land bank and re-aggregated foreclosed properties to accommodate current zoning and building standards where necessary and possible, and made available to private developers at favorable cost to facilitate the development of new affordable infill housing.

4. Other Actions - The City of Sandusky funded Bay Area Neighborhood Development Corporation, (BANDC) to provide pre-purchase counseling to first-time homebuyers, credit counseling for residents needing to address budget and credit issues or foreclosure prevention assistance for families with mortgage delinquencies. Previously these services were not available in the Sandusky area. The nearest programs were in Toledo, Ohio. The distance of 60 miles made these programs hard to access for many low - moderate-income persons.

5. See Attachment A - Leveraging Resources

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 1 CAPER Managing the Process response:

The Division of Housing & Neighborhood Development maintains records on who is served on the basis of income, race and ethnicity, family composition, and geographic locations and other variables for all programs. The staff will prepare reports, based on program beneficiaries' socio-economic data to the Housing Strategy Workgroup (HSW) and other related boards. These reports will track progress of different programs in obtaining the goals and objectives of the City's Consolidated Plan and evaluate progress in achieving stated goals and provide updates on various program activities.

Sub-recipient beneficiary information is included in Attachment B of this report. The City uses simplified reporting requirements to track socio-economic data for beneficiaries. This will be used for all service providers to facilitate consistent tracking and coordination.

An annual summary of the Grant Performance Report will be provided to the City Commission, the Housing Strategy Workgroup, and any area lenders, special needs population providers, churches, neighborhood groups and other public and private organizations with an interest in housing and related supportive services.

Citizen Participation

1. Provide a summary of citizen comments.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 CAPER Citizen Participation response:

1. Summary of Citizen Participation - Attachment C.

2. Expenditures are concentrated in census tracks that are over 51% low to moderate income. Maps are included in Attachment B.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 1 CAPER Institutional Structure response:

The City Sandusky's Division of Neighborhood Development is the lead agency for the implementation of the Community Development Block Grant Program. However DHND is privileged to work with representatives of special services and with area housing providers. City staff met regularly, either as part of the Housing Taskforce Committee (See Attachment C Public Participation for list of meetings & committee members) and on an individual basis with the following agencies and organizations to coordinate projects and programs:

- Erie Metropolitan Housing Authority
- Volunteers of America NW Ohio
- Bay Area Neighborhood Development Corporation
- Erie-Huron County CAC
- Serving Our Seniors
- Habitat For Humanity
- Safe Harbour
- Erie County Health Department
- The Commons of Providence Assisted Living
- Boys and Girls Club of Sandusky

These organizations work together to improve program and service delivery and reduce inefficiencies.

The Department of Community Development provided technical guidance to Bay Area Neighborhood Development Corporation in the implementation with CDBG funds of the Homebuyer Assistance Program. This included incorporating specific language from federal regulations into grant contracts, encouraging strategic plan development, providing staff training assistance, and developing a City Risk Assessment and Monitoring Plan.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 1 CAPER Monitoring response:

1. Programs operated by the City, such as Code Enforcement and Housing Rehabilitation are monitored by the responsible Division Director and the Finance Department. Frequent reports of program activities are made to the Division managers and the Director of Community Development.

The City monitors its sub-recipient programs for progress and compliance with the regulations. Monthly reports contain detailed invoice documentation, achievement of goals and a narrative description of the progress of program activities. The CD Program Administrator makes site visits to observe the activities and examine financial and participant income records. The monitoring procedures follow those outlined in the Five Year Consolidated Plan in Section III: Five Year Strategic Plan.

2. & 3. See Attachment A for activity results and Attachment B the sub-recipients results to date.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 1 CAPER Lead-based Paint response:

Lead-Based Paint Hazard Evaluation and Reduction was targeted to units built prior to 1978 and occupied by low and moderate-income households. The lead activity was conducted in conjunction with the owner-occupied rehabilitation activity citywide. Seventeen (17) units within the City of Sandusky were tested and abated for lead. The City's Rehab Specialist is licensed to perform the work by the Ohio Department of Health.

The Division of Housing & Neighborhood Services also presented a 5-day lead training course for contractors participating in the rehab programs. This was followed up by a training for workers. In addition the Rehab Specialist actively sought out licensed and qualified contractors to participate as lead abatement contractors. The city also offered support to several private contractors seeking to obtain training and certifications for supervisors and lead abatement workers.

