



FY 2025 One-Year Action Plan Lake County, Ohio

Lake County Planning & Community Development
105 Main Street
Painesville OH 44077

Submitted to the U.S. Department of
Housing and Urban Development

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Development (HUD) requires that all local jurisdictions seeking to participate in HUD's formula grant programs complete and submit a Consolidated Plan which will be used to govern which local programs qualify to receive funding and how the impact of those programs will be measured. Here in Lake County the planning process included both an inventory and assessment of local economic development, community development and housing needs and broad local participation in the development of our county's strategies and objectives for addressing those needs over the five-year Consolidated Plan period. The goal of this planning process is to help local communities identify needs and apply for funding that can be used to expand economic opportunities, essential public services, and decent and affordable housing for Lake County residents. The FY 2025 Annual Plan has used the Consolidated Plan's documented goals and measurable objectives in pursuit of meeting needs at the local level. Needs within Lake County continue and vary by community and neighborhood.

Fiscal year 2025 is the fourth year of the FY 22-26 Consolidated Plan. The Assessment of Fair Housing is incorporated into the goals of the Consolidated Plan and this FY25 Annual Action Plan. HUD accepted and approved Lake County's AFH in a letter dated July 17, 2017.

Appropriation levels to CDBG has remained level over the past few years while HOME funds have fluctuated from year to year. The current FY 25 annual allocations include \$1,352,458.00 in CDBG and \$450,279.80 in HOME. Additional funding to be expended during this annual cycle comes from program income. The planned use of those funds, \$119,451 (CDBG Anticipated PI) and \$2,261.00 (HOME Anticipated PI) are detailed within.

Program regulations of CDBG and HOME call for the principal beneficiaries to be low and moderate income persons.

With the approved HOME ARP Allocation Plan, funds (\$1.6M) are available and are being implemented to meet the needs of the Qualifying Populations. While HOME ARP is tied to FY21 it is anticipated that it will have a positive impact during the next few calendar years and beyond.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The County has identified five (5) primary funding objectives:

OBJECTIVE #1: Offer Housing Programs to Provide Safe and Decent Housing for Low-to-Moderate Income Households – Promote safe and decent housing for low-to-moderate income households throughout the County by providing programs to meet the needs of varied household types and qualifying income levels. (25 households - housing rehabilitation county-wide)

OBJECTIVE #2: Targeted Infrastructure Improvements in Low-to-Moderate Income Residential Areas – Promote a suitable living environment by allocating CDBG resources to support infrastructure and public facility improvement activities that will assist with addressing the problem of aging and insufficient infrastructure and building rehabilitation in residential areas that have high concentrations of low-to-moderate income households. (6 communities assisted)

OBJECTIVE #3: Provide Appropriate Supportive Services for Low-to-Moderate Income Persons – Provide assistance to nonprofit organizations that offer needed programs with supportive services for low-to-moderate income persons living in the community. The County maintains a strong working relationship with the nonprofit organizations operating in the local community and has used CDBG and HOME funds to support many needed programs. (250 beneficiaries)

OBJECTIVE # 4: Coordinate efforts between Public Agencies and Continuum of Care Agencies to Address the Issues of the Homeless and Special Needs Population – The County will continue efforts to participate and support the Coalition for Housing Organization and Continuum of Care Organization to facilitate efforts between public agencies and Continuum of Care agencies to provide housing assistance and other services to prevent and assist homelessness. (155 households - tenant based rental assistance/rapid rehousing, rental housing development 6 units, and homebuyer project 1 unit)

OBJECTIVE # 5: Promote a Regionally Coordinated Economic Development planning strategy, which includes businesses, non-profits, officials from the County and its communities, officials from outside the County, and area residents that identify ways to create and maintain employment in lower to middle income sectors of the workforce. Continuing to manage loan programs funded under previous fiscal years and supporting local community ED efforts.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The jurisdiction continues to meet expenditure deadlines, project accomplishments on an annual basis. The jurisdiction was in compliance with the last timeliness test. The jurisdiction has and will continue to monitor all subrecipients receiving federal funds for performance and cost effectiveness. Past performance and cost effectiveness will be taken into account when evaluating subrecipients for subsequent funding requests. This jurisdiction is working closely with Subrecipients to move forward with programs and projects as efficiently as possible.

The jurisdiction takes diligent action to properly train multiple staff members in the regulatory, programmatic and financial aspects of the grant programs. This includes offsite trainings, webinars, technical assistance and independent self-training. This methodology extended to our subrecipients and partners throughout Lake County with increased educational and regulatory training opportunities to ensure program compliance from a top-down approach. A new staff person was hired during the past program year (December 2024) to assist with federal grants work.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public Hearing #1 was conducted in a hybrid in-person and virtual setting. Live comments and questions were accepted via email and read aloud during the meeting. The Lake County Citizen Participation plan is attached to this AAP in the Administration Section. The Annual Action Plan process was introduced at the Public Hearing #1, when the availability of funding was announced and those interested in applying for funds were briefed on the program requirements and application process. The meeting notice was published in the newspaper and posted on the County's website. Additional outreach to past and potential applicants was conducted through group emails.

Public Hearing #2 was conducted as a hybrid in-person and virtual setting. Staff announced proposed projects and a notice was published in the newspaper and posted on the county website, allowing for a 30-day comment period. During the public comment period, a verbal and a written comment was received.

30-Day Public Comment Period is from June 20, 2025, to July 25, 2024. The public notice posted on June 20, 2025 provides the annual action plan proposed project information, requests public comment, announces the date of public hearing #2, and provides public comment period information. A copy of this public notice is attached to this section of the AAP (AP-05 Executive Summary). The draft annual action plan was made available for public inspection starting on June 20, 2025.

Public notices are published in the newspaper, on the county's website in multiple locations, and on social media. Public notices are also distributed by email blast to a broad email list. Public meetings are conducted in person and online via YouTube. Public meetings are recorded and posted to the county's website for public viewing. Consultation was done on an individual basis and through attendance at

various community meetings where discussion of consolidated planning process and objectives took place. Consultation actions are listed in detail in the section AP-10 of this Plan.

Callender, Troy pleased with transportation budget passage

Rep. Troy says bipartisan passage of \$11.5 billion transportation budget creates new jobs, infrastructure projects and economic possibilities for Ohioans

COLUMBUS — Ohio Rep. Daniel Troy (D-Willowick) helped pass the bipartisan Ohio Transportation Budget (House Bill 54) through the Ohio House of Representatives on Wednesday, Feb. 26. The budget's appropriation of \$11.5 billion is a significant investment into the future of Ohio jobs, connecting the workforce to the worksite and the bill will improve roads, bridges and transit systems across Ohio.

"This transportation budget bill, which we must enact every two years, especially emphasizes needed road repairs and safety upgrades in our state. It also makes historic investments in public transit that will improve our state's workforce efforts. I was proud to be a member of the House Transportation Committee that helped develop the final product that went before the full House," Troy said.

- Some provisions Troy fought for and included in HB54:
- Provides \$8 billion in statewide highway construction and maintenance projects over the biennium;
 - Makes progress toward meeting the state's significant public transportation needs by appropriating nearly \$300 million for public transit, including \$30 million to continue the Ohio Workforce Mobility Partnership Program;
 - Authorizes the continued distribution of gas tax revenue to cities, counties and townships across Ohio to support local road maintenance;
 - Allows motor vehicle owners the option of signing a statement attesting to their vehicle's compliance rather than going through the unpopular E-Check test;
 - Protects construction workers on the highway by establishing the Road Safety Pilot Program to assess speed compliance in construction zones;

• Adopts the Midwest Interstate Passenger Rail Compact, which creates the Midwest Interstate Passenger Rail Commission and earmarks \$25,000 in each fiscal year to pay for the costs associated with joining the compact;

• Continues funding commitments to the Brent Spence Bridge that crosses the Ohio River at Cincinnati.

HB54 passed the House by a 97-0 vote. It now heads to the Ohio Senate for consideration.

The Ohio House of Representatives voted unanimously on Wednesday, Feb. 26, to pass HB54 (Stewart), the state transportation budget, announced Ohio Rep. Jamie Callender (R-Concord). The state transportation budget, totaling \$11.4 billion across the biennium, is primarily funded by state gas tax revenue and federal highway aid and is one of Ohio's four budget bills. The transportation budget is used by the Ohio Department of Transportation (ODOT) for infrastructure development and maintenance, in addition to providing support for local transit authorities.

Included in HB54 are funds for Ohio's highways, including \$383 million for new highway construction and \$4.1 billion for maintenance across Ohio's 49,951 miles of highways. Additionally, the bill directs \$382 million to roadway safety improvements and adopts the Midwest Interstate Passenger Rail Compact with the goal of expanding regional passenger rail services. Alongside these investments are funds to help local transit authorities connect job seekers with employers and workforce development programs.

The Workforce Mobility Partnership Program (WMPP), created in 2023 under HB23 (136th General Assembly, Edwards), supports projects across Ohio aimed at

connecting employees with employers both within and outside their communities. Totalling \$30 million across the biennium, the WMPP assists regional transit authorities with planning, equipment, technology and operating costs for creating new access to employment opportunities.

