



REPORT CONTENTS

Applicant.....2

Program Funding.....2

Executive Summary.....4

General Questions.....5

Managing the Process.....7

Citizen Participation.....7

Institutional Structure.....8

Monitoring.....9

Lead Base Paint.....11

Specific Housing Objectives.....13

Needs of Public Housing.....14

Barriers to Affordable Housing.....14

HOME/American Dream Downpayment Initiative (ADDI)15

Specific Homeless Prevention Elements.....16

Emergency Shelter Grants (ESG).....17

Community Development.....17

Antipoverty Strategy.....19

Non-homeless Special Needs (91.220 © and (e)19

Housing Opportunities for People with AIDS.....21

Specific HOPWA Objectives.....22

- Attached - Exhibit A - Projects**
- Attached - Exhibit B - Certifications**
- Attached - Exhibit C - Public Participation**

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

May 15, 2006	Applicant Identifier		Type of Submission	
Date Received by state	State Identifier		Application	Pre-application
Date Received by HUD	Federal Identifier		<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
			X Non Construction	<input type="checkbox"/> Non Construction
Applicant Information				
Sandusky		UOG Code		
222 Meigs Street		76919786		
Street Address Line 2		Municipal Government		
Sandusky	Ohio	Department of Community Development		
44870	Country U.S.A.	Division of Housing & Neighborhood Development		
Employer Identification Number (EIN):		Erie		
34 6401311		7/1		
Applicant Type:		Specify Other Type if necessary:		
Local Government: City		Specify Other Type		
Program Funding		U.S. Department of Housing and Urban Development		
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding				
Community Development Block Grant		14.218 Entitlement Grant		
FY 2006 Third Year Action Grant		City of Sandusky, Ohio (Located in Erie County, Ohio)		
\$826, 607CDBG Grant Amount	\$0 Additional HUD Grant(s) Leveraged	Describe		
\$0 Additional Federal Funds Leveraged	\$500,000 Additional State Funds Leveraged			
\$2,490,000 Locally Leveraged Funds	\$Grantee Funds Leveraged			
\$450,000 Anticipated Program Income	Other (Describe)			
\$ 4,352,607 Total Funds Leveraged for CDBG-based Project(s)				
Home Investment Partnerships Program		14.239 HOME		
HOME Project Titles		Description of Areas Affected by HOME Project(s)		
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe		
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged			
\$Locally Leveraged Funds	\$Grantee Funds Leveraged			
\$Anticipated Program Income	Other (Describe)			
Total Funds Leveraged for HOME-based Project(s)				
Housing Opportunities for People with AIDS		14.241 HOPWA		
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)		
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe		

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
\$Locally Leveraged Funds	\$Grantee Funds Leveraged
\$Anticipated Program Income	Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)	

Emergency Shelter Grants Program	14.231 ESG
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ESG Project Titles	Description of Areas Affected by ESG Project(s)
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\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
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\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
--------------------------------------	------------------------------------

\$Locally Leveraged Funds	\$Grantee Funds Leveraged
---------------------------	---------------------------

\$Anticipated Program Income	Other (Describe)
------------------------------	------------------

Congressional Districts of:
 Is application subject to review by state Executive Order 12372 Process?
 Applicant Districts 9th District; Marcy Kaptur
 Project Districts 9th District; Marcy Kaptur

Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.
 Yes
 This application was made available to the state EO 12372 process for review on DATE

No
 Program is not covered by EO 12372

Yes
 No
 N/A
 Program has not been selected by the state for review

Total Funds Leveraged for ESG-based Project(s)

Person to be contacted regarding this application		
Mary	C	Bird
Program Administrator	419- 627-5878	419-627-5814
mbird@ci.sandusky.oh.us	www.ci.sandusky.oh.us	Charlene Mockensturm
Signature of Authorized Representative Michael J. Will, City Manager		Date Signed

Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan 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.



GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 3 Action Plan Executive Summary: The City of Sandusky submitted its Five-Year Consolidated Plan in May 2004. The time frame of the plan is July 1, 2004 - June 30, 2009. It describes the City's plan to create a viable urban community that offers decent affordable housing, a suitable living environment and expanding economic opportunities especially for low and moderate-income persons. The activities the City will undertake to achieve its stated objectives are detailed in this document. The consolidated planning process is intended to achieve the following:

- To promote citizen participation in the development of local priority needs benefiting low and moderate income persons;
- To develop a one-year action plan that will be the basis for assessment of performance; and
- To consult with public and private agencies on identifying needs and appropriate actions required to address the needs.

The purpose of the annual One-Year Action Plan is to update the Five-Year Consolidated Plan and to provide the City with a basis for assessment through the Consolidated Annual Performance and Evaluation Reports (CAPERs). The One-Year Action Plan describes the resources expected to be available in the coming program year from Federal, non-Federal and private sources. It includes a description of the activities that will be undertaken to meet the stated objectives in the Five-Year Consolidated Plan, including those designed to meet homelessness and other special needs. The Action Plan also describes actions to be undertaken to address obstacles in meeting the needs of the under-served, removing barriers, and enhancing coordination in the community.

