



Third Program Year Action Plan

The CPMP Third 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.

Narrative Responses

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:

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In Fiscal Year 2011, the City of Sandusky will continue to make a significant impact on its neighborhoods with the funds received from the U.S. Department of Housing and Urban Development Community Development Block Grant Program. The City recognizes that economic hardships for City residents have increased over the last two years and include higher unemployment rates, home foreclosures, decreasing property values and elevated levels of homelessness. Through input and consultation from the Community Planning Advisory Committee, public hearings, community planning meetings, and group discussions, a program of projects was developed for the FY 2011 Action Plan. These projects will address resident, business and public infrastructure needs. The City, as a whole, intends to strive to prevent and reduce homelessness, improve housing conditions for the aging and disability community, improve City infrastructure conditions, and initiate community services and economic development activities for low- and moderate-income individuals.

The primary housing goal for 2011 is to continue to prevent residents from becoming homeless. Many homeowners continue to be on the verge of losing their homes, so emphasis was placed in the FY 2011 program of projects on programs that address residents' immediate housing needs so they can remain in their homes. The two programs which will continue to meet these needs are as follows: 1) Emergency Home Repair and Accessibility Modifications Program and 2) Emergency Housing Payments and Utility Assistance Program. Both programs will be implemented to enable homeowners or tenants to remain in their homes instead of relocating to a homeless shelter, losing it through foreclosure, or an unforeseen crisis situation.

The City will continue to offer a down payment assistance program, where eligible individuals would receive funds to purchase a home. A homebuyer counseling program will be continued so that prospective buyers understand the responsibilities of homeownership prior to making one of the largest financial investments of their lives. Also, it will offer foreclosure prevention services by serving as an advocate for the homeowner when attempting to renegotiate with the mortgage lender.

In order for people to want to buy homes in the community, City housing and nuisance codes need to be enforced to promote pride, safety, cleanliness and sanitary conditions. This will be done through the continuation of the funding of a code enforcement officer who will enforce City housing and nuisance regulations. A demolition program will also be funded to remove blighted structures from neighborhoods. Demolishing blighted structures improves the appearance of the neighborhood and removes properties which have become public nuisances and havens for animals and drug and criminal activities.

To affirmatively further fair housing, the City has retained Donald Eager and Associates, a fair housing consultant who will promote fair housing rights, and provide resources, trainings, seminars and counseling to City residents.

Public infrastructure and recreational facilities improvement continues to be another great area of need in Sandusky. Cedar Point Drive and Columbus Avenue will be the focus in 2011 for street improvements. One section of the 10 ft. wide Sandusky Bay Pathway will also be constructed – the east side of Cedar Point Drive between First Street and Cleveland Road. A narrower sidewalk on the west side of Cedar Point Drive will also be completed to Cleveland Road. Columbus Avenue, Sandusky's "Main Street", will also be milled and paved from the Columbus Avenue railroad underpass to Perkins Avenue. In addition, Lions Park will continue to be a priority and the City will be improving upon its potential to become a premier park in the City for all residents, regardless of age or disability, to enjoy. Based on the Lions Park master plan which was completed with CDBG funds in 2009, design and engineering work is occurring in 2010 and Phase II construction work, including a splash pad, playgrounds, a restroom/shelter building and basketball courts, will be funded with FY 2011 CDBG dollars as well as grant dollars from the Ohio Department of Natural Resources and the Sandusky Erie County Community Foundation. Also, minor improvements will be completed at smaller parks throughout the City this year, mainly to address accessibility issues.

In partnership with the Erie County Health Department, a wellness prevention program will continue to evolve in the community focusing on obesity, diabetes and other preventative health issues. The Health Department will also continue to provide a community gardening program in low-moderate income neighborhoods. A drug repository program will be implemented to provide low-and moderate income seniors (age 62 and over) and people with disabilities the capacity to afford prescriptions that they would otherwise not be able to purchase because of the increasing costs associated with medications. Also, the City will continue to fund the local Citizen's Circle Program which has created community partnerships that promote positive interaction and accountability for ex-offenders upon release from prison to reduce the crime and recidivism rates in the City.

The economic development component of the grant will continue to focus on direct financial assistance to for-profits to start, expand or rehabilitate their businesses with low-cost deferred loans. Micro-enterprise assistance will continue to be available

for low-moderate income individuals desiring to start, expand or purchase a business, but who cannot obtain traditional bank financing.

In 2011, the City, through the Community Development Block Grant Program and cooperation with its local agency and resident partners, will continue to make a concentrated effort in the areas of housing, homelessness, community development, and economic development. The Annual Plan follows the direction of the Consolidated Plan to assist low-and moderate income residents by providing affordable housing programs, improving community services and stimulating the economy. With long-term, consistent programming, the City's CDBG Program will make an impact on Sandusky's housing issues, neighborhoods, crime rate, residents' health, and public facilities.

Evaluation of Past Performance. The City of Sandusky will complete its second year of the five-year Consolidated Plan on June 30, 2011. At the time of this writing, the City has all feasible FY 2010 projects underway with the Street Improvements Project for portions of Meigs Street, Tyler Street and McEwen Street completed. Projects began almost immediately following the start of the new federal fiscal year. Requests for proposals were sought and new community partners were developed. Subrecipients are required to submit progress reports along with invoices. By implementing this process, progress could be monitored to ensure that subrecipients were meeting their goals and objectives according to contract requirements.

However, there were a few projects that were not implemented: Cedar Point Drive Street Improvements, the Drug Repository Program, the Sandusky Bay Pathway Improvements on Cedar Point Drive and the Sandusky Bay Pathway Improvements on Water Street. Improvements on Cedar Point Drive were not implemented because of a delay on the engineering and designing process which pushed the project into a new fiscal year for the matching MPO funds. The Drug Repository Program was not implemented because of the lack of proposal from the intended partner organization, Serving Our Seniors. Staff are currently working with SOS to resolve this. The Sandusky Bay Pathway improvements on Water Street were not implemented as funding (unknown at the time of the writing of the 2010 Action Plan) was received in the middle of FY 2010 from the Erie County MPO for a large roadway improvement project for Water Street. This project is now scheduled for 2014 and coordinating the Sandusky Bay Pathway improvements to occur at the same time as the rest of the street was the most prudent use of resources.