"By providing reliable transportation to high-quality training and job opportunities, we are removing barriers to employment, strengthening the local workforce and ensuring businesses have access to skilled talent," said Andrea Simons, executive director of the AWT Foundation. "Our collaboration with Laketrans is a tremendous asset to our community and its economic growth."

"Without reliable transportation, both job seekers and members of the community can face barriers when trying to reach services across the county," said Jim Duvall, president of the Geauga County Board of Commissioners. "By supporting workforce mobility, we can ensure workers are able to access opportunities, employers have access to a skilled workforce, and our seniors are able to safely access medical and community resources."

"Get on board to work is Laketrans's primary destination and we appreciate

Rep. Callender's continued advocacy for ODOT's Workforce Mobility program," said Ben Capella, CEO of Laketrans. "Keeping this funding whole in the transportation bill means we help more local businesses and residents by getting people to work. We hope the Senate also recognizes the importance of this funding during the budget process."

The legislation also creates the Ohio Airport Improvement Program under ODOT's Office of Aviation. This program will use revenues generated from the sale of aviation fuel to support improvements at publicly-owned airports across the state. The program is expected to receive approximately \$4.65 million in revenues per year.

"By investing in both physical infrastructure and our transit authorities, we are showing our commitment to ensuring Ohioans have access to both good paying jobs and the worldclass amenities found in every corner of our state," said Callender.

HB54 now goes to the Ohio Senate for additional hearings. The state's transportation budget must be passed by the first working day of April to ensure the funding is in place for the start of Ohio's 2025 fiscal year.

LAKE COUNTY CDBG — HOME FEDERAL GRANTS PROGRAMS PUBLIC MEETING NOTICE

Lake County is required by the U.S. Department of Housing and Urban Development (HUD) to prepare an FY25 Annual Action Plan to govern the use of Federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. These funds must primarily benefit low- and moderate-income persons. Per HUD regulation and the Lake County Citizen Participation Plan, two public hearings will be held to discuss Plan components and solicit public input.

Public hearing #1 will take place on Wednesday, March 26, 2025 at 3 p.m. and will be accessible in the following manner:

- In-person at 105 Main St., Bldg. A, 5th Floor, Painesville, Ohio 44077, or
- Online through live broadcast at <https://www.youtube.com/channel/UC56Fg1VK8UW2B7UVO8YnwlIva>

A quick link to the livestream YouTube channel can be accessed by going to the Lake County Commissioners' website and scrolling down to the quick link, "Commissioners Live Stream." This is a stream that is only live when meetings are in session. This virtual public hearing allows questions in real time, with answers coming from the LC Planning and Community Development (P&CD) staff hosting the public hearing. Questions or comments may be submitted by email to David.Raichay@lakecountyohio.gov.

Participation in this meeting is strongly encouraged, but it is not a requirement of grant applicants. Written comments may be submitted to Mr. David Raichay, Director, P&CD, 105 Main St., Painesville, OH 44077 or by email. All in-person speeches are accessible and if other accommodations are needed, please

contact the P&CD office at 440-350-2740 at least five days in advance.

While a consultation appointment with P&CD staff is encouraged for all applicants, it is required for applicants who have not had a funded CDBG or HOME Program application during the past two grant cycles (FY23, FY24). Grant application consultation with P&CD staff will be available by appointment only Monday, April 7, 2025 through Friday, April 11, 2025, from 8:30 a.m. to 4 p.m. The purpose of consultation is to assist applicants in determining whether the proposed activity is eligible under the CDBG and/or HOME Program, and to determine if it meets a CDBG National Objective, and to answer overall application development questions. To set up a consultation appointment, please contact the P&CD office at 440-350-2740.

Lake County, Ohio, Home-ARP federal grants program combined notice

Notice of proposed action to be taken respecting substantial amendment to the 2021 annual funding plan — notice of funding availability

The Lake County Board of Commissioners announces the proposed substantial amendment to the 2021 Annual Action Plan and HOME-ARP Allocation Plan for eligible uses to be funded with available HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program funds from the U.S. Department of Housing and Urban Development (HUD).

A HOME-ARP Program Amount Available: \$469,950.00. The HOME-ARP Allocation Plan describes eligible activities, including local investments in housing, homelessness assistance and supportive services; and the eligible qualifying populations that may benefit. The HOME-ARP Allocation Plan is available online at <https://www.lakecountyohio.gov/planning-community-development>.

B. Notice of Funding Availability: Lake

County has opened the HOME-ARP application period for eligible entities for the HOME-ARP Program in the amount listed above. All funding request applications must be submitted to and received by Lake County Planning and Community Development (P&CD) by 4 p.m. on Friday, May 9, 2025. Submissions will be received by U.S. Mail or by drop off at the "Planning Inbox" in the main lobby of the Lake County Administration Building at 105 Main St., Painesville, OH 44077. This application form is available at <https://www.lakecountyohio.gov/planning-community-development/>, or by request, a paper copy can be sent by U.S. Mail. Questions can be directed to Rhea Benton, P&CD Office, phone 440-350-2740 or by email, Rhea.Benton@lakecountyohio.gov. Per HUD regulation and Lake County Citizen Participation Plan, a public hearing will be scheduled on a date to be determined to discuss the substantial amendment and to solicit public input.

2025 The Ashtabula County CHAMBERS of Commerce

HOME & FAMILY SHOW

Saturday, April 26 • 10am-8pm
Sunday, April 27 • 10am-4pm
ASHTABULA TOWNE SQUARE MALL

- Indoor & Outdoor Vendors:
 - Retail Merchants
 - Home Based Businesses
 - Crafters & Nonprofit
- Food Trucks & Entertainment
- Kids & Family Activities
- And MORE!

FOR VENDOR APPLICATIONS, SHOW INFORMATION & MORE:
Email: AshtCoChambers@gmail.com • Call: 440-855-0869
Visit: facebook.com/AshtabulaCountyChambers

Public Notice PH 1 published 3.7.25

Annual Action Plan
2025

**LAKE COUNTY OHIO
CDBG - HOME FEDERAL GRANTS PROGRAMS
PUBLIC MEETING NOTICE**

Lake County is required by the U.S. Department of Housing and Urban Development (HUD) to prepare an (FY25) Annual Action Plan to govern the use of Federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. These funds must primarily benefit low and moderate income persons. Per HUD regulation and the Lake County Citizen Participation Plan, two public hearings will be held to discuss Plan components and solicit public input.

Public hearing #1 will take place on Wednesday, March 26, 2025 at 3:00 P.M. and will be accessible in the following manner:

- in-person at 105 Main St., Bldg. A, 5th Floor, Painesville, Ohio 44077, or
- online through live broadcast at
<https://www.youtube.com/channel/UC5z4YajVK8fUW2B7UVO6Vmw/live>

A quick link to the livestream YouTube channel can be accessed by going to the Lake County Commissioners' website and scrolling down to the quick link, "Commissioners Live Stream." This is a stream that is only live when meetings are in session. This virtual public hearing allows questions in real time, with answers coming from the LC Planning and Community Development (P&CD) staff hosting the public hearing: Questions or comments may be submitted by email to David.Radachy@lakecountyohio.gov.

Participation in this meeting is strongly encouraged, but it is not a requirement of grant applicants. Written comments may be submitted to Mr. David Radachy, Director, P&CD, 105 Main Street, Painesville, Ohio 44077 or by email. All in-person spaces are accessible and if other accommodations are needed please contact the P&CD office at (440) 350-2740 at least five days in advance.

While a consultation appointment with P&CD staff is encouraged for all applicants, it is REQUIRED for applicants who have not had a funded CDBG or HOME Program application during the past two grant cycles (FY23, FY24). Grant application consultation with P&CD staff will be available by appointment only Monday, April 7, 2025 through Friday, April 11, 2025, from 8:30 AM to 4:00 PM. The purpose of consultation is to assist applicants in determining whether the proposed activity is eligible under the CDBG and/or HOME Program, and to determine if it meets a CDBG National Objective, and to answer overall application development questions. To set up a consultation appointment, please contact the P&CD office at (440) 350-2740.

Public Notice PH 1 text

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**LAKE COUNTY OHIO
CDBG – HOME FEDERAL GRANTS PROGRAMS
PUBLIC MEETING NOTICE AND REQUEST FOR PUBLIC COMMENT
ANNUAL ACTION PLAN/FISCAL YEAR 2025 PROPOSED PROJECTS**

The Lake County Board of Commissioners announces the proposed projects to be funded with the Fiscal Year 2025 allocation of Community Development Block Grant Program and HOME Investment Partnerships Program funds from the U.S. Department of Housing and Urban Development (HUD).