Funding Levels for Fiscal Year 2006: CDBG \$826,607. The City of Sandusky does not receive HOME, ESG, ADDI or HOPWA Funding from HUD. The City will pursue the implementation of projects and activities in four major categories – Affordable Housing, Suitable Living Environment, Economic Revitalization & Economic Opportunities and General Administration & Program Delivery.

Activities funded with CDBG funds in this Action Plan will meet the national objectives of benefiting low- and moderate-income persons and/or preventing or eliminating slum or blighting conditions.

As a new Entitlement Community the City spent much of its first year becoming familiar with the new requirements and participated in many training opportunities. In the fall of 2005 the Department of Community Development submitted its first Consolidated Action Plan Evaluation Report –CAPER. The assessment included reviews of the consolidated planning process, management of grant funds, progress in carrying out policies/program activities, compliance with program requirements, accuracy of performance reports, and accomplishments in meeting Departmental objectives.

The Department performed in a timely manner, meeting program thresholds for CDBG obligations and expenditures, including program progress, planning and administration, and public service. In addition, benefits to low and moderate-income (LMI) persons exceed HUD requirements.

Fiscal year 2006 will be the 3rd year outlined in the City's 5-year Consolidated Plan.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 3 Action Plan General Questions response:

1. The City of Sandusky has an overall Low to Moderate-Income (LMI) rate of 56.3% with 11 Census Block Groups that have LMI rates of over 60%.

Two areas of the City with LMI rates ranging from 69% to 84.9% have been targeted in the City's Strategic Plan for rehabilitation. Initial steps in revitalizing the area include surveying the infrastructure and housing stock of each area. The Kilbourne area is the City's original platted area and is comprised of a 72-block area in the City's Central District. The City is beginning a planning process for the area with emphasis on its historical roots.

The other area of the City targeted for rehabilitation is the City's South Side Neighborhood. This area is comprised of two highly distressed block groups on the City south central border. The City obtained a Distress Grant through the State of Ohio for infrastructure improvements.

2. Investments will be allocated throughout the entire City of Sandusky with consideration to projects in the targeted areas. Exhibit A summarizes the CDBG activities by activity and expenditure amount and shows the activity descriptions for the twelve activities to be undertaken with the 2006-2007 CDBG allocation. The Project Sheets also reference the specific objectives outlined in the 5 Year Consolidated Plan, indicate the proposed accomplishments for the year and the numeric or other goals the City intends to meet in the coming year.
3. A big obstacle to meeting the needs of the underserved is the decreasing funding and specifically the funding cuts to the CDBG and HOME programs. The City will continue to collaborate when possible and leverage other sources of funding.

4. 2006 ACTIVITY FUNDING

The City of Sandusky's 2006 program year runs from July 1, 2006 to June 30, 2007. The Action Plan contains activities based on the following anticipated funding allocations:

Community Development Block Grant	\$ 826,607
Program Income RLF	\$ 450,000
CHIP/HOME- Pending	\$ 500,000
Local Funding	\$ 2,490,000
Total Estimated Funds:	\$ 4,352,607

Program Income Revolving Loan Fund's include Housing RLF and an Economic Development RLF. The City is not eligible to apply directly to HUD for HOME, ESG or HOPWA funds. However, it plans to apply for \$500,000 OF CHIP HOME funds from the Ohio Department of Development. If these funds are obtained, they will most likely not be available until after July 1, 2006. This is a competitive grant and funding is not assured.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process, by which the plan was developed, and the agencies, groups, organizations, and others that participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 3 Action Plan Managing the Process response:

1. The City of Sandusky's Department of Community Development will be the lead agency responsible for administering the programs covered by the Consolidated Plan and this 2006 Action Plan. In addition, the Department of Community Development will sub-contract with public service providers to implement special programs to benefit low to moderate-income persons. Staff of these individual agencies will be responsible for administering their own programs and reporting required information back to the Department of Community Development.
2. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) that larger cities and all states must prepare in order to receive federal monetary assistance from HUD programs. The Plan is a comprehensive strategy developed by the community addressing the affordable housing and community development needs present within the community. Ultimately, the Plan will be used to implement the HUD Community Development Block Grant (CDBG) Program.

As mandated by HUD, The Consolidated Plan contains the following elements. The City of Sandusky submitted the plan to HUD on May 15, 2004.

- I. Needs/Market Conditions:
including an assessment of the community's affordable housing needs, public housing needs, homeless needs, lead-based paint concerns, fair housing concerns, identification of barriers to affordable housing, and community and economic development needs.
- II. Housing and Community Development Priorities and Strategies:
present statistical and analytical information that provides an overall picture of the housing and community development needs of the community. Once

gathered, this information will help to establish priorities for assistance and the allocation of resources.

III. One-Year Action Plan.

List of activities the community will undertake to address priority needs and local objectives with anticipated program income and funds received during the next program year under the HOME, CDBG, ESG, HOPWA, Public Housing Comprehensive Grant, and other HUD programs for meeting housing and community development

II. Guiding Principals in the Consolidated Plan Planning Process

On Thursday, January 29, 2004, the City of Sandusky convened a public hearing to get citizen input on how the city should "involve" citizens in the preparation of a citizen participation plan. At that meeting it was agreed that at least two public hearings would be convened to apprise citizens of the contents of the Consolidated Plan as it evolves. Furthermore, it was agreed that an "oversight" committee identified as the Housing Strategy Workgroup (HSW) made up of providers and extremely low, very low and low-income neighborhood consumers from the city be established to oversee the Consolidated Plan's development. The group also agreed that a focus group of HSW members be conducted "prior to" strategy development in order to get direct, structured input into the plan. Finally, the citizens felt that surveys should be taken of both providers and consumers in order to determine program/service needs and strategies to address those needs.