The City focused on housing by preventing homelessness in Sandusky by partnering with the local community action agency and homeless shelter, by continuing an Emergency Home Repair Program and Home Accessibility Modification program and an Emergency Housing and Utility Assistance program. Code enforcement played an active role by reducing the number of substandard units and increasing safety and sanitary conditions of 350 existing homes in 2010. In addition, a down payment assistance program was offered to potential homebuyers to purchase a home in Sandusky, although to this date no applicants have been credit ready to purchase a home.

Community development focused on milling and repaving 4 streets and park improvements to Lions Park and other smaller parks. The shoreline of Lions Park was re-graded to transform the shoreline from inaccessible to a gently sloping grass lawn to the water. A Community Gardening project which will create 2 public gardens commenced in late FY 2010 and will be continued into FY 2011. The Hayes

Avenue Corridor Project was commenced in 2009 and was completed in 2010 with American Recovery and Reinvestment Act Funding and 2009 CDBG funding. This project included new sidewalks, curb and gutter and pavement on Hayes Avenue from Columbus Avenue to Perkins Avenue. The City offered economic development funds for low-cost and deferred loan programs to produce incentives for for-profit businesses, developers and micro-enterprise business. Two (2) downtown businesses were assisted.

Once the federal fiscal year comes to a close on June 30, 2011, the Consolidated Annual Performance and Evaluation Report will be written containing specific numbers and results relating to the goals and objectivities set forth in the 2010 Annual Plan.

DRAFT

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:

Plan Time Period: July 1, 2011 – June 30, 2012

Investments will be allocated throughout the entire City of Sandusky with priority consideration to projects in targeted areas. The City of Sandusky has an overall low- to moderate-income population percentage of 56.3 percent with 11 Census Block Groups that have LMI percentages of over 60 percent.

The City has chosen two target areas within which to concentrate its efforts based on low-moderate income statistics. There is a high percentage of low- and moderate-income persons living in each of these areas (LMI rates ranging from 69 percent to 84.9 percent). These two areas also have a high concentration of minorities. The areas all contain block groups which have a concentration of minorities of 30 percent or higher. In addition, Erie County's Neighborhood Stabilization Grant Program (NSP) target areas corresponded to Sandusky's. The City of Sandusky has been the major benefactor of the County's NSP grant activities. The City is also partnering with the Erie Ottawa Counties Board of Mental Health, under the umbrella of our Weed and Seed Program, for the Conestoga Program in the Southside and Kilbourne Plat Neighborhoods. The Conestoga Program is a unique approach to improving neighborhoods, reducing crime and increasing property values by concentrating mental health and drug and alcohol addiction services along with other social services in a neighborhood. Community development activities such as infrastructure improvements also complement these efforts. Funding from other sources has been secured by the Mental Health Board to begin this program in May of 2011.

The target areas are described below:

Southside Neighborhood Target Area

The Southside Neighborhood is bounded by Hayes Avenue (State Route #4) on the east, Perkins Avenue on the south, Mills Street on the west and the mainline railroad tracks that divide the City on the north.

The rationale-reason for selecting this target area is that it is one of Sandusky's most needy neighborhoods and has a very high percentage of low- and moderate-income persons and a high number of vacant and tax delinquent properties. City infrastructure improvements have been made in this neighborhood to address slum and blight based on survey data. This neighborhood also is the home of the City's number one employer, Firelands Regional Medical Center; and the City invested heavily in the streets and underpasses in the neighborhood using CDBG, CDBG-R and state and federal surface transportation dollars in FY 2009 and FY 2010 to improve the area, specifically Hayes Avenue (Route 4).

Kilbourne Plat Target Area

The Kilbourne Plat Area is bounded by Meigs Street to the east, Monroe Street to the south, Shelby Street to the west and Sandusky Bay to the north.

The rationale for selecting this area is similar to the Southside Neighborhood. It contains a very high percentage (61.4 percent - 84.9 percent) of low- and moderate-income persons, a high number of persons also living below the poverty level, a high number of foreclosures and sub-prime loans, a high number of vacant and blighted structures, and it is also a target area for Erie County's NSP Program (comprehensive slum and blight data also exist for this area). This area also surrounds the City's downtown and its central waterfront location is a key area for the City's revitalization and image. It also contains almost all of the City's historic properties which are on the National Register of Historic Places and is the original platted area when Sandusky was first settled in 1818.

Projects proposed for the 2011 Program Year will be located in the following areas:

<u>PROJECTS</u>	<u>AREA BENEFITTED</u>
Administration	City-wide
2-1-1 (information and referral human services call center)	City-wide
Fair Housing Activities (includes homebuyer counseling and foreclosure prevention)	City-wide
Housing Programs – Down Payment Assistance	City-wide
Housing Programs – Emergency Home Repair/Access Improvements	City-wide
Public Services – Community Wellness Prevention Program (Emphasis in the Southside and Kilbourne Plat neighborhoods)	City-wide
Public Services – Senior and/or Disabled Drug Repository Program	City-wide
Public Services – Emergency Housing Payments & Utility Assistance	City-wide
Public Services – Citizen's Circle	City-wide
Public Facilities & Improvements – Sidewalks	City-wide
Public Facilities & Improvements – Streets	City-wide
Public Facilities & Improvements – Parks, Recreation	City-wide
Other - Code Enforcement	City-wide
Economic Development – Technical Assistance (Coordinator)	City-wide
Economic Development – Direct Financial Asst. to For-Profits (RLF)	City-wide

Economic Development – Micro-Enterprise Loan Program

City-wide

It is estimated that approximately 5-10 percent of the City's FY 2011 CDBG funds will be used for projects in the target areas. Additionally, complementary programs - such as the City's Weed and Seed program, the Conestoga program, the Erie County Health Department's Partners in Prevention program, and Erie County's Lead-Based Paint and the Neighborhood Stabilization programs – are devoting funds and resources to the City's target areas.

The City of Sandusky's 2011 program year begins July 1, 2011 through June 30, 2012. The Action Plan contains activities based on the following anticipated 2011 CDBG funding of \$744,846 and remaining allocations from previous program years of \$1,017,239:

Administration	\$137,000 (18.4%)
Housing Programs	\$140,000 (18.8%)
Public Services	\$111,000 (14.9%)
Public Facilities & Improvements	\$313,846 (42.1%)
Other: Code Enforcement	\$ 43,000 (5.8%)
Estimated 2010 Entitlement Funding:	\$744,846
Economic Development-Revolving Loan Funds	\$700,554
Estimated Reallocated 2010 Funds	\$1,017,239

Total Estimated Funds **\$2,462,639**

The City of Sandusky plans to continue to be extremely productive and effective in achieving its goals as stated within the Consolidated Plan. The premise in which all projects are selected is reflected within the mission and vision statement which was created during the Consolidated Planning Process of 2009.