A. Community Development Block Grant (CDBG) Program proposed use of funds by project & activity:

- | | |
|---|-----------------------------|
| 1. Public Facilities – Construction Funds | Amount: \$766,400.00 |
| Forbes House, Shelter Roof Replacement, Drainage Improvements (\$53,200); Painesville City, Amphitheater New Construction (\$165,000); Perry Township, Historical Society ADA Ramp (\$97,100); The Salvation Army Painesville Corps, Community Center Roof Replacement (\$293,500); United Way of Lake County, Sidewalk Replacement at UWLC Facility (\$52,600); Willoughby City, Electronic Sign Board at Osborne Park (\$40,000); Willowick City, Fire Station ADA Bathroom/Locker Room Improvements (\$65,000) | |
| 2. Housing Programs | Amount: \$250,067.00 |
| Western Reserve Community Development Corporation, Lake County Single Family Housing Rehabilitation Program (\$225,067); Lake County Planning & Community Development, Housing Rehabilitation Activity Delivery (\$10,000); Lake Geauga Habitat for Humanity, Land Acquisition (\$15,000) | |
| 3. Public Services | Amount: \$65,500.00 |
| Fair Housing Resource Center, Fair Housing Counseling, Education and Outreach Program (\$38,000); Royal Family Kids Camp Lake County, Camp and Club Program (\$20,000), The Subzero Mission, Mission Deliveries/Homeless Veteran Re-Empowerment Program (\$7,500) | |
| 4. Program Administration | Amount: \$270,491.00 |
| Lake County, Program Administration (\$253,491); Fair Housing Resource Center, Fair Housing Administration (\$7,000); Lake County Comprehensive Plan (\$10,000) | |
| Approximately \$119,450 of program income is anticipated. Total FY 2025 CDBG: \$1,352,458.00 | |

B. Home Investment Partnerships Program (HOME) proposed use of funds by project & activity:

- | | |
|--|-----------------------------|
| 1. Tenant Based Rental Assistance – Subsidy and Placement/Entry | Amount: \$282,711.00 |
| Fair Housing Resource Center, Inc. (\$94,708.00 subsidy & entry); Forbes House (\$50,000.00 subsidy); Lifeline Inc. (\$88,003.00 placement, \$50,000 subsidy); | |
| 2. CHDO Project – New Construction | Amount: \$67,541.97 |
| Extended Housing, Inc. (\$67,541.97) | |
| 3. New Construction – Homebuyer | Amount: \$ 55,000.00 |
| Lake-Gauga Habitat for Humanity | |
| 4. HOME Programs Administration | Amount: \$ 45,026.83 |
| County (\$45,026.83)
Approximately \$2,260.00 of Program Income is anticipated. Total FY 2025 HOME: \$450,279.80 | |

C. Public Hearing: Wednesday, July 9, 2025 – 3:00 PM

The Board of Lake County Commissioners will hold a public hearing on **Wednesday, July 9, 2025 at 3:00 PM** at 105 Main Street, Painesville, Ohio 44077, Building A, 5th Floor.

Public comments for the public hearing can be sent to the following email address: David.Radachy@lakecountyohio.gov or guests are permitted to attend in person. Email comments shall include a name and address to be entered into the record. The meetings are also accessible online at <https://www.youtube.com/channel/UC5z4YajVK8fUW2B7UVO6Vmw/live> and will be broadcast live to the livestream YouTube channel. It can be accessed by going to the homepage of the Lake County website and clicking on "Live Stream". This is a stream that is only live when meetings are in session.

The purpose of this public hearing will be to present the proposed FY'25 CDBG and HOME projects and activities and to receive citizen comments prior to the submission of the FY'25 Annual Action Plan (AAP) to HUD. The public is invited to attend this public hearing. The draft AAP is available for public inspection and comment starting on **June 20, 2025** at the following website, <https://www.lakecountyohio.gov/planning-community-development/> or at the Lake County Planning and Community Development (LC P&CD) office at 105 Main Street, Painesville, OH 44077.

Further information may be obtained from the LC P&CD office between the hours of 8:30 a.m. and 4:00 p.m. at 440-350-2740, Monday through Friday. Comments regarding the FY'25 proposed CDBG and HOME Programs and the FY'25 AAP will be accepted until 4:00 pm Friday, **July 25, 2025**. Written comments should be addressed or emailed to Mr. David Radachy, Director, using the contact information listed above.

BY ORDER OF THE BOARD OF LAKE COUNTY COMMISSIONERS
Richard J. Regovich, President
John T. Plecnik, Commissioner
Morris Beverage III, Commissioner

Public Notice PH 2 text

SIGN-IN SHEET

PUBLIC HEARING #1

CDBG/HOME FY 2025

March 26, 2025 3:00 PM

105 MAIN STREET, PAINESVILLE, OH 44077

NAME

KATE BURKE, LAKE-GEAUGA HABITAT FOR HUMANITY

Dana Locher, Lake County Free Clinic

Stephanie Derow, United Way of Lake County

Judy BURR Project Hope for the Homeless

SUSAN CROTTY CITY OF PAINESVILLE 440-392-5806

Sarah Sitterle City of Painesville 440-392-5843

Karen McJannet EXT. Housing

Cassandra Frye Ext Housing

Pam PALERMO FINE ARTS ASSOC.

Mike Vanni City of Willoughby

Zach Siebert United Way of Lake County

Tom Thelerman City of Willoughby

David Phares GIS

Sign In Sheet PH 1

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LCGC annual potluck announced

PAINESVILLE - The Lake County Genealogical Society's annual summer potluck will be at the Concord Woods Nature Park, 12211 Snow Road, Painesville, on Thursday, July 31. Bring a dish to share along with place setting and a beverage. The evening will start at 5:30 p.m. After a delicious supper, Cathi Weber, lifelong Willoughby resident and current director of the Little Red Schoolhouse on Shankland Road, will share ideas on how to 'Name that Decade of Fashion' in old photos. She will share tips on how to use clothing styles from the mid-1800s through the early 20th Century to date mysterious family photos. Weber invites everyone to bring a few old pictures from their collections to display and share.

PUBLIC MEETING NOTICE

The Lake County Board of Commissioners announces the proposed projects to be funded with the fiscal year 2025 allocation of Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program funds from the U.S. Department of Housing and Urban Development (HUD).

Community Development Block Grant (CDBG) Program proposed use of funds by project and activity:

- Public Facilities - Construction Funds. Amount: \$766,400
Forbes House shelter roof replacement, drainage improvements (\$63,200)
Painesville City amphitheater new construction (\$166,000)
Perry Historical Society ADA ramp (\$97,100)
Salvation Army Painesville Corps Community Center roof replacement (\$293,500)
United Way of Lake County sidewalk replacement (\$52,600)
Willoughby electronic signboard at Osborne Park (\$40,000)
Willowick fire station ADA bathroom/locker room improvements (\$85,000)
Housing Programs. Amount: \$250,067
Western Reserve Community Development Corp. Lake County Single Family Housing Rehabilitation Program (\$225,067)
Lake County Planning & Community Development Housing Rehabilitation Activity Delivery (\$10,000)
Lake Geauga Habitat for Humanity land acquisition (\$15,000)
Public Services. Amount: \$65,500
Fair Housing Resource Center counseling, education and outreach (\$38,000)
Royal Family Kids Camp Lake County Camp and Club Program (\$20,000)
The Sub Zero Mission deliveries/Homeless Veteran Re-empowerment Program (\$7,500)
Program Administration. Amount: \$270,491
Lake County program administration (\$253,491)
Fair Housing Resource Center administration (\$7,000)
Lake County comprehensive plan (\$10,000)
Approximately \$119,450 of program income is anticipated.
Total FY 2025 CDBG: \$1,852,458

Home Investment Partnerships Program (HOME) proposed use of funds by project and activity:

- Tenant-based rental assistance subsidy and placement/entry. Amount: \$282,711
Fair Housing Resource Center Inc. (\$94,708.00 subsidy and entry)
Forbes House (\$50,000 subsidy)
Lifetime Inc. (\$88,003 placement, \$50,000 subsidy)
CHDO Project new construction. Amount: \$87,541.97
Extended Housing Inc. (\$67,541.97)
New construction - Homebuyer Lake-Gauega Habitat for Humanity. Amount: \$ 55,000
HOME programs administration (\$45,026.83). Amount: \$ 45,026.83
Approximately \$2,280 of program income is anticipated.
Total FY 2025 HOME: \$450,279.80

The Lake County Board of Commissioners will hold a public hearing on Wednesday, July 9, at 3 p.m. at 105 Main St., Painesville, Building A, 6th floor.

Public comments for the hearing can be sent to: David Radachy@lakecountyohio.gov or guests are permitted to attend in person. Email comments must include a name and address to be entered into the record. The meetings are also accessible online at https://www.youtube.com/channel/UC5aYajVKHlUW2B11W06vmsw/live and will be broadcast live to the livestream YouTube channel. It can be accessed by going to the homepage of the Lake County website and clicking on "Live Stream." This is a stream that is only live when meetings are in session.

The purpose of this public hearing will be to present the proposed FY 2025 CDBG and HOME projects and activities and to receive citizen comments prior to the submission of the FY 2025 Annual Action Plan (AAP) to HUD. The public is invited to attend this public hearing.