The approach taken by the City of Sandusky regarding the development of the Consolidated Plan was guided by two leading principles:

- Customer Service: Focus program efforts to the most critical needs, i.e. those of extremely low-income households.
- Comprehensive Approach: The Consolidated Plan's objective is to achieve empowerment of individuals and families and ensure long-term economic independence.

These two principals are of major importance to the Plan. However, inherent in these two principals is extensive, relevant, and ongoing citizen participation. The City of Sandusky believes it is very important to have widespread, substantive participation throughout the planning process to ensure community "ownership" of the plan. A variety of techniques, including focus groups, public hearings, workshops, etc., are used to achieve this end. A committee (the Housing Strategy Workgroup; HSW) consisting of key stakeholders in the Consolidated Plan was formed at the start of the process. In addition, the City and the HSW facilitates the creation of partnerships among stakeholders that will be critical for implementation of the Consolidated Plan.

3. Actions that will take place during the next year include the ongoing coordination between public and private housing, health, and social service agencies through the quarterly Housing Taskforce Meetings. These meetings are open to the public and citizens are encouraged to participate.

The City will also continue meeting with the targeted area committees to work on revitalization of the two neighborhood areas. The Kilbourne "Old Plat" and the South Side Neighborhood committees include key stakeholders and residents, who are strongly encouraged to attend and participate in these meetings.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

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

Program Year 3 Action Plan Citizen Participation response:

1. As part of the Consolidated Plan planning process, the City of Sandusky prepared and implemented a Citizen Participation Plan. The purpose of the plan is to ensure that citizens, especially extremely low, very low, low and moderate-income citizens, have ample opportunity to engage in developing and overseeing the implementation of the Consolidated Plan. The essential elements of the plan include the following:

- Participation: The Plan is designed to encourage and facilitate citizen participation, especially by the low, very low, and extremely low income households and those with mobility, visual, and hearing impairments. Citizens will be involved in all HSW meetings, focus groups and surveys.
- Access to Meetings: Citizens will be given timely notice of upcoming meetings and information review opportunities. Notices will be posted in such a manner to ensure widespread distribution. Citizens will be involved in all public hearings and HSW meetings, including focus groups.
- Access to Information: Citizens will be given ample opportunity to receive relevant information, review documents, and submit their comments for consideration. Citizens will have an opportunity to receive "Draft" copies of all sections of the Consolidated Plan as the sections are completed.
- Technical Assistance: Technical Assistance should be provided to any low income resident who requests assistance in developing proposals for the Consolidated Plan submission.
- Public Hearings: At least two public hearings will be held at convenient times and locations for the people who might benefit from programs and funds resulting from the Consolidated Plan. These meetings are meant to obtain views from citizens, public agencies, and other interested parties in response to proposals and comments throughout the Consolidated Plan planning process. Meeting locations will be handicapped accessible and meetings will be thoroughly publicized, especially in low-income areas.

2. Citizen Comments –Attachment C

3. The City of Sandusky continues to reach out to minorities and non-English speaking persons, as well as persons with disabilities with coordination between public and private housing, health, and social service agencies through the quarterly Housing Taskforce Meetings.

4. N/A

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan Institutional Structure response:

The City Sandusky is the lead agency for the implementation of the Community Development Block Grant Program. However, as with any successful program, public support is necessary. The City is privileged to work with representatives of special services and with area housing providers. City

staff routinely meets 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 city will, as part of all its contracts with the various agencies that will be implementing projects with CDBG funds, provide technical guidance and direction in the development or continuation of strong institutional structures for these agencies. This will include incorporating specific language from federal regulations into grant contracts, encouraging strategic plan development, providing staff training assistance, and implementing a to-be-developed city Risk Assessment and Monitoring Plan.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 3 Action Plan Monitoring response:

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 will be made to the Division managers and the Director of Community Development. The City will monitor any sub-recipient program's progress and compliance with the regulations. Monthly reports will contain detailed invoice documentation, achievement of goals and a narrative description of the progress of program activities. The CD Program Administrator will make occasional site visits to observe the activities and examine financial and participant income records if applicable.

The monitoring procedures will follow those outlined in the Five Year Consolidated Plan in Section III: Five Year Strategic Plan, which appears below.

Monitoring Standards and Procedures:

1. Consolidated Plan Compliance Monitoring In order to evaluate and monitor the benefits of federal funds received, the City will maintain 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 present 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. These reports will also evaluate progress in achieving stated goals and provide updates on various program activities. Applications for Certificates of Consistency Review and recommended changes or alterations for programs will be evaluated by the City Department of Community Development. This Summary of Certificates Of Consistency issued by the City will also be presented to Housing Strategy Workgroup at their regular meetings. Sub-recipient reporting requirements, sub-recipient compliance monitoring reports and reports for non-contractual agencies, whose projects receive Certificates Of Consistency with the Consolidated Plan also will be included in the reports.