The Division also works closely with Erie County Health Department and the Ohio Health Department on lead issues.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 1 CAPER Housing Needs response:

To foster and maintain affordable housing the Division of Housing & Neighborhood Services implemented its Owner Occupied Rehabilitation Program and prepared the policies, procedures and administrative forms for the Rental Rehab, Emergency Home Repair and Clearance and Demolition programs which will all be up and running by the end of the division's first full year as an Entitlement Community.

The Division built the capacity to administer a 2004 State of Ohio CHIP grant. The HOME funded program along with 2004 HUD CDBG funds were used for the full rehabilitation and lead abatement of 16 low-moderate income housing units within the City of Sandusky.

In addition the Division worked closely with Bay Area Neighborhood Development Corporation to secure a CDBG EDI Special Projects grant which will be utilized for the construction, acquisition, and /or rehabilitation of single family residences within the City of Sandusky.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Program Year 1 CAPER Specific Housing Objectives response:

1 - 3. The following is a recap of the City’s Priority Housing Objectives that were addressed with 2004-2005 funds. Their identifying number as they appear in the 5 Year Consolidated Plan is shown and appears on the Table 3 A summaries. See Attachment A for progress evaluation of individual housing activities.

H-1.1 Priority Objective: Owner Rehabilitation

Goal: To improve condition of existing housing stock by providing housing rehabilitation assistance to current homeowners.

Objectives:

1. Rehabilitate owner occupied housing units using CDBG funds. Coordinate with lenders and the Community Action Organization (CAO) Weatherization programs to leverage funds.
2. Provide home repairs for homeowners to address urgent needs or accessibility modifications using CDBG funds.
3. Incorporate elimination of lead based paint hazards into rehabilitation and home repair projects.

H-1.2 Priority Objective: Renter Rehabilitation

Goal: To improve the condition of existing housing stock by providing housing rehabilitation assistance to landlords.

Objectives:

1. Rehabilitate rental units using CDBG funds to leverage property owner funds. Coordinate with lenders and the Community Action Organization (CAO) Weatherization programs to leverage funds.
2. Support Erie Metropolitan Housing in providing landlords incentive to improve properties and participate in the tenant based Section 8 program.
3. Incorporate elimination of lead based paint hazards into the rehabilitation projects.
4. Provide incentives to support the City’s new Rental Housing Code.

H-1.4 Priority Objective: Selective Demolition

Goal: Improve neighborhood appearance and livability, preserving market value of neighborhoods.

Objectives:

1. Eliminate blighting influences on neighborhoods
2. Reduce population loss.
3. Eliminate safety hazards presented by unsafe structures.
4. Make properties available for land banking and redevelopment.

H-2.1 Priority Objective: Homebuyers Down Payment Assistance

Goal: Continue down-payment assistance programs to transform renters into homeowners.

Objectives:

1. Partner with Bay Area Neighborhood Community Development Corporation (BANDC) for homebuyer counseling and credit repair.
2. Provide down-payment funds to enable renters to purchase homes within Sandusky.
3. Increase the rate of homeownership and citizen investment in the neighborhood.
4. Provide households with greater access to wealth building through the building of equity in a home.

Goal: Provide housing rehabilitation to first time homebuyers.

Objectives:

1. Overcome housing quality issues in lower priced homes for first time homebuyers.
2. Improve quality of neighborhood housing.
3. Reduce initial expenses of homeownership for first time homebuyers, thus enhancing success as homeowners.

H-2.2 Priority Objective: Household Education

Goal: Provide financial education, budget assistance, and skills training to current homeowners and homebuyers.

Objectives:

1. Increasing current and future owners' abilities to successfully organize finances and home maintenance to ensure retention of their housing.
2. Reduce foreclosures.
3. Enhance neighborhood and household stability.
4. Enhance compliance with housing codes.

H-3.2 Priority Objective: Emergency Home Repair

Goal: Address immediate and urgent needed repairs.

Objectives:

1. Provide a safety net for households facing high repair bills
2. Provide for accessibility repairs

H-5.1 Priority Objective: Provide Incentives for Not-for-Profits to Construct New Housing

Goal: Increase homeownership within Sandusky.

Objectives:

1. Provide the option of new construction housing for homebuyers.
2. Provide good quality units for LMI household purchase through homebuyer programs.
3. Replace demolished units.

Goal: Support the increased capacity of not-for-profits to function as housing developers.