The draft AAP is available for public inspection and comment starting on June 20 at https://www.lakecountyohio.gov/planning-community-development/ or at the Lake County Planning and Community Development (LC&CD) office at 105 Main St., Painesville.

Further information may be obtained from the LC&CD office between the hours of 8:30 a.m. and 4 p.m. at 440-350-2740, Monday through Friday. Comments regarding the FY 2025 proposed CDBG and HOME Programs and the FY 2025 AAP will be accepted until 4 p.m. Friday, July 25. Written comments should be addressed or emailed to Mr. David Radachy, Director, using the contact information listed above.

County may be looking into new uses for Senior Levy funding

BY GABRIEL McVEY Gazette Newspapers

FAIRPORT HARBOR - Lake County is looking at ways to offer programs for seniors outside of local senior centers and using Senior Levy funding, according to remarks from a Tuesday, June 17, meeting of Fairport Harbor Village Council.

Village Solicitor James Lyons told council it was his understanding that the county commissioners want to use Senior Levy funds to offer programs and services to older residents outside of those offered at local senior centers. He said the commissioners had taken over allocating Senior Levy funding several years ago.

Changes to how Senior Levy services are offered has been a matter of discussion during several recent local government meetings.

Madison Township Administrator Tim Brown reported during a Thursday, May 29, trustees meeting about a recent meeting he'd attended with Lake County Commissioner Morris Beverage III, looking into better coordinating services offered through east-end senior centers and possibly putting all or most of them under a single director.

Brown said Beverage wanted to call together those involved with running the senior centers in Madison, Perry and Fairport Harbor, which also offers services for seniors in Painesville and Painesville Township, and see what could be done to promote communication between them to avoid duplication of services and run them

more efficiently. Beverage does not want to close any senior centers or terminate any service.

Brown said, but he did ask about possibly consolidating all of the east-end senior centers under a single director following the resignation of the director at the Perry Senior Center.

One of the biggest orders of business during a Thursday, June 5, North Perry Village Council meeting was to discuss the suggestion from the county commissioners to take over the senior recreation centers for the entire county, which would include the Joint Perry Recreation District.

The Joint Perry Recreation District had been working to fill the current vacancy for a director and had narrowed the search down to a few candidates, according to Public Works Superintendent Wally Siegel, the district was very close to hiring a candidate.

During the discussion it was revealed at a recent meeting that the commissioners were mulling over the possibility of unifying all senior centers under a single, central leadership structure with one director they would install.

According to Siegel, the county has informed the district not to move forward with hiring any of the candidates, as the commissioners are still ironing out their plans.

North Perry Council members voiced strong opposition to the move, citing a lack of input by local authorities and seniors, which would cause alarm among those who contribute to and receive services from their local senior center.

Siegel said local community residents may be less likely to support leties and fundraise in general for senior centers if they were consolidated by the county commissioner, citing a dislike of change as the main reason, along with a sense of losing input in decision-making processes.

IN OTHER BUSINESS: Fiscal Officer Christine Page reported village revenues for May of \$363,192.60 and expenditures of \$275,595.95. The reconciled funds balance for the village is \$4.4 million.

IN RESOLUTIONS AND ORDINANCES:

- Approving a noise variance for Fairport Harbor Mardi Gras on Saturday, July 5, from 12 p.m.-12 a.m.
Entering into an agreement with VFW Post 7754 for a memorial for veterans.
Appointing Cody Bendlock as a full-time firefighter.
Appointing Kyle Langer as a part-time firefighter II.
Approving placing the renewal of a 3.8-mill levy on the November ballot.
Amending village code regarding public records at the Fairport Harbor Village Police Department.
Establishing a regular order of business for council meetings.

IN DEPARTMENTAL REPORTS: Village Administrator Lukas Darling reported that the Ohio Department of Development had approved a \$60,000 grant for a comprehensive plan. The Ohio Department of Liquor Control has also approved Fairport Harbor's application package for a Downtown Outdoor Recreation Area (DORA) which will take effect one sign designating the area as protected. Darling said affected businesses will be contacted. Village Engineer Andrew Labonte's site plan and site restoration for the Orchard Street water tower site is complete and that stormwater and wastewater system improvements along 5th Street are completed as well, with road restoration work underway. The next regular session meeting of Fairport Harbor Village Council is scheduled for Tuesday, July 15, at 6:30 p.m. in the Senior Community Center, 1380 East St.

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One killed, another airlifted in South Madison crash

BY GABRIEL McVEY Gazette Newspapers

MADISON TOWNSHIP - A Sunday evening crash left one man dead and another with serious injuries when they left the roadway, struck a culvert and were sent flying from the vehicle.

The Madison Township Police Department and Madison Fire District responded to a one-vehicle crash in the 5000 block of South Madison Road (State Route 528) - just south of the Grand River - at 9 p.m. on Sunday, June 15, according to a press release from the Madison Township Police Department.

Two people had been ejected from the vehicle. On arrival, first responders discovered a southbound vehicle had traveled off the right (west) side of the road, struck a driveway culvert, went airborne and rotated. The driver and passenger were ejected from the vehicle.

Both men were found

a short distance from the wreck. They were transported to UH Geneva Medical Center, where one man was taken by UH AirMed to UH Cleveland Medical Center and the other was pronounced dead.

The condition of the airlifted man was unavailable as of this publication's deadline.

Due to the severity of the crash, the Lake Regional Traffic Crash Reconstruction Unit was called to the scene to investigate. The Madison Township Police Department is a participating agency and has a traffic crash reconstructionist assigned to the crash unit, according to the press release.

The investigation is ongoing, but speed is believed to have been a factor in the crash.

South Madison Road was closed to traffic between River Road and Griswold Road for approximately four hours to allow investigators to process and document the crash scene.

LAKE COUNTY GIS BOARD MEETING NOTICE

PAINESVILLE - The Lake County Geographic Information (GIS) Board will meet on Wednesday, June 25, at 10 a.m. in Building B, Room 304 of the Lake County Administrative Center, 105 Main St., Painesville.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments during Public Hearing #1 were minimal and consisted of general questions regarding the CDBG and HOME Programs. Public comments during Public Hearing #2 included two comments supporting proposed FY25 CDBG and HOME projects/activities, specifically services for survivors of domestic violence (verbal comment) and ADA ramp improvements (written comment).

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received were accepted.

7. Summary

The public hearings were held in an open forum and were promoted as a process that invited opportunity to present information on the County's CDBG and HOME programs and to gather information from interested parties concerning housing, community development, and economic development needs of the community. The County received favorable comments from the public. At the public hearing #1, agencies and communities were encouraged to work together and share resources to meet the needs of Lake County residents. The need to fulfill objectives outlined in the Consolidated Plan was stressed.

SP-80 Monitoring: Lake County will describe the standards and procedures used to monitor activities carried out in furtherance of the plan and will use the ensure long-term compliance with requirements of the programs involved. Please view the attached page, titled "Monitoring Narrative."

Lake County, Ohio: Monitoring Policy for CDBG and HOME Programs for FY 2025

Fair Housing Monitoring: The Fair Housing goals are tied to specific metrics, milestones, timelines and measures in the AFH, and goals have been incorporated into the Con Plan. The staff of the Lake County Planning and Community Development (LCP&CD) office is responsible for implementing goals and will follow a master calendar to ensure that each milestone is met. At the end of each program year, outcomes resulting from the goals are reported to HUD in the CAPER.

Con Plan Monitoring: Under the programs funded directly by HUD to Lake County (CDBG and HOME), the County works closely with subrecipients, whether nonprofit agencies or governmental entities to ensure compliance. Program performance expectations are established through training resources, technical assistance and monitoring. Annual pre-application consultation meetings are mandatory for applicants that have not been funded within the past two fiscal years. Program applications require sufficient detail regarding funds, eligibility measures, budget, timeline, matching funds, location, and number of beneficiaries expected. Applicants understand that restrictive covenants and or mortgage/liens are used to secure HOME Program affordability periods. These documents are filed with the Lake County Recorder's Office.

LCP&CD conducts on-site and remote monitoring of subrecipients, including units of local government and public service agencies. LCP&CD has developed forms and procedures for ensuring recipients of CDBG and HOME funds are in compliance with HUD regulations and that the funds are disbursed in a timely manner. Monitoring letters are provided to Subrecipients following on-site or remote monitoring meetings. Monitoring letters address any issues that were discovered and provide guidance on compliance. Subrecipients are selected for monitoring based on past performance and grant experience level.

Environmental reviews/assessments are performed by LCP&CD for each project. After the scope is identified, the level of environmental review is determined, the review is conducted, and the evaluation process and results are recorded. Tiered environmental reviews are used for programs that are repetitive activities in scattered locations. This process is completed to ensure that every project is in compliance with NEPA and other related Federal and state environmental laws.