The City will use simplified reporting requirements, for which socio-economic data for beneficiaries will be developed, to facilitate consistent tracking and coordination between all service providers. 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.

2. Programmatic Monitoring of Sub-Grantee Administered CDBG Projects

Primary responsibility for ensuring the Community Development Block Grant (CDBG) monies are in compliance with requirements is vested in the Department of Community Development. There is a structured management system in place. In all phases of project development and implementation, a checklist is reviewed to monitor the projects. All contracts, sub-recipients and contractors are periodically reviewed to insure that one of the national objectives of the Community Development Block Grant funded activities are being met. Once funds are allocated for a project, a contract review meeting is held with the recipient to discuss the funding agreement and compliance requirements.

All sub-recipient agreements are required to have a work program and work budget. On-site reviews are conducted at least once during the contract. Progress reports are periodically submitted to the Housing Strategy Workgroup.

The overall management of the CDBG Program is monitored by the staff of the Community Development Department and by the City Finance Department.

3. Programmatic Monitoring Of In-House CDBG Programs

The responsibility for design, administration and monitoring of all housing rehabilitation programs is delegated to the Department Community Development by the City Commission through the City Manager's Office. The Department of Community Development is also responsible for developing the Consolidated Plan, the design of housing programs and the in-house programmatic monitoring and oversight functions. The Rehab Specialist is responsible for housing program rehabilitation vendor and contractor lists, certifications and procurement procedures. The day to day administration of housing and rehabilitation programs is performed by the housing and CDBG Program Administrator. Monitoring for financial verifications is performed by the Department of Community Development.

The housing rehabilitation process will be developed to insure a coordinated effort for effective management. Each program is targeted to specific populations, and applications and other documents are designed with appropriate cues to control the process. Each program has its own set of income eligibility guidelines, its own ranking form and Socio-Economic Database, which will be completed at periodic intervals to insure the program benefits are received by the target populations. A case-by-case status summary is also maintained for each program. This in-house monitoring process ensures continuous review and oversight controls within the system.

Housing Rehabilitation, Rental Rehab and Home Repair ; Five Phase Process:

Phase One Activities- In this phase, activities range from initial program design to preliminary selection of property owners for different programs. The housing and CDBG program administrator will oversee the program design stage, synchronizing the activities of key City departments to secure policy guidance and input that is used to ensure intra- and interdepartmental cooperation.

Phase Two Activities- In this phase, work items mainly deal with case processing an ongoing review from unit inspections to unit eligibility analysis to final project selections and on to the stage of bid documents preparation. Monitoring by the Department in this phase includes making one-to-one contact with all program applicants to facilitate the process of rehab management. The Rehab Specialist is responsible for oversight of the procurement procedures and Vendor Lists updates. Disadvantaged business enterprises (DBE) participation reports are reviewed in this process at least annually.

Phase Three Activities- In this phase, the program participants progress from the initiation of bidding processes to the preparation and execution of all loan closing documents, to the actual preconstruction conference with the Notice to Proceed being issued to the general contractor in the home repair and owner and renter rehabilitation programs.

Phase Four Activities- In phase four, as the rehab cases proceed from construction work start stage to work completion, program review and monitoring devices are initiated to restore timely construction management. Progress inspection reports to conduct on-site inspections for invoice worked items are used for each case. Random contacts with property owners in the contractor job inspections are made to ensure quality of workmanship and owner satisfaction. All change orders, and contract amendments are reviewed and approved prior to work execution.

Phase Five Activities- In this final stage, rehabilitation and repair cases progress from the project closeout stage to long-term monitoring until project maturity. At this time, all work completion documents are reviewed for accuracy and record maintenance. The housing and CDBG program administrator ensures that each case is reviewed annually to ensure compliance with all federal and local program requirements.

4. Department Structure and Capacity Building

The City of Sandusky in 2004 entered a new phase of growth in its CDBG Programs and thus its administrative structure. Prior to July of 2004, before attaining Entitlement status, the City operated a few CDBG programs under the State of Ohio's Small Cities Program. The Director of the Community Development Department and her staff were experienced with the design and administration of a variety of HUD funded programs both in Sandusky and in other communities.

The additional programs facilitated by the increased funding available as an Entitlement community required that the City hire additional staff, as well as re-assigning the duties of the more experienced staff.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 3 Action Plan Lead-based Paint response:

According to a report prepared by the Legislative Subcommittee of the Ohio Childhood Lead Poisoning Prevention Program Advisory Committee, "lead poisoning is the most common childhood environmental health issue in the state of Ohio." A variety of studies have shown that children are more susceptible to the debilitating consequences that develop from lead poisoning and exposure. Research shows that children absorb twice as much lead through their respiratory tract and six to nine times more through their digestive tract than adults do. Is are measured by blood testing and, specifically, by the number of micrograms of lead per deciliter (ug/dL) of blood. It has been known for some time that high blood-lead levels can harm the nervous system, kidneys, liver, the process by which blood is formed, as well as the reproductive, cardiovascular, immune, and gastrointestinal systems. Part of the difficulty in assessing the risk from lead exposure is that its effects, particularly at lower levels, are subtle. Just a decade ago, "low exposure" levels and blood-lead levels were not considered a threat to health, while today the same levels and exposure are considered to be harmful.