Mission: We, the Citizens of Sandusky, strive to prevent and reduce homelessness, improve conditions for the aging and disability community, and initiate community and economic development activities for low- and moderate-income individuals.

Vision: We, the Citizens of Sandusky, over the next five years, will reduce blight in targeted neighborhoods through infrastructure improvements. We will help our fellow neighbors by offering programs that will sustain them in a crisis. We will continue to assist in economic development projects that will stimulate community growth and create jobs. We will offer housing services for low- and moderate income individuals. The results of our efforts will lead to increased community pride and personal investment for all residents.

In order to be able to make a significant impact in the community, the City has again selected a limited number of projects for its 2011 Annual Plan because the approach has been successful in its first program year. Projects are based on knowing that the selected eligible activities have been performed in the past and/or are capable of starting in July 2011.

A big obstacle to meeting the needs of the underserved continues to be the decreasing local general revenue funding for projects and funding cuts to other state and federal grant programs. The City will continue to collaborate when possible and leverage other sources of funding and is requiring its subrecipients to meet the same objectives.

The City is not eligible to apply directly to HUD for HOME, ESG or HOPWA funds. The City was not eligible to receive HOME funds from the Ohio Department of Development in 2010 due to the issues with its 2004, 2005 and 2006 CHIP housing programs.

Additional funding sources that will be pursued by City staff in order to enhance and/or complement programs/improvements in the FY 2011 CDBG Program include: local foundations, ODNR grants, Lake Erie Commission grants, State of Ohio Capital Budget request for Lions Park, USDOJ Weed and Seed grant funds, Erie Ottawa Counties Board of Mental Health and Recovery funds, Healthy Homes Grant funds, City water and sewer funds, State Issue I funds, and Erie County MPO funds.

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 who 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:

The City of Sandusky's Department of Planning, Engineering and Development will be the responsible entity for implementing the plan. Partners that the City foresees as strong candidates to administer programs within the third program year include but are not limited to Volunteers of America – Northwest Ohio, Erie-Huron Counties Community Action Commission, Inc., WSOS Community Action Commission, Inc., Center for Cultural Awareness, Erie County Health Department, and Serving Our Seniors.

The Annual Plan program of projects was reviewed by the Community Planning Advisory Committee (CPAC). Each member was individually invited to attend an established meeting on March 22, 2011. CPAC was comprised of 36 organizations representing residents, non-profit associations, social service agencies, businesses, and local and county officials. Below is the list of the following organizations and residents involved:

Erie County Regional Planning
Erie Metro Housing Authority
Erie Huron Counties Community Action Commission, Inc.
Erie County Job and Family Services
Erie County Health Department
Erie County MetroParks
Bayfront Corridor Committee
United Way 211
City Commissioners
Main Street Association
Volunteers of America Northwest Ohio (Homeless Shelter Agency)
Sandusky/Erie County Community Foundation
Mental Health and Recovery Board of Erie & Ottawa Counties
Firelands Habitat for Humanity
Sandusky Planning Commission
Residents of Sandusky
Citizens Bank
ARC of Erie County

Sandusky Bay Area Goodwill Industries, Inc.
Serving Our Seniors
City of Sandusky Zoning Board of Appeals
City of Sandusky - Fair Housing Representative
City of Sandusky – City Manager
City of Sandusky – Recreation
City of Sandusky – General Services
City of Sandusky – Transit
City of Sandusky – Police
City of Sandusky – Planning & Development
City of Sandusky – Fire
City of Sandusky – Engineering
Erie County Board of MRDD
Firelands Regional Medical Center
Volunteer Center of Erie County
Sandusky Ministerial Association
Center for Cultural Awareness

CPAC Members were consulted to obtain their input in order to determine the strategic components of the housing, homeless, community and economic development sections of the 2011 Action Plan. The City sought advice and information from CPAC members regarding infrastructure and public facilities, public services, economic development and housing. A draft of the Annual Action Plan and the program of projects was shared with CPAC members for final review and comment prior to the submission of the Action Plan.

The City of Sandusky cannot implement the Annual Action Plan on its own. In order to implement the projects and services, it will continue to release Requests For Proposals that require collaboration as a component. By requiring collaboration, agencies will be required to partner with other organizations in order to better serve the needs of the community. Furthermore, the Department of Planning, Engineering and Development is in continuous contact with public and private housing, health and social service agencies through meetings and other grant collaborations because of its role in and responsibility to the community. For example, other collaborations include the Weed and Seed Grant Steering Committee, Citizens Circle, the Healthy Homes Coalition, the Partners In Prevention/Drug-Free Communities Coalition, the Erie County Economic Development Corporation, the Mainstreets Association, and many other City advisory committees.

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:

The City of Sandusky has established the Community Planning Advisory Committee (CPAC) to oversee the development and review progress on the implementation of the Consolidated Plan. The CPAC is comprised of a broad base of community representatives, from both the public and private sectors. Groups and organizations represented include local and county governments, social service agencies, private businesses, community organizations, churches, and residents (as illustrated in previous section).

The City of Sandusky held one Community Planning Advisory Committee meeting. The meeting was held on Tuesday, March 22, 2011. The meeting involved an overview of the Community Development Block Grant Program, review of the Consolidated Plan, status of the 2010 Annual Action Plan and completed projects, discussion of potential 2011 projects, group breakout sessions to discuss and determine projects and priorities and a report out session.

Two public hearings were also held to receive input on the FY 2011 Annual Action Plan. The first public hearing was on March 28th, 2011 during which an overview of the CDBG program was given and what projects are eligible for funding. A description of the projects completed in FY 2009 and FY 2010 was also given. A second public hearing was held on April 25th, 2011.

After all citizen comments are received, they will be included in this report

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 of Sandusky plans to collaborate with accredited businesses, certified non-profit organizations and public institutions in order to implement CDBG programs and services. A competitive bidding or request for proposals process will be used, when applicable, to select the appropriate entity to achieve project or program goals. Request for Proposals will require the applying agency to collaborate with other organizations to implement a program and to leverage funding from other sources beyond CDBG.

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:

The City believes that monitoring is critical to the implementation and success of the Annual Plan. The City will monitor its emergency home repair and accessibility modification program by using on-site and remote auditing methods which would include but not be limited to reviewing individual homeowner files, using the monitoring checklists provided by HUD; implementation of program policies and procedures, certifying that applicable building permits are obtained and final inspections are performed by City inspectors, and evaluating progress through quarterly reports in order to obtain the City's annual goals for the program.