The County will continue to require that opportunity is provided to minority and women-owned businesses among subrecipients who may be procuring goods and services; activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. Advertisements are published annually noting contracting opportunities for the county-wide housing rehabilitation program. LCP&CD provides information to subrecipients during the program year, and within the subrecipient/county contract. The County utilizes Section 3 forms and reports in construction bid packages and contracts to ensure that "to the greatest extent feasible" funds are being used in a way that is compliant with Section 3 regulations. Projects that are subject to Section 3 are reviewed for compliance by LCP&CD staff during implementation and upon project close-out.

Performance Measures: The County's Strategic Plan includes goals, resources and measurable objectives. The organization of our strategy within the plan is in keeping with these five objectives: Housing, Infrastructure, Provision of support services to income eligible residents, Service coordination and linkages to Continuum of Care/Homeless agencies/populations, and Economic Development. Each project addresses a priority need, fulfills a strategic plan goal, and provides a goal outcome.

Statutory goals for each activity include: Creating suitable living environments; Providing decent housing; or Creating economic opportunities. Once the goal is selected, a program outcome is identified. One of the following outcomes will be selected for each activity: Availability/Accessibility; Affordability; or Sustainability. A Consolidated Annual Performance and Evaluation Report (CAPER) will be prepared to determine whether the specific objectives were met.

Monitoring Narrative

Lake County, Ohio – Board of Lake County Commissioners
 HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
 HOMEBUYER POLICIES

Section 1: Length of Affordability Period of HOME-Assisted Units

Federal regulations impose minimum restrictions on long-term affordability but the Board of Lake County Commissioners reserves the right to require stricter standards should they choose to do so. The HOME rule ties the length of a unit's affordability period to the amount of HOME investment in the units. Specifically, 24 CFR 92.254(a)(4) mandates the following timelines for homeownership unit affordability periods:

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The minimum Period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Each HOME homebuyer unit activity funded by the Board of Lake County Commissioners shall be governed by a written agreement that will include an explicit definition of the required affordability period for the project. The affordability period shall commence on the day that the project is entered into the federal Integrated Disbursement and Information System (IDIS) as a completed project.

Section 2: The Use of Resale Versus Recapture

24 CFR 92.254(a)(5) identified the resale and recapture option as defined below as the only two acceptable methods for securing the long-term affordability of HOME-assisted homebuyer units.

Key Resale/Recapture Term Definitions:

1. **Direct Homebuyer Subsidy:** A direct subsidy consists of financial assistance that reduces the purchase price from fair market value to an affordable price or otherwise subsidizes the purchase, i.e. down payment, purchase price discount, or closing cost assistance.
2. **Development Subsidy:** A development subsidy is the difference between the cost to develop housing and the fair market price (appraised value). While the subsidy does not go directly to the homebuyer, it helps make the development of the home feasible.
3. **Homebuyer investment:** The homebuyer's investment consists of the portion of initial down payment paid by the homebuyer combined with the value of any capital improvements made with the homebuyer's funds.
4. **Net Proceeds:** The net proceeds of a sale are an amount equal to the sales price minus non-HOME loan repayments and any closing costs paid by the homebuyer. There are no circumstances wherein the Board of Lake County Commissioners will recapture more than is available from the net proceeds of the sale.
5. **Period of Affordability:** HOME regulations require that assisted properties remain affordable for a specific period of time depending on the level of HOME funds invested and whether the unit is under resale or recapture provisions. As described above, the Board of Lake County Commissioners identifies its own affordability periods that are typically equal to or greater than the HUD-required minimum period.
6. **Noncompliance:** Failure to comply with the resale or recapture requirements means that:
 - a. The original HOME-assisted homebuyer no longer occupies the unit as his/her principal residence (i.e., unit is rented or vacant), or
 - b. The home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

Section 3: Affordability and Underwriting Standards

Per 92.254(f)(1) the Board of Lake County Commissioners will follow written policy for underwriting standards for homeownership that evaluates housing debt and overall debt of the family, the appropriateness of the amount of assistance, monthly expenses of the family, assets available to acquire the housing, and financial resources to sustain homeownership.

Section 4: Programs:

The Board of Lake County Commissioners may from time to time offer the following activities and projects for low-income homebuyers with HOME Program funding:

- Down payment and closing costs assistance;
- Purchase Price Reduction Assistance, reducing the purchase price of homebuyer units to affordable rate below fair market value; and
- Construction or rehabilitation funding to development entities to produce homebuyer units.

In order to ensure affordability, the Board of Lake County Commissioners must impose either resale or recapture requirements on the housing assistance. The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

1. Down Payment Assistance (Direct Subsidy subject to recapture) - Down Payment and closing cost assistance grant of up to a needed amount for purchase of a dwelling unit to be used as a principal residence. DPA provides the needed percentage (%) of the purchase price up to a maximum to be determined on an individual basis; but generally no more than 5%, as needed. Need is determined by gap analysis of preliminary closing disclosure, purchase contract, and review of all sources and uses of funds involved in the transaction
2. Purchase Price Reduction Assistance (Direct Subsidy subject to recapture) = Provides funding that reduces the purchase price from the fair market value in order for a homebuyer to qualify for a first mortgage that is sustainable.

Project Requirements (applicable to all Direct Subsidy projects)

- Property must be within the Board of Lake County Commissioners – Jurisdictional Urban County limits.
- Income of all persons in the household including non-related individuals, does not exceed 80% of area median income adjusted for household size.
- First time homebuyer defined as homebuyer who has not owned a home during the last three (3) years.
- The homebuyer must be approved for a fixed rate first mortgage only, no ARMS, balloon payments or prepayment penalties.
- Homebuyer must maintain the property as primary residence during the applicable Affordability Period.
- Contracts for deed, installment contracts, or land contracts are not eligible forms of homeownership.
- The purchase price of the housing, determined by appraisal, does not exceed 95 percent (95%) of the median purchase price of homes for the area, as set forth in 24 CFR Part 92.254(a).
- Homebuyers must contribute a minimum of \$500 of their personal funds or an agency established minimum of sweat equity hours towards the transaction.
- Homebuyer must complete a minimum of 8 hours of housing counseling provided by a HUD approved housing counseling agency.
- At a minimum housing must be decent, safe, sanitary, and in good repair. The property must meet state and local housing codes, and the Board of Lake County Commissioners will use Uniform Property Condition Standards or other inspection protocols and any other HUD standard.

- In cases of new construction, the dwelling unit must meet the zoning requirements and the building code standards of the local jurisdiction in which the dwelling is located.
- In cases of purchase of existing dwelling whether or not rehabilitation is involved the Homebuyer must obtain a general Home Inspection to inform the homebuyer and the Board of Lake County Commissioners of the conditions of the property. The cost of the inspection can be counted as part of the homebuyer's \$500 minimum contribution. The property must be inspected to the HOME property standard of the Board of Lake County Commissioners.
- Accelerated payment of direct subsidy does not relieve requirement to maintain the applicable period of affordability.
- Underwriting standards at 24 CFR 92.254 are applied.

Section 5: Enforcement of Recapture Provisions

The Board of Lake County Commissioners uses a recapture provision to ensure affordability only for homebuyer programs when a direct subsidy is made available for the benefit of the homebuyer to purchase the property. A direct subsidy may include down payment, closing costs, and or other assistance that reduces the purchase price from the fair market value to a price affordable to the homebuyer.

If the homebuyer desires to sell the house within the affordability period, they must notify the Board of Lake County Commissioners. Based upon the direct subsidy provided to the homebuyer, the Board of Lake County Commissioners will use recapture provisions to mitigate noncompliance.

For new construction or rehabilitation of dwelling units where the direct subsidy per unit exceeds \$40,000.00, the full amount of subsidy is subject to recapture until the completion of the 15 year affordability period.

For new construction or rehabilitation of dwelling units where the direct subsidy per unit is less than \$40,000.00 the selected amount subject to recapture is determined on a pro-rata basis (see formula below). The pro-rata amount recaptured by the Board of Lake County Commissioners cannot exceed what is available from net proceeds.

The homeowner may transfer the house at whatever price the market will bear and to any person regardless of income. Recaptured funds must be used for HOME-eligible activities.

Recapture Formula used when subsidy amount is less than \$40,000.00 and thus requires a period of affordability less than 15 years - To determine the pro-rata amount recaptured by the Board of Lake County Commissioners:

- Divide the number of months the homebuyer occupied the home by the period of affordability (in months), then multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

<u># of months homebuyer occupied the home</u>	X	Total direct HOME subsidy	=	Reduction Amount
Period of affordability (in months)				

Example 1: Direct Subsidy Recapture – DPA

HOME direct subsidy (DPA)	\$ 5,000
Affordability period	5 years (60 months)
Amount of time residing in unit	30 months

In this example, if a 5-year (60 month) affordability period applies, and the homebuyer decides to sell at the end of month 30, then the amount of the note is reduced by \$2,500. The remainder of the net proceeds, if any, shall be retained by the owner.