Long-term scientific studies are the only way that these effects can be accurately measured, and only recently have several of these been completed. These studies indicate that even low blood-lead levels of 10 to 15 ug/dL can cause reduced gestational age and reduced weight at birth, as well as reduced growth rates for children up to seven to eight years of age. Also, the odds of dropping out of high school are seven times higher and the incidences of reading disabilities are six times higher for children exposed to moderate lead levels. In addition, these children have lower class standings, increased absenteeism and lower vocabulary and grammatical-reading scores, even after discounting other factors. As a result of the findings made by these studies, the Center for Disease Control (CDC) and Prevention has established a level of 1.0 ug/dL as the level above which permanent neurological effects may occur in children.

The sources of lead exposure are dust and soil contaminated by lead paint, as well as, drinking water contaminated by lead pipes, although the most common source is from lead-based paint. With the elimination of lead-based paints and leaded gasoline in recent years, there is less exposure to lead and in fact, blood-lead levels in the general population have been decreasing. Unfortunately, as discussed above, even moderate levels can be harmful, and the exposure through lead-based paint is still prevalent, particularly in areas with older and deteriorating housing stock. Children can ingest paint chips directly, but also are exposed through paint in the soil from exterior paint chips and residue, and dust from interior surfaces. Therefore, the lead-based paint issue becomes of more concern with respect to public and private housing rehabilitation activities, which cause great amounts of dust and paint scrapings. With respect to specific inspection and abatement procedures required by HUD, final guidelines were set forth in HUD's Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing, the 1997 Revision. The 1997 guidelines provide detailed, comprehensive, technical information on how to identify lead-based paint hazards in housing and how to control such hazards safely and efficiently. The goal of the publication is to help property owners, private contractors, and government sharply reduce children's exposure to lead without unnecessarily increasing the cost of housing.

Traditionally, one of the problems in addressing the lead-based paint issue has been the lack of regulation and organization reporting which makes it difficult to determine the extent of the problem. However, estimates have been developed based upon housing and demographic information. An estimate of the number of households at risk has been projected based on the HUD provided estimating factors. Using this Information the City prepared an estimate of the number of housing units affected by lead-based paint.

Based upon ratios provided by HUD, the number of units with lead paint is 8,503, or 79.4% of all residential units in the City of Sandusky. The number of units with lead-based paint that are occupied by low or moderate-income families is estimated to be 1,169 or 11%. Based on projections used by HUD, this would indicate that LMI persons inhabit 47.6% of the units determined to have a lead hazard. These figures indicate the number of units affected by lead paint, not the number of children affected.

Lead-Based Paint Hazard Evaluation and Reduction -will be targeted at units built prior to 1978 that are occupied by low and moderate-income households. The lead activity will be conducted in conjunction with the owner-occupied rehabilitation activity citywide. Temporary Relocation Activities will be provided as supportive activities for households undergoing LBP reduction.

Any unit within the City of Sandusky that is to undergo testing and/or abatement will be done by the City's Rehab Specialist who is licensed to perform the work by the Ohio Department of Health. The city will actively seek licensed and qualified contractors to participate as lead abatement contractors. The city will support any interested private contractors in obtaining training and certifications for supervisors and lead abatement workers. The Rehab Specialist for the City performs lead paint assessments and initial dwelling inspection, identification and qualification. The State of Ohio will license all inspection/assessment and abatement workers/contractors.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

1. Following are a list of specific objectives as stated in the Consolidated Plan that the City of Sandusky aims to achieve in the 2006 Program Year.

Priority Strategy H-1: *Improve existing housing stock; reduce the numbers of substandard units; provide incentives to property owners and developers; implement stronger code enforcement through the new Rental Housing Code; selectively demolish dilapidated blighting structures; reduce lead based paint hazards*

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.
- 4.

Funding: \$191,409 will be budgeted from the FY 2006 CDBG allocation for Rehabilitation of single family units, \$50,000 for Emergency Home Repair, \$96,000 for Exterior Rehabilitation and \$50,000 for Rehabilitation Implementation.

Priority Strategy H-2: *Increase homeownership rates; assist renters in transitioning to homeownership; construct new housing that will be marketable to homebuyers and thus increasing the housing supply*

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

Objectives: Partner with Bay Area Neighborhood Community Development Corporation (BANDC) for homebuyer counseling and credit repair.

Funding: \$25,000 will be budgeted from the FY 2006 CDBG allocation for capacity building and homebuyer counseling. Assistance will also be used to develop the organization's capacity to construct new housing.