The City will monitor its community development projects, by incorporating stricter program compliance procedures and financial policy controls through its subrecipient contracts. For each reporting period, the subrecipient will describe the status of the project with respect to each implementation task including, at a minimum, the percentage of the project which has been completed, costs incurred, funds remaining, anticipated completion date and required CDBG supporting documentation determined based upon each project. The report must also describe any significant problems encountered and/or any necessary modification of the project scope or implementation schedule. Periodic site visits will be made to observe activities and examine financial records. Furthermore, the City will use the HUD Community Planning and Development Monitoring Handbook as a tool to ensure that subrecipients are in compliance. The City will not honor claims for payment until the required Project Progress Reports have been submitted and approved by the City nor will the City honor any claims for payment if the program is not in compliance. In addition, a final Closeout Project Report is due within 45 days of the contract agreement end date in order to receive final payment.

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:

CDBG funds will not be used for a lead-based paint program because the Erie County Commissioners received another HUD Lead-Based Paint Hazard Control Grant in February 2011 for \$3,000,000. The grant will allow Erie County to eliminate or contain lead-based paint in approximately 220 homes, the majority

of which will be in the City of Sandusky. The target areas for this grant are all in the City of Sandusky. As of the writing of this document, Erie County, with their existing FY 2008 HUD Lead-Based Paint Hazard Control Grant, has removed lead paint hazards in over 100 homes.

The HUD Lead-Based Paint Hazard Control Grant project activities include the following: performing lead inspection/risk assessments; conducting lead hazard control activities; providing resources for lead-safe work practices, abatement classes and contractor training; and conducting community awareness, education and outreach programs. Primary goals are to build capacity necessary to protect families, especially children less than six years old from lead poisoning and eliminate lead-based paint hazards in the County's housing stock.

Doors, windows and exterior siding are common places where lead-based paint can be found. Therefore, the majority of work is expected to consist of door replacement, window replacement and exterior siding installation. Other lead hazards will be addressed based on testing. This not only reduces lead hazards but increases the value of the housing unit. It provides energy efficiency measures thereby reducing heating costs. It would eliminate the risk of lead poisoning in the home thereby reducing liability for homeowners or landlords.

Furthermore, the Erie County Health Department continues to provide outreach and education regarding lead based paint hazards through its Healthy Homes Initiative. The program focuses on housing safety regarding lead-based paint and other toxins found in houses.

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:

The Consolidated Plan states that "over the next five years, the number one housing priority will be to increase homeownership in Sandusky." Homeownership for low to moderate income families will continue to be a priority for the City in 2011; however, because of the recent economic circumstances, other priorities have been included in the Action Plan to address immediate needs in the community.

The City will continue to offer a homebuyer counseling program through a HUD-certified counseling agency to educate prospective buyers on the responsibilities of owning a home prior to purchasing one. The more educated a prospective buyer is prior to purchasing a home, the less chance for the homeowner to lose

his or her house. Also, the City will continue to implement a down payment assistance program to increase the affordability to purchase a home for low-and moderate income individuals and families. The City's goal is to help at least three (3) LMI families purchase a home.

The City, through its Weed and Seed initiative, has also partnered with two other local agencies to further its goal of homeownership. The Center for Cultural Awareness, the lead agency for the Weed and Seed Program, has applied for an Access for Independence (AFI) Grant from the U.S. Department of Health and Human Services. The goal of the AFI Grant is to teach lower income residents how to save for major life expenses – a new home, a higher education or a new business venture. The grant would provide matching funds for these three (3) activities, with an emphasis/priority on homeownership. If a resident saved \$1,000 over a one year period, the grant would provide \$4,000 in matching funds. Financial education is also a part of the grant and each resident would have to complete the education component before receiving any assistance. A partnership with all local banks doing business in Sandusky has also been formed as part of the grant planning process. Local banks have agreed to provide financial counseling services and matching funds for the grant.

Another very important Weed and Seed partner is Firelands Habitat for Humanity. The City has been working with Habitat to secure lots in the CDBG target neighborhoods for new houses for lower income families. Habitat is currently building a home in the Southside Target Area at 1817 Clay Street and they have purchased another lot from the City's landbank at 2123-2125 E. Forest Drive. The City is working with Habitat for them to purchase three other Southside lots from the City – two lots on W. Forest Drive and one at 1722 Pierce Street. These lots were acquired through a donation to the City and through the Neighborhood Stabilization Program. ARC of Erie County, a local non-profit organization that provides housing for the developmentally disabled, is also working with the City and Erie County on the Neighborhood Stabilization Program to provide rehabilitated housing units in the Kilbourne Plat Neighborhood.

Because of recent economic circumstances – a high foreclosure rate and high unemployment – the City has also made other housing programs a priority. These include foreclosure prevention counseling through a HUD-certified counseling agency, emergency home repair and accessibility modifications, and code enforcement.

Foreclosure counseling "gives an objective snapshot of what the borrowers current financial situation is -- what is affordable, what is not, and it helps the borrowers make the best decision. Many counselors also help borrowers address the underlying issues that are keeping them from being able to make payments on time. For instance, counselors often can provide employment training and resources for homeowners who are unemployed. In addition, when it comes time to contact the financial institution, counselors at these agencies often have an edge over homeowners who call servicers on their own" (Bankrate.com 2/8/10).

The objective of the emergency home repair and accessibility modification program is to keep residents in their homes in the event of an unaffordable home repair crisis such as a failing furnace or hot water tank, a broken water line, etc. or to remove barriers to residents with accessibility needs. This program was offered in FY 2009 and FY 2010 and has been in high demand. The program

assisted 17 households in 2009 with \$100,000 of FY 2009 CDBG Funds and is ongoing in FY 2010.

Another objective will be to continue to improve the quality of existing housing through code enforcement. Code enforcement is an essential service for the City of Sandusky. Code enforcement is responsible for responding to phone calls from residents in the community for the following property owner issues: weeds, property nuisances, trash, foreclosed and vacant properties, junk vehicles and housing code violations. In addition, the share of rental properties is approaching 70 percent of the housing units in Sandusky and this brings with it an even higher incidence of property code violations. In order to improve the quality of housing in the neighborhoods, the code enforcement officer retained in the FY 2009 and FY 2010 program years should continue to respond and follow-up to complaints in a timely manner. In 2009 and 2010, this officer responded to 612 total complaints.