Example 2: Direct Subsidy Recapture – Purchase Price Reduction Assistance

Fair market value	\$212,000
Purchase Price	\$162,000
HOME direct subsidy (price reduction asst.)	\$50,000
Affordability period	15 years (180 months)
Amount of time residing in unit	65 months

In this example, a direct subsidy in excess of \$40,000.00 has been made available to the homebuyer triggering a 15-year (180 month) affordability period. If the homebuyer decides to sell at the end of month 65, then the full amount of the subsidy is due to the Board of Lake County Commissioners to be used for other HOME eligible activities.

Example 3: Direct Subsidy Recapture -DPA & Purchase Price Reduction Assistance combined)

Fair market value	\$90,000
Purchase Price	\$60,000
HOME direct subsidy (Purchase Price Reduction Asst.)	\$30,000
HOME direct subsidy (DPA)	\$3,000
Total	\$33,000
Affordability period	10 years (120 months)
Amount of time residing in unit	8 years (96 months)

In this example, if a 10-year (120 month) affordability period applies, and the homebuyer decides to sell at the 8-year mark, then the amount of the note is reduced by \$26,400.00. Again, the remainder of net proceeds, if any, shall be retained by the owner.

Section 6: Enforcement Documentation:

The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at 24 CFR 92.504(c)(5) of the HOME rule. If the Board of Lake County Commissioners provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, the Board of Lake County Commissioners must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded to ensure it can enforce the written agreement. The executed HOME written agreement with the homebuyer must be recorded at the appropriate County Recorder's office when recapture is used.

The affordability period of any HOME-assisted units shall be governed by a legal instrument recorded at the appropriate County Recorder's office. This same instrument shall also identify and enforce the recapture provisions of the HOME program. Such documentation may include one or more of the following depending on the type of project:

1. **Recapture:**
 - a. Mortgage (secondary) to include as attachments e. below with either b. or d.
 - b. Recapture lien
 - c. Restrictive covenant.
 - d. Promissory note
 - e. Information of Prospective Buyers

Section 7: Ongoing Monitoring

For HOME-assisted homebuyer projects under recapture agreements, the Board of Lake County Commissioners will perform ongoing monitoring of the principal residency requirement during the period of affordability to confirm that the buyer is using the property as his/her principal residence.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LAKE COUNTY	
CDBG Administrator	LAKE COUNTY	Lake County
HOPWA Administrator		
HOME Administrator	LAKE COUNTY	Lake County
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Consolidated Plan guides the use of HUD funding under the Community Development Block Grant Program and Home Investment Partnership Program (CDBG/HOME) that is awarded annually to the Board of Lake County Commissioners. Staff efforts to administer these funds is primarily conducted by the Lake County Planning and Community Development Department with assistance from the Board of Lake County Commissioners Office.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information: David Radachy, Director, Lake County Planning & Community Development, 105 Main Street, Painesville, OH 44077. Phone: (440) 350-2740, Fax: (440) 350-2606, Email: David.Radachy@lakecountyohio.gov, website:<https://www.lakecountyohio.gov/planning-community-development/>.

As of the date of the submission the following personnel are present in the Planning & Community Development department: David Radachy, Rhea Benton, Beth Young, Alanna Ciancibello, Jackie Irwin, Christian Blake, and Emily Moran.

As of the date of the submission the following persons are serving as elected County Commissioners: Richard J. Regovich, President; John T. Plecnik, Commissioner; Morris Beverage III, Commissioner. The County Administrator is Jason Boyd. The phone number for the County Commissioners Office is (440) 350-2745.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

This jurisdiction makes consultation efforts to gain a better understanding of stakeholder's and the public's values, interests, issues, and concerns about the jurisdiction's planned activities involving federal funds. Consultation helps to assess how well the plan is working to meet community needs and to help determine the need for further action, possible changes and improvements to consolidated and annual plans.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Lake County and Lake Metropolitan Housing Authority have worked on several activities together including: capital improvements, environmental assessments, and the Assessment of Fair Housing. Other assisted housing providers have provided limited input either in response to a direct inquiry or when they are seeking support for other (LIHTC/ Ohio HTF) funds. This jurisdiction annually reviews the LMHA Annual Plan and certified consistency with the Consolidated Plan.

The Lake County ADAMHS Board has a representative that participates in the Coalition and the Continuum of Care. It also administers a number of direct HUD homeless grants (Shelter Plus Care and Permanent Supportive Housing). Several local agencies receive support from both ADAMHS and the locally administered CDBG/HOME funds. Additional services related to mental health is available for all ages through Crossroads Health. Signature Health has locations in Painesville and Willoughby is a federally qualified health center.

What has operated as Lake Health operating two hospitals, several urgent care centers and a variety of physician offices in the immediate local area has completed a merger with University Hospitals of Cleveland. The Cleveland Clinic also has an expanding presence in the county with a hospital that opened to residents starting in 2023. The Lake County Free Clinic moved to a permanent facility in Painesville City in 2023. The clinic has expanded volunteer support through Case Western Reserve University's physician assistant program, and financial support through various foundations and grants including CDBG funding.

The Lake County General Health District has coordinated with Lake County Planning and Community Development office to promote financial resources available to City of Kirtland residents that are impacted by the Kirtland Old Town Area sewer project. This program is continuing into 2025.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Lake County is part of the Balance of State Continuum of Care. Staff of the Lake County Planning & Community Development Office participate in the local C of C and sometimes regional or state meetings. Various parts of county government participate in the annual Point in Time Count through volunteering on the night of the count (Veteran Services Commission).

The HOME ARP Allocation Plan included extensive consultation with agencies and funders involved in homelessness and housing. Staff will refer to that document for guidance on needs identified and modes of effective implementation of services for eligible populations. HOME ARP funds were awarded to activities in late 2024 and the activities are currently underway.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Lake County does not receive ESG funds as a HUD jurisdiction directly, but rather organizations such as Ecumenical Shelter Network of Lake County, Inc. (Project Hope for the Homeless) and Extended Housing, Inc. (through the Lake County ADAMHS Board) receive funds derived from ESG and Ohio Housing Trust Fund in support of their activities. Lake County is a part of the Balance of State Continuum of Care (BOSCOG). Staff of the Lake County Planning & Community Development Office participate in local Cof C meetings. Region 5 of the BOSCOG is composed of the following counties: Lake, Geauga, Ashtabula, Trumbull and Portage. The policies and performance standards that apply can be found on the website of Coalition on Homelessness and Housing in Ohio (www.cohhio.org) within the members services tab. The most recent task to be adopted and implemented is that of Coordinated Entry. The procedures, policies and performance standards in place have been framed largely to coincide with the processes in place at the federal level.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Extended Housing Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Extended Housing is a Coalition and Continuum member and recipient of past and current CDBG and HOME Program funds. The agency was consulted through discussion of CDBG and HOME as agenda items on these organizations' meeting agendas, and by virtual meeting on April 10, 2025. Extended Housing staff also attended the AAP public hearings. Areas of improved coordination is in the housing and mental health services categories. The agency is currently working on two projects that will create new units for permanent supportive housing - located in Painesville and Willoughby. They will seek HOME Program funds for the projects.
2	Agency/Group/Organization	Lake County Emergency Management Agency
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Resilience to Natural Hazards

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Lake County Emergency Management Agency (EMA) was consulted by written correspondence and at organizational meetings. In October 2024 all county agencies that participated had their COOP plans updated. The Lake County Hazard Mitigation Plan is still in place until the next update in 2027. In February 2025 a grant request for this update was sent to the State Mitigation Branch. The Radiological Emergency Response Plan received its annual review and update in January 2025. The Lake County General Health District (LCGHD) has an Emergency Preparedness Division that participates in trainings and exercises that are required by state and federal grants, including CDC and PHEP Cooperative Agreement. Lake County is also a Cities Readiness Initiative (CRI) jurisdiction. The CRI is a program that strengthens preparedness and increases the need for Lake County to be able to respond to large scale public health emergencies, such as bioterrorism and other events. On March 21, 2025 LCGHD, along with partners Mentor FD, Mentor Public Schools, LC Board of Development Disabilities/Deepwood, LC Council On Aging, Perry HS, Lakeland Community College EMT Program held a Point of Dispensing (POD) setup practice to strengthen our capability to serve Lake County in an emergency where supplies or medications need to be rapidly distributed. Areas of improved coordination include the level of preparedness in Lake County.</p>
3	<p>Agency/Group/Organization</p>	<p>Lake County Township Association</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Planning organization Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Market Analysis Economic Development</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lake County Township Association was consulted in person on March 20, 2025. This organization is part of the Ohio Township Association which promotes and preserves township government in Ohio. Some of the priorities discussed at the meeting was affordable water and sewer for township property owners, proposed legislative changes to zoning regulations, registration requirements of rental properties, subdivision regulations and development plans. Areas of improved coordination include supporting sustainable communities and supporting legislative actions that will increase the amount and quality of affordable housing.
4	Agency/Group/Organization	FAIRPORT HARBOR VILLAGE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fairport Harbor Village was consulted at an in-person meeting on April 8, 2025. Areas of Improved Coordination include supporting economic development and infrastructure improvements in LMAs. The village is planning for infrastructure improvements in the village, continuation of Third Street streetscape and lighting improvements. CDBG funding was used, in part, for streetscape and other infrastructure projects during the past two fiscal years. They are also going to be drafting a comprehensive plan, the last plan was created in 2002. This plan will be supported with a State grant. There were changes to the low income block group areas in the Village, and jurisdiction staff reviewed these changes with village staff. There have been several impactful projects recently completed in the village, including the construction of a new water tower as part of a larger plan to modernize the village's water infrastructure.