Objectives:

1. Strengthen ability to construct affordable housing.
2. Achieve Community Housing Development Organization (CHODO) status.
3. Expand the number of agencies and thus activities, the City can partner with.

H-5.2 Goal: Make land-banked land available at reduced cost as an incentive to developers of new infill housing.

Objectives:

1. Increase housing supply and options for homebuyers.
2. Improve neighborhood income mix.
3. Increase City's desirability as a place to live, and halt population loss.

H-5.4 Goal: Partner with not-for profit organizations to build additional permanent housing for special needs adults; provide infrastructure to projects.

Objectives:

1. Provide more permanent supportive housing for disabled adults and families.
2. Use City and CDBG funds to construct infrastructure serving undeveloped sites.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 1 CAPER Public Housing Strategy response:

The City of Sandusky recognizes the importance of Erie Metropolitan Housing Authority (EMHA) as an affordable housing provider. The City Community Development Department and EMHA continue to develop a collegial relationship, serving on each other's boards and committees, and developing a dialogue on their various roles in promoting affordable housing. EMHA will refer landlord applicants to the City Rental Rehab Loan Program when properties are in need of rehabilitation. The housing counseling provided by BANDC is available to EMHA tenants interested in becoming homeowners.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 1 CAPER Barriers to Affordable Housing response:

The City provided the educational materials that will improve fair housing choices by giving individuals the power of knowledge. Please see general question 3 b. for a list of Fair Housing activities for 2004.

The City continued using housing code enforcement to improve property conditions and maintain property values. The City successfully implemented its Owner Occupied Rehabilitation program rehabbing 16 units as part of its overall goal of affordable housing preservation.

The City continued to help residents overcome accessibility barriers. The Emergency Repair program will be available in the Fall of 2005 to provide funding for eligible applicants that require accessibility improvements such as the installation of handicap ramps in low to moderate income households. In

addition, the City installed 29 accessible handicap ramps at intersections in the distress areas of the City with another 17 ramps to be installed in the upcoming year.

The City continued its work in providing more choices in affordable housing by working on several initiatives including reviewing taxation and zoning policies to determine its effect of housing affordability and new neighborhood development and reviewing building code/inspection policies to determine impacts on housing affordability. In addition, the City continued the down payment assistance program, revitalizing targeted neighborhoods, developing additional housing opportunities downtown and encouraging the maintenance of existing neighborhood stock.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 1 CAPER HOME/ADDI response:

The City of Sandusky did not receive ADDI funds from HUD during the fiscal year 2004-2005.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 1 CAPER Homeless Needs response:

The VOA provides the most comprehensive set of services and housing to the homeless and those at risk of homelessness in Sandusky. In 2004 the VOA served 490 individuals at its Crossroad Shelter in Sandusky. Of 50 residents that stayed at the shelter over 90 days, 29 moved to permanent housing with 16 reporting financial stability.

The City will encourage the VOA to make proposals for the use of CDBG funds to support more projects that address the needs of the homeless and special needs populations.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 1 CAPER Specific Housing Prevention Elements response:

The City will introduce the Emergency Repair Program this fall and will continue to fund the program with the Housing Program Income RLF. These funds will particularly serve the elderly and the disabled with accessibility repairs and serving to prevent homelessness due to housing emergencies. This year the City has developed an application process for housing and service agencies to make proposals for the use of CDBG funds and will specifically support more projects that address the needs of the homeless and special needs populations. The City of Sandusky will ensure that activities undertaken coordinate with the existing continuum of care through the continuation of the Housing Strategy Workgroup. The meetings of the Housing Strategy Workgroup bring together various agencies that deal with housing and housing related issues in the city. Working together alleviates duplication of services and allows for cooperative planning and development for the existing resources. The HSW also gives agencies the chance to discover new opportunities available and to identify gaps in the existing housing delivery system.

The Volunteers of America of Northwest Ohio is the lead agency in managing the continuum of care process. The Volunteers of America movement was organized to reach out and provide education and support to all people. Volunteers of America measure its success in positive change in the lives of individuals and the community as a whole. They provide transitional housing for homeless men, women and families at the Crossroads facility in Sandusky. Participants in the Crossroads project can stay up to 24 months and are given access to support services that include: case management, employment training/support, nursing clinic, nutrition counseling, money management, transportation, meals and links to other support services. They also manage the Serenity House facility that provides transitional housing for homeless men and women. VOA served a total of 1359 persons at both facilities in 2004.