The City plans to continue its partnership with WSOS to improve energy efficiency in homes which will lead to a decrease in utility bills for homeowners by referring residents to WSOS. The City, whenever possible, will promote alternative energy options and eco-friendly building and renovations within its housing projects. WSOS Community Action Commission, Inc. provides the Home Weatherization Assistance Program for the City of Sandusky. The grant provides energy efficiency education, attic, wall and basement insulation, air leakage reduction, heating system repairs or replacements, and electrical measures that address lighting and appliance efficiency.

The City will also continue its demolition program to remove blighted residential structures from neighborhoods. In the past two years, Neighborhood Stabilization Program funds were used for demolition and it was not necessary to utilize CDBG funds for this activity. However, NSP demolition funds are now exhausted and the need for additional demolition monies is still apparent. The City has been very active in recent years with the demolition program – since January of 2007, the City has removed or caused to be removed through code enforcement, 85 residential structures.

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. The City Department of Planning, Engineering and Development and EMHA continue to develop a

cooperative relationship, serving on each other's boards and committees, and developing a dialogue on their various roles in promoting affordable housing. The City assists EMHA with environmental review activities. EMHA is referring clients to the City's housing counseling and downpayment assistance program provided through WSOS and landlord applicants to the County's HUD Lead-Based Paint Hazard Control Program when properties are in need of rehabilitation. The City's fair housing services contractor is also coordinating with EMHA to ensure that EMHA's clients receive fair housing information and landlord/tenant information.

EMHA used \$475,000 received through the American Recovery and Reinvestment Act of 2009 to renovate Bayshore Tower – a 139-unit public housing facility in the City of Sandusky. The ninth floor was transformed from primarily efficiencies into one-bedroom apartments. The 9th through 12th floors received fire alarm upgrades, hallway lighting was upgraded throughout the entire building and the elevator was extensively rehabbed.

EMHA has also improved its vacancy rate. In 2004, it took twenty-eight (28) days to make a housing unit available for occupancy. In 2009, that was improved to only eight (8) days, thereby making its housing units more readily available for occupancy.

Through the Dorn Foundation, EMHA is able to provide a Stipend Program to its residents for volunteering to be a mentor to other residents, cleaning common areas, and/or a lobby attendant. The Stipend Program continues to provide opportunities to EMHA residents to build responsibility and leadership skills.

Erie Metro Housing Authority has continued to earn HUD's "high performer" rating; thus, the City's Annual Plan is not required to provide financial or other assistance to improve its operations.

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:

In 2009, the City of Sandusky implemented new zoning regulations which would allow for mixed use developments and a wide range of housing types. These regulations will hopefully encourage the development of more affordable housing in the upcoming years. Also, the City intends to work with Volunteers of America Northwest Ohio, Firelands Habitat for Humanity, ARC of Erie County and other entities to develop more quality affordable housing. The City will use its landbanking program to provide vacant lots and housing rehab opportunities to these types of organizations. The City will continue to work in conjunction with Erie County and its Neighborhood Stabilization Program to finish the acquisition and rehabilitation portion of this grant program which will provide new or refurbished homes for resale or rent to low and moderate income residents.

Fair housing educational materials and trainings will be offered to eliminate the knowledge barrier regarding fair housing choices and discriminatory practices.

The City will maintain its code enforcement capacity to improve the quality of affordable housing and property conditions and values in Sandusky. Also, a down payment assistance program will be offered to help low- and moderate-income families purchase homes.

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 only source of funds the City of Sandusky expects to receive during the next year to address homeless needs and to prevent homelessness is the HUD Community Development Block Grant. The City has supported the efforts of homelessness prevention and serving the needs of the homeless population by providing Community Development Block Grant funds to the Volunteers of America Northwest Ohio (VOANWO). However, VOANWO does receive grant funding from the following entities: Ohio Housing Trust Fund Program; Ohio Federal Emergency Shelter Grant Program; U.S. Department of Housing and Urban Development; and Serenity House Transitional Housing.

The City of Sandusky's answer to homelessness and chronic homelessness is the VOANWO. VOANWO is the lead agency for managing the homeless issues (continuum of care process) in the community. The VOANWO has centralized programs that provide emergency shelter, transitional housing and permanent housing services through its Crossroads program. VOANWO serves Erie County which includes the City of Sandusky as its primary population of service.

The Erie County Continuum of Care Plan to End Chronic Homelessness by 2012 is outcome and focus driven. The main focus is to provide housing for those Erie County residents who desire to be housed, to reduce the number of non-housed or marginally housed (those areas not fit for habitation) and to provide safe, affordable permanent housing with adequate resources to maintain permanent housing. Homeless persons move through the continuum of care system by:

1. Seeking emergency shelter or services
2. Obtaining referrals for appropriate services
3. Moving into permanent housing or transitional housing
4. Receiving follow-up services

VOANWO will measure outcomes of those housed by reviewing those who obtain permanent housing and come from homelessness and measuring their outcomes 6 months out to ensure housing barriers are removed. In order to meet resident needs, VOANWO will mainstream social services utilizing 2-1-1 to stabilize residents and house them.

Data collected will be measured using HMIS, the county data collection system that reports the homeless statistics to the Department of Housing and Urban Development and Ohio Department of Development. Outcomes and revisions will be addressed annually, measuring successes and reduction in annual Point-In-Time Counts. Homeless services will be coordinated with other social service agencies in the community to best serve the needs of individuals and families.

Families with low household income and higher housing costs are at risk of becoming homeless as well. There is a continued need for homelessness prevention programs that provide emergency assistance to families during periods of financial crisis. In order to combat the crisis and prevent further decline, the City plans to partner with VOANWO to provide homeless prevention services which will include emergency rental, mortgage and utility assistance to low- and moderate income individuals and families with children in Sandusky. The CDBG Funds shall be utilized only to sustain residents in the City of Sandusky. The intent of this proposed project is to prevent homelessness by assisting those of the Sandusky community to keep their current housing. It is the City's number one priority to fight homelessness. This program will be offered to any eligible person regardless of age, ethnicity, disability, addictions, and victimization of domestic violence or criminal history.

In addition, the City will continue to work on transitional housing projects in collaboration with other local agencies such as the VOANWO and ARC of Erie County. The City recently worked with the VOANWO and the Mental Health and Recovery Board of Erie & Ottawa Counties to create transitional housing for mental health clients in a former motel building on the City's west side using other programs besides CDBG. The Mental Health and Recovery Board will continue to spend about \$420,000 in supported housing services (in its contract with VOANWO) to Erie County residents, of whom about one-half to one-third are Sandusky residents. Also, Citizen's Circle (a CDBG funded program operated by the Center for Cultural Awareness) has secured private sector housing resources from a local landlord to help provide six (6) transitional housing units for ex-offenders returning to the Sandusky community. The Weed and Seed Grant Program provides funds for clients' first month's rent for this transitional housing program.

