

Lakewood Division of Community Development

FY21 CDBG Applicant Narrative

1. Mission

Assist low-income and very-low income families and individuals by:

- Improving access to credit and financial assistance to maintain and improve homes
- Promoting long term housing affordability and sustainability
- Providing a variety of home improvement services to ensure homes are energy efficient and well maintained
- Demonstrate ways to update and diversify the City's housing stock by incorporating new technologies and energy efficiency

2. Geographic Service Area

City of Lakewood, Ohio

3. Target Population(s)

Very-low, low and moderate-income households

4. Programs & Services

The Division of Community Development (DCD) administers several HUD-funded loan and grant programs for Lakewood residents and business owners undertaking residential or commercial renovations. Programs administered by Community Development include: Low Interest Rehab Loans, Repair Accessibility Maintenance Program (RAMP), Home Improvement Grant Program, First Time Homebuyer Loans, Storefront Renovation, Weatherization, Nuisance Rehab and Demolition, Residential Purchase and Revitalization. In 2019, a new Rental Restoration Loan Program was created to help Lakewood landlords make improvements to their units and preserve affordable rental housing options for low- and moderate-income renters. Community Development Programs also provide resources that support the goals and objectives of the City's Community Vision. The Vision emphasizes the importance of protecting and enhancing the quality and character of the City's residential neighborhoods.

5. Number & Demographic Profile of Clients Served (FY19)

Program	# Units
Weatherization	2
Repair Accessibility Maintenance Program (RAMP)	3
Low Interest Loan	6
Home Improvement Grant	8
HOME Down Payment Assistance	5
Nuisance Rehab	1
Total	25

6. Qualifications to Implement Proposed Project

Community Development staff have more than 30 years of combined experience implementing and managing federally funded housing programs.

7. FY20 Budget

Total FY20 Division Budget \$2,154,535.55

FY20 Operating Expenses

Expenditure Category	Amount	% Total Budget
Salaries & Fringe Benefits	\$100,000	4%
Operating Costs	2,054,536	96%
Total	2,154,536	100%

Top 3 FY19 Revenue Sources

#	Source	Amount	% Total Budget
1	CDBG	\$1,172,67	54%
2	HOME	\$981,860	46%
	Total	2,154,536	

8. Does your department maintain the following documents?

Personnel Manual/Grievance Procedures Yes No
Affirmative Action Policy Yes No

9. Capacity to serve non-English-speaking persons? Yes No

10. Do your facilities comply with ADA accessibility requirements? Yes No

11. Additional Data and/or Information Not Previously Requested that Strengthens the Department’s Case for CDBG Funding Support

The Division of Community Development regularly analyses market conditions to ensure that programs continue to meet the needs of the City’s low- and moderate-income households. Current trends show that while housing values and rents continue to rise and unemployment is low, the incomes of low- and moderate-income households are not keeping pace. First time buyers continue to have difficulty finding entry level homes nationally and in Lakewood - demand has outpaced supply. Increases in property values have opened financial resources including home equity loans and lines of credit to more low- and moderate-income households.

Understanding these trends has allowed us to focus our efforts on preserving the availability of affordable housing through a variety of means:

- Acquiring and rehabbing vacant properties or building new affordable infill homes.
- For existing property owners, the City has focused its marketing of programs like the Home Improvement Grant where income eligible homeowners can receive rebates for exterior home improvements that bring the property into exterior compliance. Self-financing of the repairs is required.
- Low interest home improvement loans to low- and moderate-income homeowners unable to obtain financing through traditional lenders and those who for a variety reasons require additional assistance completing home improvements.
- Rental Restoration Loans to improve and preserve affordable rental housing

HOME Investment Partnerships Program (HOME)

Due to receiving a significant amount of program income over the past three years, the City has lined up several affordable housing projects. Two new single-family homes will be completed in 2021 and sold to low- and moderate-income households. To support the retention of affordable rental units, the Rental Restoration Loan Program provides financing to help landlords offset the cost of improvements. Under this program EDEN, a local non-profit developer and owner of affordable housing, plans to add 2 units, including one that will be fully accessible, in 2021 to their eight-unit building on Nelson Court. EDEN's units are permanently affordable to low income renters. HOME funds will be used as gap financing. We also anticipate the completion of renovations to 20 rental units which will have a five-year affordability period (units will be rented only to low income tenants at affordable rents). These projects include a twelve-unit building (of which eleven units will receive funding), two four-unit buildings and a condominium.