Families with low household income and higher housing costs are at risk of becoming homeless. There is a continued need for homelessness prevention programs that provide the emergency assistance to families during periods of financial crisis. The Care and Share Program of Sandusky provides emergency assistance for rent, utilities, and medicine as a last resort for those individuals in a critical situation. The Erie County Department of Job and Family Services provides additional emergency funding for persons in financial crisis. The Erie County Veterans Service Office provides grants for housing related costs in emergency situations to veterans and their dependents. Victims of domestic violence can receive temporary shelter from the Safe Harbor Shelter.

The City of Sandusky has supported the efforts of homelessness prevention and serving the needs of the homeless population by providing Community Development Block Grant funds to Volunteers of America. These funds are important to the continuum of care for the homeless population. The residents of the various shelters in Sandusky are provided access to counseling programs, life skills classes and job training. These are important as they transition to becoming viable community members and continue down the path towards self-sufficiency. Chemical dependency programs are also required, as it is a major contributor to individuals and families becoming homeless.

An additional member of the homelessness prevention team is Erie Residential Living, Inc. This private non-profit corporation provides supported living in two 8-person units in Sandusky. The residents are developmentally disabled and receive support services with the aim to provide the tools needed for greater independence.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 1 CAPER ESG response:

The City of Sandusky did not receive Emergency Shelter Grant funds from HUD During the fiscal year 2004-2005.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
- a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 1 CAPER Community Development response:

1.

The following is a recap of the City's Priority Community Development Objectives that were addressed with 2004-2005 funds. Their identifying number as they appear in the 5-Year Consolidated Plan is shown and appears on the Table 3 A summary. See Attachment A for activity progress evaluation.

D-1.1 Priority Objective: Make Improvements in Neighborhood Parks

Goal: Provide neighborhood scale outdoor recreation and relaxation throughout the City.

Objectives:

1. Ensure all neighborhoods are equally served with open space.
2. Enhance the attractiveness and image of all neighborhoods.
3. Promote casual opportunities for neighbors to interact.

D-1.2 Priority Objective: Increase Connections to the Bike Path

Goal: Provide all citizens equal access to a major City recreational amenity.

Objectives:

1. Promote the desirability of all neighborhoods
2. Promote alternative transportation mode
3. Promote the desirability of the City as a place to live

D-1.3 Explore need for a community center and related programming; including any needed construction/renovation financing, feasibility for long term operations funding and potential partner organizations. (No CDBG funding at this time)

Goal: To address community concerns for additional recreational programming.

Objectives:

1. To study and document the need for a facility and programming.
2. To study the feasibility and potential funding sources for creating and operating a facility if found to be appropriate.
3. To implement a plan that will efficiently address needs within City limitations.
4. Avoid unnecessary duplication of services or facilities.

D-3.1 Priority Objective: Complete Separation of Storm and Sanitary Sewers

D-3.1.1 Goal: Reduce combined sewer overflows after heavy rains.

Objectives:

1. Reduce health risks.
2. Improve neighborhood livability
3. Extend capacity-life of sewer treatment plant as storm water loads are eliminated.

D-6.1 Priority Objective: Obtain Brownfield Remediation Grants

Goal: Utilize CDBG as matching funds to leverage grants available for Phase I & II Environmental Property Assessments.

Objectives:

1. Conduct these assessments in pre-development phase to reduce risk to developers
2. Revitalize the downtown and Bay Front Corridor
3. Increase available housing options
4. Promote tourism and heritage related economic activity

D-6.2 Priority Objective: Reduce Impediments to Industrial Expansion

Goal: Find creative solutions to impediments to operations and expansions created by transportation facilities.

Objectives:

1. Address a major impediment to business expansion
2. Job creation and retention through expansion of existing businesses

D-6.3 Priority Objective: Complete a Second Industrial Park

Goal: Provide additional high quality space for business location.

Objectives:

1. Job creation and retention
2. Avoid “running out” of locations for new or expanded businesses

D-7 Priority Objective: Construct Accessible Restrooms in Parks

Goal: To improve the recreational experience in the parks.

Objectives:

1. Expand use of the parks as a neighborhood amenity.
2. Increase the success of festivals and events.
3. Improve the City's image to visitors.

2. There are no changes in Program Objectives at this time.

3.a. Resources. The City pursued resources indicated in the Consolidated Plan to advance the priorities of the Plan and to serve the needs of the community.