The City of Sandusky does not receive any of the following: the McKinney-Vento Homeless Assistance Act, Emergency Shelter Grant, Supportive Housing, Shelter Plus Care, or Section 8 SRO Program; therefore, it does not need to develop and implement a Discharge Coordination Policy.

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:

The City's non-housing community development needs eligible for assistance by CDBG categories specified in the Community Development Needs Table are as follows:

Public Facilities and Improvements (in order of importance)

1. 03F Parks, Recreational Facilities
2. 03K Street Improvements

Public Services (in order of importance)

1. 05Q Emergency Housing Payments & Utility Assistance
2. 05M Health Services
3. 05 Public Services
4. 05D Youth Services

5. 05B Drug Repository Program (Seniors and Disabled)

Economic Development (in order of importance)

1. 18B Economic Development Technical Assistance
2. 18C Micro-Enterprise Assistance
3. 18A ED Direct: Direct Financial Assistance to For-Profit Businesses

The determination of priorities for all of the community development and economic categories were based on demographic and economic statistics presented by the City at the CDBG Annual Planning meeting, input and consultation with Community Planning Advisory Committee members and the Consolidated Plan (2009 – 2013). The greatest obstacle is that the need is always greater than the funds provided, especially now, more than ever, because of current economic circumstances.

03F Parks, Recreational Facilities

Objective: Suitable Living Environment (SL-1)

Long-Term: 5 years

Proposed Accomplishment: To improve the conditions of two community parks – Lions Park and Huron Park

Annual Goal: 2

Lions Park has been designated as a community park because it is 14 acres in size and has a service area of two miles in radius with 10,000 – 15,000 residents nearby. Lions Park is located right on Sandusky Bay. The City is also developing a stronger partnership with Erie Metro Parks for future maintenance and development initiatives at the Park. (Note: Through the City's CDBG Revolving Loan Fund, the City acquired and demolished a run-down trailer park located at the entrance of Lions Park. By removing the trailer park it has improved park visibility from West Monroe Street which will hopefully reduce crime activity. It also allowed for additional park expansion. In 2009, a Lions Park master design plan was developed which will be used to conduct future improvements. In 2010, the shoreline was cleared of all concrete debris, regraded and seeded to provide greater accessibility to the water. And in 2011, additional improvements will be made based on the Lions Park master design plan which will include a new splash pad, restrooms, a playground and a multi-purpose play surface. The City has already received four (4) other grants in the amounts of \$129,880, \$70,000, \$2,892 and \$15,000 to help support these Lions Park improvements and has applied for an additional grant in the amount of \$40,000. The City will be applying for more in coming years. The City has also partnered with the Sandusky Lions Club which has begun raising funds for the new entrance sign and landscaping and a memorial statue for Lions Park.

The City will complete the Huron Park Master Plan in late FY 2010 – early FY 2011 and will seek funding sources for improvements to this park including Access to Recreation Grant dollars from the Kellogg Foundation. Due to recent cuts to CDBG funding, sufficient funds were not available in FY 2011 to complete significant improvements to Huron Park.

03F Parks, Recreational Facilities

Objective: Suitable Living Environment (SL-1)

Long-Term: 4 years

Proposed Accomplishment: To extend the Sandusky Bay Pathway

Annual Goal: 1

Currently, the City has an intermittent recreational bike path on its 21 miles of waterfront area. The plan over the next few years is to create bike path continuity. In 2009, the City completed the Sandusky Bay Pathway from the Municipal Boat Launch Ramp to Mills Street. In 2011, the next stage is to develop the 10-foot wide bike path on the east side of Cedar Point Drive from First Street to Cleveland Road. (Note: This project was originally programmed for FY 2010, however, it was moved to FY 2011 due to the timing of the entire Cedar Point Drive Improvement Project and the availability of Erie County Metropolitan Planning Organization funds in the amount of \$515,200 to complete the project.)

03F Parks, Recreational Facilities

Objective: Suitable Living Environment (SL-1)

Long-Term: 3 years

Proposed Accomplishment: To create 2 community gardens in target areas

Annual Goal: 2

In late FY 2010, the City, together with the Erie County General Health District, commenced a Community Gardening Program. Two community gardens will be established in low-to-moderate income neighborhoods to increase the quality of life and engage residents in an outdoor activity with beneficial physical activity. The project will also increase knowledge and experience with food production and improved nutrition, and unite neighboring residents in an intergenerational activity and common purpose that can help beautify the neighborhood.

03F Parks, Recreational Facilities

Objective: Suitable Living Environment (SL-1)

Short-Term: 1 year

Proposed Accomplishment: To make minor improvements to area parks

Annual Goal: 2

There are number of parks which need some minor improvements to make them more suitable and accessible for residents to use and enjoy. Examples of improvements include the installation of handicapped parking spaces and accessible pathways to ball fields.

03K Street Improvements

Objective: Suitable Living Environment (SL-1)

Short-Term: 3 years

Proposed Accomplishment: To improve Cedar Point Drive and Columbus Avenue

Annual Goal: 2

The City will use funds to repave Cedar Point Drive which is located between First Street and Cleveland Road. The street improvement will coincide with the Sandusky Pathway extension. The City will also repave Columbus Avenue, Sandusky's "Main Street," from the railroad underpass to Perkins Avenue.

05A Senior Services

Objective: Suitable Living Environment (SL-1)

Long-Term: 5 years

Proposed Accomplishment: To provide a Drug Repository Program for seniors and people with disabilities

Annual Goal: 100

With such a large older adult and disability (physical and mental) population in the Sandusky, finding an affordable option for prescription medication is a major

concern. In the year 2002, Ohio was the first State to adopt a Drug Repository Program. This law (known as Karen's Law) allows nursing homes, long term care pharmacies and wholesalers to donate unused medications for redistribution to those patients who meet Ohio residency and specific financial requirements. This program recovers unexpired, tamper-proof packaged prescription medications, already paid for by Medicaid. These medications are then dispensed to those who cannot afford to fill their prescriptions. Until the Drug Repository Program legislation in 2004, these medicines were treated as medical waste and destroyed.

