



LAKE COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Meeting Minutes

DATE: March 26, 2025
TIME: 3:00 PM
PLACE: Office of the Board of the County Commissioners, 105 Main Street, Painesville, Ohio
RE: HUD FY 2025 Public Hearing for CDBG and HOME Programs – FY25 Annual Action Plan

1. This Hearing is called to order by David Radachy, Director, Lake County Planning and Community Development.
2. This Hearing is being held in accordance with HUD guidance on the development and submission of the Annual Action Plan for the primary purpose of informing the public about funding levels for Fiscal Year 2025 and for the primary purpose of informing the public about funding levels for Fiscal Year 2025 and informing the public and potential applicants of pertinent regulations and planning processes and to obtain public input. This public hearing will be recorded.
3. This Hearing was publicized through public advertisement of March 7, 2025 and by email through a broad distribution list.
4. Participants wishing to comment or ask questions in this livestream meeting may do so by email to the address, David.Radachy@lakecountyohio.gov.
5. Staff at the Lake County Planning & Community Development Office will present information and is available to field questions on the HUD FY25 planning process by email today and through phone and other means during the application period.

Rhea Benton, Community Development Block Grant and HOME Investment Partnership Program

1. Amount of CDBG for Fiscal Year 2025: Allocations have not been announced, but if level funding: \$1.3 mil; HOME is \$415,000.

2. CDBG Eligible Applicants are: Units of local government – villages, municipalities, and townships; Non-profit Organizations; Community Development Corporations; Public Housing Authorities; and Institutions of Higher Education.
3. CDBG Ineligible Activities include: Improvements to buildings used for general conduct of government (except for ADA improvements); general government expenses; Political activities.
4. CDBG Generally Ineligible Activities include: Purchase of equipment; operating and maintenance costs; New housing construction; Income payments.
5. HOME Purpose: Aims to increase the supply of decent, affordable housing for low-income households by providing funding for a variety of affordable housing activities.
6. HOME Eligible Applicants: public agencies, nonprofit organizations, CHDO's – Community Housing Development Organizations.
7. HOME Eligible Activities: Producing affordable housing, providing tenant based rental assistance, providing down payment assistance, homeowner rehabilitation, operating costs of CHDOs, capacity building activities.
 - a. A minimum of 15% is reserved for CHDO activities, up to 10% for planning and administrative costs.
 - b. Match requirement: 1 to 4 ratio; match credits are a community's non-federal contributions of cash, assets, services, labor and other resources.
8. CDBG and HOME: Cross Cutting Regulations: 1. Construction projects are subject to Davis Bacon, Federal Prevailing Wage. I will work closely with project managers to ensure compliance with Federal Labor Provisions. Federal prevailing wage rates must be included in cost estimates submitted with the grant application. 2. Projects are subject to federal procurement requirements and Environmental Reviews. 3. All applicants must undertake actions to Affirmatively Further Fair Housing, which is described in the CDBG and HOME grant applications.

Christian Blake, Application Timeline and Process:

1. The grant applications are available today on the Lake County Planning and Community Development website. Other items available on the website: NEW changes to block group maps, the consolidated plan, and we have added a section with supporting application forms.
2. Grant Resource Information: Grant application consultation for the CDBG and HOME programs is available by appointment. Consultation are required for applicants who have not had a funded application during the past two grant cycles (FY23 or FY24). Applicants may request phone, virtual, or in person appointments during April 7th – 11th, between 8:30 AM and 4:00 PM. Page 2 of the CDBG application contains grant resource information from the HUD Exchange website, I encourage all CDBG applicants to view that information.

Application Timeline:

- a. Public Hearing #1 – March 26, 2025.
 - b. Grant Application Consultation – April 7-11, 2025.
 - c. Application Due Date – We will accept applications no later than 4:00 PM on May 9, 2025. Applicants must submit one hard copy and one electronic application. The electronic copy must be on a flash drive. We are located at 105 Main Street, Building B, 4th Floor, Painesville, Ohio.
 - d. Preliminary Awards will be announced in July 2025.
 - e. Public Hearing #2 will take place in July 2025.
 - f. Award Letters will be mailed in September 2025.
 - g. The Grant Period begins October 1, 2025. *Projects may not begin until a Subrecipient Agreement has been executed, which will occur in December 2025.
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6. Participants wishing to comment or ask questions in this livestream meeting may do so by email to the address, David.Radachy@lakecountyohio.gov
 7. Audience members wishing to comment on the planning process for the FY25 Annual Action Plan are invited to speak at this time or an agent may speak on their behalf, after stating their names and addresses in full, clear and distinct voices, for the record. The Board requests each person to speak only once unless adding a statement for the record not previously made.
 8. Additional written comments and questions may be addressed to Mr. David Radachy, Director, Lake County Planning & Community Development Office, 105 Main Street B401, Painesville, Ohio 44077.
 9. The Public Hearing is adjourned.