2. In addition to \$141,286 of CDBG funds the City will use approximately \$246,000 of anticipated program income. The City will also be applying for a competitive State of Ohio CHIP (HOME) grant in the amount of \$500,000.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 3 Action Plan Public Housing Strategy response: The City of Sandusky recognizes the importance of Erie Metropolitan Housing Authority (EMHA) as an affordable housing provider. Though no collaborative projects are planned at this time, the City Community Development Department and EMHA have a collegial relationship, serving on each other's boards and committees, and have developed a dialogue to promote affordable housing. EMHA has referred many of its clients to Bay Area Neighborhood Development Corporation (BANDC) for homebuyer training and credit counseling and is also testing the Section 8 Home Purchase program for EMHA tenants interested in becoming homeowners. The City has funds available to these clients for downpayment assistance. There may also be opportunities for EMHA to refer landlord applicants to the City for Rental Rehab Loans when properties are in need of rehabilitation.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 3 Action Plan Barriers to Affordable housing response: The City proposes to undertake the following activities for year 2006-2007 to remove barriers to affordable housing:

- The City will continue to provide the educational materials that will improve fair housing choices by giving individuals the power of knowledge. This will include continuing the current education programs and actively support Fair Housing Month activities.
- The City is actively exploring a testing program for the City of Sandusky. The City has met with Lorain County Reinvestment Coalition and have discussed partnering with LCRC to do testing in Erie County.
- The City will encourage residential development for all income levels in appropriate locations, maintain and enhance property values and continue to use housing code enforcement to improve property conditions and maintain property values and continue housing preservation programs.

- The City is exploring the possibility of establishing a land-banking program. The City has taken the initial steps by meeting with the Erie County Prosecutor and the Erie County Auditors offices.
- The City will continue to help residents overcome accessibility barriers. The Emergency Repair program will be available to provide funding for eligible applicants that require accessibility improvements such as installation of a handicap ramp.
- To provide more choices in affordable housing the City will work 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 will continue the down payment assistance program, revitalizing targeted neighborhoods, developing additional housing opportunities downtown and encourage the maintenance of existing neighborhood stock.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response: Not Applicable

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 3 Action Plan Special Needs response:

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.

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.

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 City will continue to fund the Emergency Repair 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. 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 projects that address the needs of the homeless and special needs populations.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 3 Action Plan ESG response: Not Applicable

COMMUNITY DEVELOPMENT

Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 3 Action Plan Community Development response:

CDBG Program for 2006 addresses the community development concerns and needs identified in the City's Consolidated Plan for fiscal years 2004 to 2009. The goals and objectives of the City Commission as well as the funding criteria of the CDBG funding process also encourage projects that address these needs. These needs can be categorized into the following broad categories:

Neighborhood Enhancement

Housing Stock Preservation
 Creation of Affordable Housing
 Economic Development & Business Expansion/Retention
 Nuisance Abatement
 Public Improvements

Of the 2006 projects, all twelve activities address at least one of the areas of need either directly or indirectly. Three of the twelve directly improve the condition of existing housing for LMI persons. Two are parks improvements that will enhance neighborhood livability. Financial literacy training and homebuyer counseling will advance the goal of increasing homeownership, public facilities improvements will enhance distressed neighborhoods, and economic development loans will directly increase the number of jobs available to LMI persons. Administration and implementation activities are necessary to actualize the programs.

Following are a list of specific objectives the City of Sandusky aims to achieve in the 2006 Program Year

Priority Strategy D-1: *Increase access to parks and bike paths; create new neighborhood parks; promote pedestrian connectivity between parks and recreational opportunities.*

Priority: Create Additional 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.

Funding: \$95,000 will be budgeted from the FY 2006 CDBG allocation for park and recreational improvements.

Priority Strategy D-3: *Complete infrastructure improvements in neighborhoods; complete separation of storm and sanitary sewers; continue street resurfacing and complete construction of accessible sidewalk ramps.*

Priority: Complete Separation of Storm and Sanitary Sewers

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.

Goal: Continue street resurfacing program in neighborhoods.

Objectives:

1. Improve neighborhood livability
2. Improve neighborhood image
3. Promote traffic safety

Goal: Complete construction of accessible sidewalk ramps.

Objectives:

1. Achieve full compliance with ADA

2. Improve access for citizens with mobility disabilities.
3. Improve neighborhood livability

Funding: \$350,000 will be budgeted from the FY 2006 CDBG allocation for infrastructure and accessibility improvements.

Priority Strategy D-6: *Redevelop vacant commercial and industrial buildings; leverage new grant programs to produce incentives for private developers to redevelop properties for new mixed use projects in the downtown and Bay Front Corridor; reduce impediments to industrial expansion created by transportation right-of- ways; stimulate development of a new industrial park setting.*

Priority: 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.

Funding: \$250,000 will be budgeted from the FY 2006 CDBG allocation for Economic Development Programs.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 3 Action Plan 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 will give priority in its selection of applicants for its CDBG programs to those with a total household income of less than 80% of medium income. In this way, it can direct non-cash housing assistance to households below the poverty level, so as to at least reduce their costs of maintaining adequate housing. It will also direct 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 population.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response: Sandusky is blessed to have several very active agencies that provide assisted housing to the elderly, homeless, and mentally and physically disabled. The flip side to having such proactive and dependable service agencies is an increase in demand. The city has been overpopulated with section 8 vouchers and certificates. The Erie County Metropolitan Housing manages the section 8 voucher and certificate program. Although they cover all of Erie County, the certificate and vouchers are being overwhelming used within the city. This is putting further strain on the social service agencies since they are dealing with an unusually high percentage of households in need.