The program will provide low-and moderate income seniors (age 62 and over) and people with disabilities the capacity to afford prescriptions that they would otherwise not be able to purchase because of the increasing costs associated with medications.

05Q Emergency Housing Payments & Utility Assistance

Objective: Suitable Living Environment (SL-2)

Long-Term: 5 years

Proposed Accomplishment: To prevent homelessness by providing emergency housing payments and utility assistance

Annual Goal: 50

The Emergency Housing Payments & Utility Assistance Program will enable homeowners or tenants to remain in their home instead of losing it through foreclosure or eviction due to a crisis beyond their control. Low-and moderate-income people who have fallen upon hard times and are at risk of losing their homes will be eligible. The program will continue to provide immediate short-term help for destitute families to prevent homelessness.

05M Health Services

Objective: Suitable Living Environment (SL-1)

Long-Term: 5 years

Proposed Accomplishment: To educate residents regarding preventive health measures

Annual Goal: 250

The cost of health care has sky rocketed; however, the impact on the health system can be reduced through prevention and education. Based on the findings of the Erie County Health Department's Community Assessment, the City of Sandusky needs to be more proactive in its approach to healthy living within the community, particularly with minorities. In partnership with the Erie County Health Department, a wellness prevention program will continue focusing on obesity, diabetes and other preventative health issues. In addition, the "Look Who's Walking in Sandusky" program will be expanded into other low-and moderate income areas including the Southside and Kilbourne Plat neighborhoods. Both of those neighborhoods are CDBG target areas and are designated as the most in need for programming and resources.

05 Public Services (General)

Objective: Suitable Living Environment (SL-1)

Long-Term: 5 years

Proposed Accomplishment: To reduce the recidivism rate of offenders upon release from prison.

Annual Goal: 50

Through its Weed and Seed Program, the City of Sandusky has the goal of reducing crime and offender recidivism. One of the methods to do this is a re-entry program which targets ex-offenders returning to the community from incarceration. The Erie County Adult Probation Department reports that the recidivism rate for adults is approximately 25%. In addition, the State of Ohio releases an average of 250 ex-offenders from state institutions back to Erie County, a majority of which return to the City of Sandusky. Erie County also expects that within the next five years 450 violent/serious offender adults will be released from the Erie County Jail.

By continuing to fund the Citizen's Circle re-entry program in the community, partnerships would remain that promote positive interaction and accountability for ex-offenders upon release from prison. Circle members address risks that contribute to criminal activity by taking ownership of the solution. It is an opportunity for citizens to communicate expectations for successful reentry and to help offenders recognize the harm their behavior has caused others. Offenders are able to make amends and demonstrate their value and potential to the community. A focus on the future rather than the past and giving back through community service and contributions are key elements for success. Offenders seek involvement with a Citizen Circle voluntarily. The program coordinator meets on a regular basis to discuss offender progress, reviews plans, interviews new applicants, admits new members and discharges both successful and unsuccessful offenders. The Citizen's Circle Program is endorsed by the Ohio Department of Rehabilitation and Correction. During FY 2009 and FY 2010, the Citizen's Circle Program served 172 clients.

05D Youth Services

Objective: Suitable Living Environment (SL-1)

Long-Term: 4 years

Proposed Accomplishment: To offer increased services to youth

Annual Goal: 20

Affordable youth activities are limited in the City. By offering a youth recreational scholarship program, low- and moderate income children will be able to participate in summer recreational activities that they would otherwise not be able to afford. The youth summer recreational activities are sponsored by the City of Sandusky's Recreation Division.

18B Economic Development Technical Assistance (Coordinator)

Objective: Expanded Economic Opportunities (EO-2)

Long-Term: 5 years

Proposed Accomplishment: To offer revolving loan funds by actively soliciting individuals and businesses in Sandusky

Annual Goal: 4 loans

The City's Economic Development Consultant will provide technical assistance to businesses in Sandusky and assist the City with reviewing potential RLF projects. The Consultant will work with the Erie Regional Planning Commission and the Erie County Economic Development Corporation to coordinate economic development projects, programs and activities.

18C Micro-Enterprise Assistance

Objective: Expanded Economic Opportunities (EO-2)

Long-Term: 5 years

Proposed Accomplishment: To offer small business loans to low-and moderate income persons.

Annual Goal: 2 loans

As in the last five-year grant period, the City will continue to offer the Micro-Enterprise Loan Program. Small businesses are essential for the creation of jobs. The loan program is designed to provide access to capital for persons of low-and moderate income who are not able to secure traditional financing to start or expand a small business. A micro-enterprise is defined as a business that has five or fewer employees, with one or more actually owning the business.

18A ED Direct: Direct Financial Assistance to For-Profit Businesses

Objective: Expanded Economic Opportunities (EO-2)

Long-Term: 5 years

Proposed Accomplishment: To provide financial assistance (loans) to for-profits businesses to create jobs or eliminate slum and blight.

Annual Goal: 2 loans

The City will continue to offer direct loans from the revolving loan fund. The loan can be used to acquire property, clear structures, construct or rehabilitate a building and/or purchase equipment (with a class life of 5+years). To be eligible, a for-profit business must be located within Sandusky City Limits. A Revolving Loan may not exceed 50% of total project cost. All other sources of funding must be documented and in place before any City Revolving Loan Funds can be disbursed. The City's consultant will screen applications and provide analysis for the Revolving Loan Fund committee and assist in preparing all appropriate documents.

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 formal jurisdiction over poverty level families. It is primarily the responsibility of the Erie County Department of Job and Family Services to provide services such as Medicaid, food stamps, nursing home care, child care and cash assistance.

The City will give priority in its selection of applicants for all of its CDBG programs to those with a total household income of less than 80% of median income. In this way, it can direct housing assistance and public services to households below the poverty level, so as to at least focus funding and support to those most in need.

The City will have the most impact on poverty level families by making jobs available in the community through its economic development loan programs. Economic development loans are tied to job creation and the City has a budget of approximately \$557,742 of its Economic Development RLF funds to provide these loans. The City will cross-market housing and service programs so that an individual seeking resources not provided in Sandusky can access the United Way 2-1-1 and be guided to the proper agency for assistance.

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:

As mentioned in the CDBG mission statement, the City intends to focus on the special needs of the aging and disability community as a priority. The City intends to improve houses in Sandusky which were built without any accessibility and safety features for older adults or people with disabilities through its Emergency Home Repair and Accessibility Modifications program. By improving the conditions and/or making modifications of an owner-occupied home by older persons and/or persons with disabilities, it will allow them to remain in their home, instead of seeking other accommodations. In addition, a Drug Repository Program will be offered to provide low-and moderate income seniors (age 62 and over) and people with disabilities (mental and physical) the capacity to afford prescriptions that they would otherwise not be able to purchase because of the increasing costs associated with medications.