The City of Sandusky received program income from previous economic development loans and housing loans (lent out when participating in the State of Ohio Small Cities Program). This program income funds an Economic Development RLF (Revolving Loan Fund) and Housing RLF. The funds currently available in these RLF's are also programmed into the overall five-year strategies, and were committed in the 2004 One-Year Action Plan.

Funds that will support housing programs include the first mortgage money provided by local lenders to first time homebuyers receiving downpayment assistance loans. The City received \$500,000 from the Ohio Department of Development for Community Housing Improvement Program (CHIP) funds in 2004 and successfully applied for an additional \$500,000 in funds for housing rehabilitation activities for 2005.

The City received \$3 million dollars from the Clean Ohio Funds to assist with environmental assessments and environmental clean up of unused factory buildings on the bay front as part of the Shoreline Paper District Project.

In addition, many organizations have provided many volunteer hours and "in kind" services and supplies that were used for the Shoreline Restroom project. Though not always quantifiable, these contributions are significant to the overall quality of life in Sandusky and by extension the CDBG Program objectives.

The City is diligent in accessing all funds that will help to stabilize its neighborhoods and enhance economic opportunities according to the Consolidated Plan.

b. The City did not issue a certification of consistency in 2004.

c. The City made steady progress in implementing the Consolidated Plan and at no time hindered the process.

4. All entitlement funds for FY 2004 were used for projects that met the HUD national objective of LMI Income.

5. None of the activities for FY 2004 required displacement or relocation.

6. The job certification for the ED Projects are not yet due. The certification of jobs is as follows:
State Theatre: Job certification due 36 months after the 2/28/05 execution.

American Quality Stripping: Executing 5/4/04 jobs to be certified within 36 months of that date.

Basket Occasion: Execution 2/5/05 jobs to be certified within 36 months.

Shibo: Had 22 jobs as of 12/04. Certification is due 24 months after project completion date of 12/05..

7. N/A

8. Program Income - See Attachment A - CAPER Totals.

9. N/A

10. N/A

11. N/A

12. See Attachment A for individual housing program information. As of June 30, 2005 no housing rehabilitation projects were completed.

13. N/A

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 1 CAPER Antipoverty Strategy response:

The City of Sandusky does not have the resources to directly improve the poverty status of its citizens. The Erie County Department of Jobs and Family Services provides the most assistance available in terms of linking a household with sources of income to which they may be entitled; including TANF, Unemployment Compensation, Child Support etc.

The City gives priority in its selection of applicants for its CDBG programs to those at the lowest income levels. In this way, it can direct non-cash housing assistance to households below the poverty level, to reduce their costs of maintaining adequate housing. It also directs some CDBG funds to supporting the efforts of non-profit agencies in the creation of housing that is affordable to low income and special needs populations

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 1 CAPER Non-homeless Special Needs response:

Sandusky is blessed to have several very active agencies that provide assisted housing to the elderly, homeless, and mentally and physically disabled. The City of Sandusky has a close relationship and meets on a regular basis with the following organizations:

The Volunteers of America

The VOA is a movement organized to reach out and provide education and support to all people. Volunteers of America measure its success in positive change in the lives of individuals and the community as a whole. They provide transitional housing for homeless men, women and families at the Crossroads facility in Sandusky. Participants in the Crossroads project can stay up to 24 months and are given access to support services that include: case management, employment training/support, nursing clinic, nutrition counseling, money management, transportation, meals and links to other support services. VOA also operates, in conjunction with the ADAMHS Board, adult care facilities that serve as a group home for mental health consumers where individuals receive daily living skills training. Additionally, VOA and ADAMHS Board have scattered site subsidized rental units for individuals and families referred by the local mental health agency and are eligible for 508 certification. VOA also operates the Sandusky VOA Living Center, which provides permanent housing for low-income individuals. The complex contains 21 units and opened in 1993.

Erie Huron Community Action Commission, Inc.

The Erie Huron CAC provides emergency home repair assistance to senior citizens. The agency also operates the Community Plaza, which is a HUD funded 27-unit apartment building in Sandusky. In an effort to prevent homelessness, EHCAC provides assistance with deposit, rent or mortgage payments through federal and state grant programs.

Firelands Habitat for Humanity

The Firelands Habitat for Humanity group serves families with incomes between 25 and 50 percent of the median income for the area. They work in partnership with the participating family by constructing a new unit that is sold with a no interest mortgage. Families must work on their own or other units under construction for a certain number of hours to participate in the program. The program utilizes volunteer labor, donated materials and lots to keep the prices affordable to the low and very low-income families.