Volunteers of America

The Volunteers of America 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.

Bay Area Neighborhood Development Corporation (BANDC)

BANDC is the City of Sandusky's only Community Development Corporation. They are committed to halting deterioration and to stimulating reinvestment in Sandusky neighborhoods by increasing homeownership. BANDC has recently completed the new construction of a single family home and assisted the City in a Rehab of an owner occupied unit that was nearly destroyed by a house fire. BANDC is working with the NRP Group on a Housing Tax Credit project that would potentially bring fifty (50) single family homes on fee simple lots to the City's South Side Neighborhood. The organization also provides free homebuyer and credit counseling to low-to-moderate income community members.

The Housing Strategy Workgroup identified the area of affordability and availability as a concern and need on several levels, and in almost all income categories. There is a need for additional financial resources to operate the group homes and residential living for persons with developmental and physical disabilities. These funds are needed to bring down the cost of rent for the individuals,

especially in the very low-income category. Additionally, the utility costs for both elderly and very low-income persons with disabilities are a growing problem. The increase in utility cost leave many older residents with the unnamable choice between adequate food for themselves and/or their household and paying utility bills. 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.

Another need is an increase of affordable housing for the elderly, especially assisted living units. The lack of affordable senior housing also puts additional constraints on the housing supply by keeping individuals in homes that would be affordable to low and moderate income individuals longer. Additional development of senior housing is needed to meet current demand.

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.

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local

HOPWA program during the next year.

Program Year 3 Action Plan HOPWA response: Not Applicable

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 3 Specific HOPWA Objectives response: Not Applicable

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

ATTACHMENT A

ONE YEAR ACTION PLAN PROGRAM SUMMARY LEVERAGING RESOURCES FY 2006 ACTIVITIES

**CITY OF SANDUSKY
FISCAL YEAR 2006 LISTING OF COMMUNITY DEVELOPMENT BLOCK GRANT
PROPOSED PROJECTS**

The programs and activities described in the individual project sheets reflect the City's estimated Fiscal Year 2006 allocation for CDBG of **\$826,607** plus an estimated available RLF program income of \$436,000. In addition, the City will match these funds with \$2.5 million in private investment and approximately \$600,000 from other grant sources to complete the proposed projects.

2006 CDBG PROPOSED PROJECTS	PROPOSED CDBG AMOUNT	PROPOSED RLF AMOUNT	MATCH SOURCE	LEVERAGE AMOUNT
Administration	\$165,321			
Subtotal	\$165,321			
Housing & Rehabilitation Programs:				
Rehabilitation of Single Family Units	\$41,286	\$150,000	CHIP	\$500,000
Rehabilitation Implementation	\$50,000	\$0		
Exterior Rehab Program	\$50,000	\$46,000		
Emergency Home Repair	\$0	\$50,000		
Subtotal	\$141,286	\$246,000		\$500,000
Economic Development:				
Economic Development Special Projects		\$190,000	Private	\$190,000
Downtown Building Façade	\$50,000		Private	\$50,000
Subtotal	\$50,000	\$190,000		\$240,000
Public Services:				
Homebuyer Counseling	\$25,000			
Public Service Projects	\$10,000			
Subtotal	\$35,000	\$0		\$0
Public Facilities:				
Dorn Park Baseball Field Project	\$45,000		Private	\$420,000
Wieber Park Playground Equipment	\$40,000		Private	\$40,000
Handicap Curb Ramps	\$50,000		ODOT	\$290,000
Shoreline Project	\$300,000		Sewer	\$1,600,000
Subtotal	\$435,000	\$0		\$2,350,000
Fiscal Year 2006 Grand Total	\$826,607	\$436,000		\$3,090,000

AFFORDABLE HOUSING

HOUSING REHABILITATION:

Owner Occupied Rehabilitation					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$41,286	0		0	
CDBG RLF	\$150,000				
Goal: 8 units			Actual:		

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, those with special needs and those living in targeted neighborhoods will have priority for funding. The City plans to implement the program utilizing a revolving loan fund capitalized by housing program income. The City has also applied for a competitive State of Ohio CHIP (HOME) grant in the amount of \$500,000 with plans to rehabilitate an overall goal of 20 single family, owner occupied units. The CDBG funding will rehabilitate approximately eight units. This is a partially forgivable loan program; Avg. Cost/ Unit \$ 25,000.

Exterior Rehabilitation Program					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$50,000	0		0	
CDBG RLF	\$46,000				
Goal: 10 units			Actual: 0 units		

Project Description: The City of Sandusky will undertake a program to assist qualified homeowners with exterior rehabilitation of residential property. This will be a new program designed to meet the needs of low-to-moderate income persons who have been sited through the City’s Residential and Commercial Exterior Inspection Program and do not have the resources to correct the housing violations.

The City’s Code Enforcement Officers will conduct annual systematic inspections of the City’s neighborhoods, which are divided into ten zones. Property owners in violation will receive a notice in the mail and be given the opportunity to fix it up. If the sited property owner meets HUD’s guidelines and can show that they do not have means to correct the violation they will be eligible to apply for this funding.