5	Agency/Group/Organization	Fine Arts Association
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fine Arts Association was consulted by an in-person meeting on April 9, 2025. Areas of Improved Coordination include health services and non-homeless special needs. They are expanding their youth therapy programs and these services can now be billed to insurance. They are seeing an increased need in these services. The agency has recently expanded into Painesville City and is located in the Extended Housing Wellness Center. They are currently in Phase 1 of their renovations to their main building in Willoughby, Ohio. They will request CDBG funding for Phase 2 which will include ADA bathrooms improvements and ADA theater seating. They have recently completed an ADA accessibility improvement by installing an ADA lift/elevator among other improvements.
6	Agency/Group/Organization	LAKE GEAUGA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lake Geauga Habitat for Humanity was consulted by a virtual meeting on April 9, 2025. Areas of Improved Coordination include increasing the quantity and quality of housing for low income persons in Lake County. Habitat is focusing on expanding their home rehab program, as they are seeing an increased need in the community, especially among seniors. They will apply for CDBG funding to support this program. As the aging population increases in Lake County (as demonstrated by census data) lake county organizations are looking to support aging in place. Habitat would also like to build two new construction homes this year. They will work with the Lake County Land Bank to identify available properties. It has been challenging in the past to find affordable land for new builds. CDBG office staff is assisting by reviewing the Lake Bank website for land that has no barriers to building such as zoning or other regulations. They will apply for CDBG and HOME Program funding.</p>
7	<p>Agency/Group/Organization</p>	<p>United Way 211</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-homeless Services-Health</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>United Way of Lake County was consulted at an in-person meeting on April 9, 2025. Areas of Increased Coordination includes Services, health, and Homeless needs. Exterior accessibility improvements are needed for their building, which includes a food pantry and community room. They will seek CDBG funds for construction costs. Their community room is open for use by the public and is used by various local non-profit agencies for meetings. The community room was also available for CODE Blue homeless emergency shelter over the winter. This agency continues to be an integral part of the CODE BLUE planning, assisting Lake County and other partners to ensure that there is a safe, warm place for homeless persons during extreme cold weather events. United Way also has a need to expand the food pantry area in the building because it is not big enough; they have overflow food/supplies in other areas of the building. There has been an increased need for food pantry items because of changes to the Cleveland Food Bank, which recently lost USDA funding in March, 2025. Further coordination is needed on a regional and local level for food insecurity. The Director of the LC United Way is the Secretary for the Coalition for Housing and Support Services of Lake County. CDBG staff participates in Coalition meetings and provided information on the FY-25 AAP at the February 2025 meeting. Several of the Coalition members attended the CDBG/HOME Public Hearings.</p>
8	<p>Agency/Group/Organization</p>	<p>THE SALVATION ARMY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homelessness Strategy</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Salvation Army was consulted at an in-person meeting on April 9, 2025. Areas of Increased Coordination includes Homeless Needs, Chronically homeless, and Homeless strategy. The agency is in need of a partial roof replacement. They will proceed with a CDBG application for the improvement. Salvation Army is involved in the Lake County Code Blue program. As they are the day-time homeless shelter, clients are picked up at Salvation Army and taken to the night-time code blue location. Depending on the day of the week, clients are served food prior to leaving the facility. Salvation Army coordinates with other Code Blue partners including Laketrans, Lifeline, United Way, Extended Housing, Project Hope, and Lake County. There were some gaps identified during the CODE BLUE planning on days when Salvation Army is closed, and through coordination the gaps were filled this year. (For example, establishing an alternate pick-up location.) Additional coordination for the next winter season is needed, including a potential new location for overnight emergency shelter.</p>
9	<p>Agency/Group/Organization</p>	<p>LAKE COUNTY PORT AUTHORITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Narrowing the Digital Divide Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Economic Development Broadband Needs</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>For Broadband: The Lake Development Authority (formerly called Lake County Port Authority) was consulted by written correspondence on March 17, 2025. This organization has participated in the Broadband Ohio stakeholder outreach activity on behalf of Lake County. They will continue to collaborate with the State to assist this jurisdiction in closing the digital divide. The establishment of the Ohio Broadband Strategy has put the focus on improving access for the unserved and underserved. These are areas that do not have any high-speed internet access or poor access. Lake County's broad band profile map shows that 15% of the populated areas and 5% of households in the county do not have access to minimum 25/3 Mbps. This includes mostly the eastern and southern areas of the county. Lake Development Authority has also developed action items in their strategic plan for establishing environmental management initiatives. These include developing a comprehensive plan for electric vehicle (EV) charging stations, accommodating both automobiles and jets to support sustainable transportation. They will also collaborate with the FAA to identify and secure funding opportunities for environmentally focused project in Lake County. Areas of coordination include county-wide and regional engagement of residents and stakeholders on issues including economic development, broadband/narrowing the digital divide, and climate planning.</p>
10	<p>Agency/Group/Organization</p>	<p>LAKE COUNTY</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Lake County Commissioners' Office organized a roundtable discussion on April 1, 2025 to discuss the funding needs and gaps for public services in Lake County. Agencies that participated in this discussion include United Way, LC Job and Family Services, LC Senior Services, LakeTran, LC ADAMHS Board, LC Board of Developmental Disabilities, and others. Potential changes to federal funding levels in various federal departments is a topic of concern among many of the public and non-profit agencies. Also, possible state legislative changes to ballot language is concerning to organizations that rely on the tax revenue. Opponents say changes would be misleading and would hinder the chances of passing tax levies. Participant organizations will share the most pressing issues/topics/services as it relates to county residents and will plan on regular meetings during 2025. Areas of improved coordination include homeless services and health services.</p>
11	<p>Agency/Group/Organization</p>	<p>Lifeline, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Elderly Persons Services-homeless Services-Education Services - Narrowing the Digital Divide</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Broadband Needs</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lifeline, Inc. is a Coalition and Continuum member and a recipient of past and current CDBG and HOME Program funds. They are the Community Action Agency for Lake County. Lifeline is also a lead participant agency for Code Blue. Code Blue participant agencies met in person on April 30, 2025. During this meeting Lifeline provided the beneficiary information: 95 people assisted during 9 nights of emergency Code Blue shelter. A total of 3 codes were called during the season. Lifeline also provided data from the National Housing Coalition Inner Reach report. Areas of improved coordination include Homeless Needs: Having a plan in place in the future for homeless families with children. The majority of Code Blue persons assisted are single men, however this year more families were assisted. Also, the need for Spanish language resources. Lifeline suggested utilizing their 211 Language Line that is available 24-7. It was discussed whether CDBG or HOME ARP funding could cover eligible costs of the Code Blue Program. Additional coordination is needed for various funding opportunities. Other agencies that contributed to the discussion include: United Way, LakeTran, Extended Housing, Painesville Church of the Nazarene, Salvation Army, Project Hope, and Lake County Commissioners. For Broadband: A meeting was held for Lake County seniors (in Coordination with Lake County Commissioners/Senior Services and Lifeline) on May 16, 2025 to discuss broadband needs and services, and provided assistance through the Senior Digital Inclusion Program. Areas of improved coordination include ongoing support for broadband needs and services to vulnerable populations.</p>
12	<p>Agency/Group/Organization</p>	<p>LAKE METROPOLITAN HOUSING AUTHORITY</p>
	<p>Agency/Group/Organization Type</p>	<p>PHA</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Public Housing Needs</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lake MHA is involved with the jurisdiction through the AFH, environmental assessments, and the Coalition and Continuum of Care. Lake County continues to encourage dialogue with the nonprofit community through leadership and participation in the Coalition for Housing and Supportive Services of Lake County, Inc. and one of its committees the Lake County Continuum of Care. Lake MHA was consulted in writing on March 27, 2025. Lake County certified that the LMHA 5-year Plan is consistent with the Lake County Consolidated Plan. LMHA is addressing critical housing and economic challenges facing our community, as detailed in their most recent Plan. Lake County Commissioners provided American Rescue Plan Act funding to LMHA that supported the building of additional units at the Willoughby location that are specifically designed for seniors, veterans, and the disabled. Areas of improved coordination include supporting facility improvements and continuing efforts to increase the quantity and quality of affordable housing in Lake County.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ohio BOSCO & Region 5	The policies and procedures of the Ohio BOSCO and the Region 5 to which Lake County is assigned impact homeless programming.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

ConPlan: The jurisdiction maintains ongoing outreach to the community as a whole and agencies that provide for households in need through the organizations noted in the preceding paragraphs and through regular local government meetings and local press. The Lake County Continuum of Care meets monthly and key organizations attend the Region 5 and State mandatory meetings as indicated. Input and involvement from housing, social service agencies and other entities is routinely sought and received. Continuum communications and documentation is maintained largely through email. The Ecumenical Shelter Network of Lake County, Inc. completed a significant expansion of the homeless shelter. Funds are needed to expand staff so that additional beds can be put into use.