Harborview Corporation

Harborview provides senior housing with 100 section 8 scattered site units. Harborview provides rental assistance to the elderly participants. They have 15 to 20 individuals requesting assistance on a waiting list at any one time. Many times, the timing is not right when a unit becomes available; the person is not in a position to move.

Several resource agencies within the city provide a limited amount of assistance and expanding the programs is a goal of these agencies, including, Serving Our Seniors and the Veterans Services Office.

There is currently sufficient access to supportive services such as case management within developmentally disabled population. There are also several agencies that provide counseling services at the various group homes and living centers.

Funding is always an issue for the agencies providing the services. The city has historically and will continue to provide financial assistance to agencies meeting the supportive service needs of the special needs population.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
 - b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 1 CAPER Specific HOPWA Objectives response:

The City of Sandusky did not receive HOPWA funds from HUD during the fiscal year 2004-2006.

ATTACHMENT A

INDIVIDUAL ACTIVITIES CAPER PROGRAM SUMMARY FINANCIAL SUMMARY REPORT (PR 26) LEVERAGING RESOURCES

AFFORDABLE HOUSING

HOUSING REHABILITATION:

Owner Occupied Rehabilitation					
Beginning Balance		Amount Expended		Ending Balance	
CDBG RLF	\$200,000	\$25,721		\$174,280	
Goal: 8 units			Actual: 4 units		

Project Description: The City of Sandusky proposes to undertake an owner-occupied rehabilitation program that will target households in the 50-80% and 30-50% income ranges. Targeting these ranges is appropriate since they contain the majority of owner-occupied households in need of rehabilitation. The program will have a lead paint mitigation component to address the risk of lead poisoning of children occupying older housing in Sandusky. Applicant households in the 0-30% income group and those with special needs will have priority for funding based upon a priority-rating guide. The City plans to implement the program utilizing a revolving loan fund capitalized by housing program income and with State of Ohio CHIP (HOME) funding. The activity will rehabilitate approximately eight units per year on a continuous basis assuming funding remains constant for at least four years of the five year planning period. Partially Forgivable Loan program; Ave Cost/ Unit \$ 25,000

Accomplishments: Assisted four homeowners with CDBG rehabilitation loans to bring their homes to community housing standards. Staff used funding from the State of Ohio's CHIP Program first toward the rehab of the first nineteen units. Once the CHIP HOME funds were drawn, staff then began drawing HUD CDBG funds.

Rental Rehabilitation					
Beginning Balance		Amount Expended		Ending Balance	
CDBG RLF	\$75,000	\$0		\$75,000	
Goal: 5 units			Actual: 0 units		

Project Description: The City of Sandusky will undertake a program to assist landlords with rehabilitation of rental housing stock. The program will begin with an outreach effort to inform the landlords of the benefits of the program in order to market the availability of funds. This is in conjunction with a recent amended City ordinance requiring annual inspections and certifications of rental units. The funds will be targeted to units occupied by rental households earning less than 50% of HAMFI. The funds will be used, as 1:1 matching funds and will required landlords to maintain the units as affordable units. Lead based paint hazard reduction will be a component of the rehabilitation of the units. Erie Metropolitan Housing Authority will market the program to landlords participating in the Tenant Based Section 8 Rental program.

Accomplishments: This is a new program for the City of Sandusky. Staff has been developing policies and procedures and creating the program forms. The program is expected to be ready for applicants in late summer of 2005.

Emergency Home Repair			
Beginning Balance	Amount Expended		Ending Balance
CDBG RLF	\$50,000	\$0	\$50,000
Goal: 15 units		Actual: 0 units	

Project Description: The City of Sandusky will provide home repairs to qualified LMI owner households. Targeted households are in the 0-30% and 30-50% income groups. Repairs will be performed to alleviate threats to household health or safety, including accessibility modifications for households in which a member is disabled. This activity will optimize use of funds for improving and preserving housing stock available to LMI households and serve to alleviate cost burdens associated with repairs.

Accomplishments: This is a new program for the City of Sandusky. Staff has completed its development of the program policies and procedures and has created the necessary forms and a brochure. The City will announced the program to the public in the fall of 2005.