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 grant to qualified LMI owner households funds to alleviate cost burdens associated with emergency home repairs. Targeted households are in the 0-30% and 30-50% income groups and 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 the use of funds for improving and preserving housing stock available to LMI households by working in collaboration with area service agencies such as Serving Our Seniors to leverage resources.

SUITABLE LIVING ENVIRONMENT & NEIGHBORHOOD REVITALIZATION

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

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. Repairs to streets and sidewalks will be completed as part of the project.

The engineering plans are near completion and the project is schedule to go out to bid with work to begin before the July 1, 2006 program year start date. The City is asking per *R570.200 (h) Reimbursement for pre-award cost (1) (I)* that the effective date of the grant agreement be May 15, 2006 when HUD receives the Consolidated Plan Year 3 Action Plan. FY 04 and 05 CDBG funds were approved for this project.

Infrastructure – Handicap Curb Ramps				
Beginning Balance	Amount Expended		Ending Balance	
CDBG	\$50,000	\$0	\$50,000	

Goal: 66 Public Facilities	Actual: 0
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Project Description: CDBG funds will be used for the re-construction of 66 accessible handicap curb ramps as part of Phase I of the Monroe Street Reconstruction Project. The intersections are located on Monroe from Edgewater to Camp Streets.

Public Facilities – Wrightman/Wieber Playground Equipment				
Beginning Balance	Amount Expended		Ending Balance	
CDBG	\$40,000	0	0	
Goal: 1 public facility			Actual: 0 public facility	

Project Description: The City of Sandusky will use CDBG funds to improve Wrightman/Wieber Park, which is centrally located within the City limits. The improvements will include a new wheelchair accessible playground structure.

Public Facilities – Dorn Park Baseball Field Project				
Beginning Balance	Amount Expended		Ending Balance	
CDBG	\$45,000	0	0	
Goal: 1 public facility			Actual: 0 public facility	

Project Description: The City of Sandusky will use CDBG funds as part of the funding for Dorn Park, which is located on the City's west side. The purpose of this project will be to provide a central location for many leagues, events, activities, and tournaments.

Public Service – Capacity Building/Homebuyer Counseling				
Beginning Balance	Amount Expended		Ending Balance	
CDBG	\$25,000			
Goal: 1 Organization			Actual YTD:	

Project Description: The City will provide assistance to Bay Area Neighborhood Development Corporation (BANDC), the City of Sandusky's only Community Development Corporation to build the capacity needed to develop affordable new housing within the City of Sandusky. Additionally, BANDC provides 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 free of charge to low-moderate residents and 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).

Public Services					
Beginning Balance		Amount Expended		Ending Balance	
CDBG	\$10,000	\$0		\$0	
Goal: 50 persons			Actual:		

Project Description: The City of Sandusky will provide funding for competitive awards in the Public Service Category for Public Service Activities by a local non-profit. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the State in which it is located) in the 12 calendar months before the submission of the action plan.

ECONOMIC REVITALIZATION & ECONOMIC OPPORTUNITIES

Economic Development – RLF Special Projects					
Beginning Balance		Amount Expended		Ending Balance	
RLF	\$190,000	\$0		\$0	
Goal: 6 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 as described under this Consolidated Plan. The goal of the projects will be to create or retain jobs.

Economic Development – Façade Improvement Project			
Beginning Balance	Amount Expended	Ending Balance	
CDBG	\$50,000	\$0	\$0
Goal: 4 businesses		Actual: 4 businesses	

Project Description: The City of Sandusky will use CDBG funds the rehabilitation of privately owned commercial buildings in the central business district. The goal of the project will be to improve four building facades.

GENERAL ADMINISTRATION & PROGRAM DELIVERY

Administration			
Beginning Balance	Amount Expended	Ending Balance	
CDBG	\$155,321	\$0	\$0

Project Description: General administrative costs to implement CDBG programs.

Fair Housing			
Beginning Balance	Amount Expended	Ending Balance	
CDBG	\$10,000	\$0	\$0

Project Description: Funds to implement and administer Fair Housing Activities. The federal Fair Housing Act requires grantees to administer all programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing. Funds will be used to conduct fair housing educational workshops and training events, to print and distribute fair housing materials and provide assistance to residents with fair housing issues.

Rehabilitation Administration			
Beginning Balance	Amount Expended		Ending Balance
CDBG	\$50,000	\$0	\$0

Project Description: The City of Sandusky will use CDBG funds to staff and implement Rehab Activities. This includes implementation of the lead regulations for the Department of Community Development, overseeing the lead education training for contractors and workers that are active partners in programs for the Department of Community Development. Inspecting work in progress and upon completion in areas including, but not limited to, basement, crawl spaces, living areas, attics, exterior and roof tops to ensure conformance with specifications, code and historic preservation guidelines, preparing lead specifications, evaluating buildings for feasibility of rehabilitation and lead hazard reduction, estimating the cost of labor and material, determines emergency conditions in a home which require immediate attention and correction. Other duties include meeting with property owners to discuss improvements necessary to bring the dwelling up to required standards and/or to abate lead hazards.

ATTACHMENT B

CERTIFICATIONS

ATTACHMENT C

PUBLIC PARTICIPATION