Transportation for older adults and people with disabilities continues to be a challenge; however, in March 2009, the City of Sandusky, Ohio was awarded a \$100,000 Job Access Reverse Commute Grant from the Federal Transit Administration (FTA) through the Office of Transit of the Ohio Department of Transportation to expand its services. The grant allowed the Sandusky Transit System to begin a point deviation route through the City connecting Sandusky's low to moderate income neighborhoods with the Milan Road/Route 250 retail and commercial corridor. This route transported 20,250 people to job opportunities in 2009 and 46,870 people in 2010. Note: The City of Sandusky received another Job Access Reverse Commute Grant in the amount of \$120,763 in January 2011.

The grant is the result of a successful coordination effort among several local agencies. Local matching funds for the grant are being provided by Serving Our Seniors and contract revenue from the Erie County Board of Developmental Disabilities. The service runs hourly between 6:00 a.m. and 10:00 p.m. Low cost evening transportation had been cited as a need/barrier to employment for City residents.

Also, as a result of the partnerships created through the City's Weed and Seed Program, the Mental Health and Recovery Board of Erie & Ottawa Counties will expend \$417,512 from its local and state funds to begin the Conestoga Program. The kick-off for this program in Sandusky will be in May of 2011, just prior to the

beginning of FY 2011. The Conestoga Program is a collaborative effort to reduce incivilities in Sandusky's neighborhoods, thereby bolstering resident morale and supporting traditional community development projects as described in the Consolidated Plan. Mental health and drug and alcohol addiction services, along with other social services, law enforcement resources and community development resources, will be concentrated in target neighborhoods to address behavioral issues, reduce crime, and maintain and/or increase property values.

The Conestoga Program will focus on the City's two target areas already identified in the Consolidated Plan: the Kilbourne Plat Neighborhood and the Southside Neighborhood.

The Weed and Seed Program is currently supported by a \$155,909 Grant from the U.S. Department of Justice Community Capacity Development Office. The City and its Weed and Seed Program partners have also applied for funding from several other DOJ programs including its anti-gang prevention program, adult mentoring program, and youth mentoring program. The City is also involved in the collaborative effort by the Erie County Health Department, Partners in Prevention, to secure Drug-Free Communities Grant funding.

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.

21D Fair Housing (SL-1)

Objective: Suitable Living Environment

Long-Term: 5 years

Proposed Accomplishment: To promote and educate residents about fair housing

Annual Goal: 250

Many Sandusky residents are unaware of their fair housing rights and how to recognize discrimination or what to do about it. People with disabilities have difficulty finding suitable and accessible housing. The City intends to promote fair housing rights, resources, trainings, seminars and counseling to affirmatively further fair housing in Sandusky. The City has retained a fair housing consultant, Donald Eager and Associates, to ensure that a comprehensive and quality fair housing program is offered to the residents of Sandusky. Donald Eager and Associates will also be updating the City's Analysis to the Impediments to Fair Housing and Fair Housing Action Plan.

**CITY OF SANDUSKY - PROPOSED BUDGET
FISCAL YEAR 2011 LISTING OF COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSED PROJECTS**

Project budgets based upon the City's estimated Fiscal Year 2011 allocation for CDBG of \$744,846.

2011 CDBG PROPOSED PROJECTS	2011 PROPOSED CDBG AMOUNT	2010 CDBG Remaining Funds In Progress	PROPOSED RLF AMOUNT	MATCH SOURCE	PROJECTED 2011 MATCH AMOUNT
ADMINISTRATION					
21A Program Administration	\$115,000	\$67,719			
21A Information and Referral 2-1-1	\$10,000	\$10,000			
21D Fair Housing Activities	\$12,000	\$15,000			
Subtotal	\$137,000	\$92,719			
DECENT HOUSING					
Housing Programs:					
13 Downpayment Assistance	\$40,000	\$40,000			
14A Emerg Home Rpr/Access Improvements	\$100,000	\$130,000		Erie Co. HUD Lead Paint	\$3,000,000
14E Downtown Building Improvement Prog.	\$0	\$18,000		Private Funds	\$18,000
Subtotal	\$140,000	\$188,000			\$3,018,000
SUITABLE LIVING ENVIRONMENT					
Public Services:					
05M Community Wellness Prevention	\$25,000	\$34,861		Erie Health Dept	\$8,153
05A Drug Repository Program	\$0	\$8,000			
05Q Emergency Housing & Utility Asst.	\$65,000	\$65,000		VOANWA	\$196,945
05 Citizens Circle Program	\$21,000	\$4,231		USDOJ Weed & Seed	\$155,909
05D Youth Recreational Programs	\$0	\$1,000			
Subtotal	\$111,000	\$113,092			\$361,007
Public Facilities and Improvements:					
03F Community Gardening	\$15,000	\$15,000		Erie Co. Health Dept.	\$6,967
03K Street Improvements (Cedar Pt. Drive)	\$100,000	\$0		MPO Funds	\$351,896
03K Street Improvements (Columbus Ave.)	\$123,846	\$12,342	\$13,812		
03F Lions Park	\$0	\$506,008		City Water & Sewer	\$50,000
03F Huron Park	\$0	\$10,000		LWCF Grant	\$70,000
03F Park Improvements (Various Parks)	\$0	\$9,668		SECCF Grant	\$2,892
03F Sandusky Bay Pathway (Cedar Pt. Dr.)	\$75,000	\$0		MPO Funds	\$163,304
	\$0	\$0			
Subtotal	\$313,846	\$553,018	\$13,812		\$645,059
Other:					
15 Code Enforcement	\$43,000	\$24,766			
04 Clearance and Demolition	\$0	\$45,644	\$50,000		
Subtotal	\$43,000	\$70,410	\$50,000		\$0
ECONOMIC REVITALIZATION					
Economic Development:					
18A Direct Fin. Asst. to For-Profits (RLF)	\$0	\$0	\$557,742	Private Funds	\$557,742
18B ED Assistance (RLF)	\$0	\$0	\$29,000		
18C Micro-Enterprise Loan Program (RLF)	\$0	\$0	\$50,000	Private Funds	\$20,000
Subtotal			\$636,742		\$577,742
Grand Totals	\$744,846	\$1,017,239	\$700,554		\$4,601,808