SUITABLE LIVING ENVIRONMENT & NEIGHBORHOOD REVITALIZATION

New Construction			
Beginning Balance	Amount Expended		Ending Balance
CDBG	\$60,000	\$0	\$60,000
Goal: 2 units		Actual: 0 units	

Project Description: Program to seed money to a local not-for-profit housing development corporation for the purpose of construction of infill housing to be sold to low income home buyers. Funds will be used for marketing of completed units, pre-development costs such as site preparation, building plans, and utility connections, as well as for building materials and construction.

Accomplishments: This project has not been started.

Infrastructure – Foxborough Apts. Sewer Ext.			
Beginning Balance	Amount Expended		Ending Balance
CDBG	\$50,000	\$0	\$50,000
Goal: 1 units		Actual: 0 units	

Project Description: The Volunteers of America, a local non-profit that has been very active in provision of affordable housing in Sandusky, is building fifteen subsidized units that serves LMI disabled citizens exclusively. The City will use CDBG and City funds to extend storm sewer to the site.

Accomplishments: This project has not been started. The EPA will not allow the sewer extension in the proposed location. The VOA and City are exploring an alternative location on land owned by Conrail. At present the City is waiting to hear from the railroad.

Infrastructure – Shoreline Drive Storm/Sanitary Separation			
Beginning Balance	Amount Expended		Ending Balance
CDBG	\$300,000	\$0	\$300,000
Goal: 1 units		Actual: 0 units	

Project Description: The City of Sandusky will use CDBG funds to complete the mandated separation of storm water out of the sanitary sewer system for this length of street. Minor repairs to streets and sidewalks will be completed as part of the project.

Accomplishments: This project was not started prior to July 1, 2005. The project is currently in the design stage.

Public Service – Homebuyer Counseling			
Beginning Balance	Amount Expended		Ending Balance
CDBG	\$25,000	\$10,416.65	\$14,583.35
Goal: 100		Actual YTD: 33	

Project Description: The City will contract with a local not-for-profit agency (CURC) to provide homebuyer counseling, home maintenance, homemaking skills, credit counseling and budget assistance for the City's and other first time homebuyer initiatives. Services will also include improving financial literacy for low income homeowners, with regard to such issues as recognizing and avoiding predatory lending,

fair housing, equity and wealth building, and more. Counseling services will be provided to all applicants to all City Housing Programs.

Not all households receiving this assistance will move on to become homeowners. The assistance will be available to LMI households purchasing newly constructed units (under Objective H-5) or attempting to become homeowners, or needing assistance to avoid foreclosures, from throughout the City. The agency will attain status as a HUD Certified Counseling Agency (currently there are none).

Accomplishments: The City of Sandusky contracted with Bay Area Neighborhood Development Corporation (BANDC) to provide this service. The contract with BANDC was signed in Late January. The contract time line for service is February 2005 through January 2006. The ending balance reflects February through June. Statistics are part of Attachment B.

Public Service – Downpayment Assistance				
Beginning Balance		Amount Expended		Ending Balance
CDBG	\$50,000	\$5,047		\$44,953
Goal: 10 units			Actual: 2 units	

Project Description: The City of Sandusky proposes to undertake a Homebuyers' Assistance Program targeted primarily at first time buyers in the 50-80% income range. It will help moderate-income renters purchase their first home. The City's goal is to increase its homeownership rate in an effort to stabilize the housing stock and increase household wealth. The participants will be required to attend a counseling program explaining the buying process and credit issues. In addition to the down payment assistance, the unit will have access to funds to rehabilitate to the State of Ohio Residential Rehabilitation Standards (RRS 1998), which exceed the HUD Housing Quality Standards (HQS). Participants must qualify for bank financing and meet the income guidelines. The activity will be funded from existing housing program income (RLF) and from a grant obtained from the State's Small Cities Program.

Accomplishments: This is a new program offered by the City of Sandusky. Interest was slow for the first part of the program year but as increased in the last several months. The number of loans is expected to increase as citizens and the area realtors and bankers become aware of the program.

Public Facilities – Sprau Park Playground Equipment				
Beginning Balance		Amount Expended		Ending Balance
CDBG	\$41,000	\$0		\$41,000
Goal: 1 units			Actual: 0 units	

Project Description: The City of Sandusky will use CDBG funds to improve Sprau Park on the City's West Side. The improvements will include new playground equipment.

Accomplishments: This project has gone out to bid and Anderson Recreation was the winning bidder. The project is underway and expected to be completed Fall 2005.

Public Facilities – Shoreline Park Restrooms					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$30,000	\$29,958.58		\$41.42	
Goal: 1 units			Actual: 0 units		

Project Description: The City of Sandusky will use CDBG funds to install handicap accessible restroom facilities at Shoreline Park.

Accomplishments: This project is underway. The Sandusky Rotary Club is the lead agency along with the Sandusky City Schools and the City of Sandusky. The Rotary Club and the High School carpentry class are providing volunteer labor. The project is expected to be completed in Fall 2005.

Public Facilities – Dorn Park Shuffleboard Courts					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$8,260	\$0		\$8,260	
Goal: 1 units			Actual: 0 units		

Project Description: The City of Sandusky will use CDBG funds to replace the deteriorated shuffleboard courts at Dorn Park.

Accomplishments: This project has not been started. The Recreation Department has had a change staff management and which has delayed this project. This is expected to be started in Fall 2005.

Demolition & Clearance of Condemned Structures					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$80,000	\$0		\$80,000	
Goal: 18 units			Actual: 0 units		

Project Description: The City of Sandusky will continue a program of selective demolition of vacant, dilapidated (condemned) housing and other structures in neighborhoods that are blighting influences on the neighborhoods. The County will foreclose on the cleared

properties. The City will explore a program to land bank and re-aggregated foreclosed properties to accommodate current zoning and building standards where necessary and possible, and made available to private developers at favorable cost to facilitate the development of new affordable infill housing.

Accomplishments: This is a new program for the City of Sandusky. Staff is currently developing program policies and procedures. The program is expected to be in place in the fall of 2005.

ECONOMIC REVITALIZATION & ECONOMIC OPPORTUNITIES

Economic Development – RLF Special Projects					
Beginning Balance		Amount Expended		Ending Balance	
RLF	\$400,120		\$198,057		\$202,063
Goal: 10 jobs			Actual: jobs		

Project Description: The City of Sandusky will use Economic Development Program Income in its RLF to eligible special projects that advance the goals of economic development at described under this Consolidated Plan. The goal of the projects will be to create or retain jobs.

Accomplishments: The City provided loans to four businesses, American Quality Stripping, Basket Occasion, Shibo Group, Inc./Clinkers LTD and the Sandusky State Theatre.

Special Notes: 2 projects the ADA accessible fishing stations and the VOA/Crossroads Shelter roof project were both approved by the State of Ohio before the City became an entitlement community on July 1, 2004. They were finished and funds drawn from the RLF after July 1, 2004.

Economic Development – CDBG Program Special Projects					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$100,000		\$0		\$100,000
Goal: 1 jobs			Actual: 0 jobs		

Project Description: The City of Sandusky will use CDBG funds for eligible special

projects that advance the goals of economic development at described under this Consolidated Plan. The goal of the projects will be to create or retain jobs.

Accomplishments: Funds have not been committed. These funds will be used after all RLF funds have been used.

GENERAL ADMINISTRATION & PROGRAM DELIVERY

Administration		
Beginning Balance	Amount Expended	Ending Balance
CDBG	\$193,400	\$134,222.85
		59,177.15

Project Description: General administrative costs to prepare Consolidated Plan and implement CDBG programs.

Accomplishments: The City of Sandusky, a brand new entitlement community has spent the last year transitioning from the State of Ohio's Small Cities program to a direct HUD recipient. The staff of three, including a Program Administer, Program Coordinator and a Rehab Specialist was reorganized in June of 2004 into the Division of Housing and Neighborhood Development. They attended numerous trainings provided by HUD, learn HUD's reporting requirements and how to report activities through IDIS. Staff prepared the 2nd Program Year Action Plan and has begun preparations on the 3rd Program Year Action Plan.

Staff has also been very active in developing new programs including the Owner Occupied, Rental Rehab and Emergency Home Repair programs. Staff also provides Fair Housing Assistance. In addition, the staff administers HOME funds through the State of Ohio's Community Housing Improvement Program (CHIP).

Rehabilitation Administration		
Beginning Balance	Amount Expended	Ending Balance
CDBG	\$79,340	\$7,779.31
		\$71,560.69

Project Description: The City of Sandusky will use CDBG funds to staff and implement the various Rehab Activities described in the 1 Year Action Plan.

Accomplishments: Funding was used to implement the City housing rehabilitation programs.

ATTACHMENT B

MAPS SUBRECIPIENT STATISTICS

ATTACHMENT C

PUBLIC PARTICIPATION