AFH: The jurisdiction continues to incorporate the goals established by the AFH (approved in 2017) into Consolidated Plan and Action Plans.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

For broadband: Broadband needs and services were included in the online survey that was completed for the Consolidated Plan in 2022. The results of this survey led to, in part, the use of Healthy Aging Grant funding to support internet access and digital literacy services. A meeting took place on May 16, 2025 to inform Lake County seniors of these services and to give them access to a digital device, education, and to collect information on internet needs.

Lake County used a collaborative process that included existing organizations affiliated with housing, public housing, economic development, health services and social services. Efforts were made to understand and address needs and gather information from these groups. In addition to the public notice in the newspaper and on the website promoting public hearing #1, the agencies listed above were sent email reminders, ensuring a high attendance rate. A detailed presentation was prepared for public hearing #1 on March 26, 2025, including information on the existing consolidated plan and the objectives we hope to achieve, available resources such as HUD Resource Exchange, and programmatic guidelines of the CDBG and HOME program. Consultation meetings were required for organizations that had not been funded within the past 2 program years. Meeting time was available to any member of the public and/or agency representative that wished to discuss program or project ideas for the FY 2025 program period. Individual consultation meetings were encouraged, where program managers could speak with applicant organizations to discuss their proposed activities and relay information on grant eligibility and meeting Consolidated Plan goals. Public Hearing #2 took place on July 9, 2025, and verbal and written comments were received. This was another opportunity to discuss the needs of Lake County and ways to address those needs in the face of limited funding at the federal, state, and local level.

Revisions to the Citizen Participation Plan may occur periodically to maintain compliance with changes to statutes and regulations, or to accommodate other changing conditions that necessitate modifications. With at least every Consolidated Plan five-year cycle, staff will review Citizen Participation Plan for the need to make modifications. A revised Citizen Participation Plan was adopted by Commissioners on April 30, 2020.

In addition to the public meetings listed below, staff of Planning & Community Development (P&CD) attended other community meetings and provided information on the FY-25 planning process. Staff also met one-on-one with various community agencies to discuss the Annual Plan. The citizen participation process impacted goal setting. The goals listed in the consolidated plan continue to be in line with the community needs

expressed by community partners. Through consultation and participation this jurisdiction collected the information needed to make strategic funding decisions.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Public Hearing #1 took place on March 26, 2025 and was attended in-person by 13 members of the public, and virtually by 58 views on YouTube. Lake County conducted an informational presentation that was interactive and encouraged questions and comments.	Lake County received some general verbal questions regarding the application process.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Public Hearing #2 took place on July 9, 2025 as was attended in-person by 4 members of the public, and virtually by 24 views on YouTube. The overall response was positive to the information provided.	Lake County received one verbal and one written comment in support of the proposed use of CDBG and HOME Program funds.	All comments were accepted.	

3	Public Meeting	Elderly	<p>For Broadband: On May 16, 2025 a meeting took place in coordination with Lake County Commissioners/Senior Services and Lifeline and open to Lake County seniors. Discussion included the need and benefits of internet access, and Senior Digital Inclusion Program which provides seniors with free iPads, a scan prevention workshop, and education. This meeting provided help to seniors to be more safely connected to their communities by allowing them to do online grocery ordering, telehealth appointments or engaging with friends</p>	<p>Verbal comments were received and included general comments in favor of supportive programming relating to internet access.</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			and family. Eight seniors attended the meeting.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The annual allocation of HOME Program funds is \$450,279.80. HOME anticipated Program Income is \$2,261.00. Please note, in the AP-15 chart the dollar amounts are rounded down because the chart does not allow grantees to enter cents.

The following types of activities will be funded with HOME Program funds: Homebuyer project, TBRA, CHDO project, and other eligible activities.

The annual allocation of CDBG funds is \$1,352,458.00. CDBG anticipated Program Income is \$119,450.00.

Program income is expected to come from loan repayments and housing rehab lien repayments. The following types of activities will be funded with CDBG funds: admin and planning, housing programs, public facilities, public services, and other eligible activities.

With the approved HOME ARP Allocation Plan, those funds are available and are being implemented. While HOME ARP is tied to FY21 it is anticipated that it will have a positive impact during the next few calendar years and beyond. It is anticipated that 100% of CDBG-CV funds will

be expended by the end of the FY24 grant period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,352,458.00	119,451.00	0.00	1,471,909.00	1,500,000.00	CDBG funds will be used for the following: admin and planning; housing; public improvements; public services; and other eligible activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	450,279.00	2,261.00	0.00	452,540.00	452,000.00	HOME funds will be used for the following: TBRA; CHDO project; and other eligible activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Through the application process implemented by the jurisdiction, eligible entities such as non-profits and local governments (Cities, Villages, Townships) submit applications for CDBG and HOME funds. The County requires each applicant to indicate a match amount. For CDBG funds, although match amounts are not required, the County awards points based on the match amount, which encourages applicants to provide the highest match possible for the eligible activity. For HOME, match amounts are documented through the application process and activity implementation. All match amounts are reported in the HUD IDIS system.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

With the exception of the occasional use of a former administrative building owned by the county for a CODE BLUE Warming Center no publicly owned land or property will be used to address the needs identified in the plan.

Discussion

This jurisdiction will utilize CDBG and HOME funds for a variety of eligible activities to fulfill the intent of the programs:

CDBG - supporting community development activities to build stronger and more resilient communities, develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low-and moderate-income persons.

HOME Program - implementing local housing strategies designed to provide and increase affordable housing opportunities both rental and ownership for income eligible households.

HOME-ARP - These funds will have a positive impact on the lives of the households in Qualifying Populations and in the continued development and implementation of the services that provide for an improved quality of life.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH GOAL: STRENGTHEN FAIR HOUSING EDUCATION	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: SOURCE OF INCOME DISCRIMINATION AFH FACTOR: LACK OF LOCAL FAIR HOUSING LAWS	CDBG: \$.00 HOME: \$.00	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: PRIVATE DISCRIMINATION AFH FACTOR: LACK OF PRIVATE INVESTMENT IN SPECIFIC AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC AFH FACTOR: LENDING DISCRIMINATION AFH FACTOR: ADMISSION & OCCUPANCY, PUBLIC HOUSING AFH FACTOR: SOURCE OF INCOME DISCRIMINATION AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED	CDBG: \$.00 HOME: \$.00	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	AFH GOAL: MONITOR LOCAL ZONING CODES	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: LAND USE AND ZONING LAWS AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED	CDBG: \$.00 HOME: \$.00	Other: 0 Other
4	AFH GOAL: PROVIDE GREATER ACCESS TO TRANSPORTATION	2022	2026	Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: TRANSPORTATION AVAILABILITY, TYPE, ETC AFH FACTOR: LACK OF REGIONAL COOPERATION	CDBG: \$.00 HOME: \$.00	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING	2022	2026	Affordable Housing	Lake County City of Painesville	AFH FACTOR: LACK OF PRIVATE INVESTMENT IN SPECIFIC AFH FACTOR: LOCATION OF PROFICIENT SCHOOLS AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: IMPEDIMENTS TO MOBILITY AFH FACTOR: SITE SELECTION POLICIES	CDBG: \$.00 HOME: \$.00	Other: 0 Other
6	AFH GOAL: EVALUATE THE PREVALENCE OF HATE CRIMES	2022	2026	Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: LACK OF REPORTING HATE CRIMES	CDBG: \$.00 HOME: \$.00	Other: 0 Other
7	AFH GOAL: PROVIDE INCREASED FAIR HOUSING INFO.	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: ACCESS TO FINANCIAL SERVICES	CDBG: \$.00 HOME: \$.00	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	SAFE AND DECENT HOUSING	2022	2026	Affordable Housing	Lake County City of Painesville	AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES HOUSING REHABILITATION	CDBG: \$369,518.00 HOME: \$122,541.00	Rental units constructed: 6 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
9	SUITABLE LIVING ENVIRONMENT	2022	2026	Non-Housing Community Development	Lake County City of Painesville	AFH FACTOR: IMPEDIMENTS TO MOBILITY PUBLIC FACILITIES IMPROVEMENTS	CDBG: \$766,400.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7901 Persons Assisted
10	SUPPORTIVE SERVICES	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs	Lake County City of Painesville	SOCIAL SERVICES SUPPORT	CDBG: \$65,500.00 HOME: \$.00	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
11	ASSIST HOMELESS AND SPECIAL NEEDS	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs	Lake County City of Painesville	AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING HOMELESS PERSONS ASSISTANCE	CDBG: \$.00 HOME: \$282,711.00	Tenant-based rental assistance / Rapid Rehousing: 155 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY	2022	2026	Non-Housing Community Development	Lake County City of Painesville	ECONOMIC DEVELOPMENT OPPORTUNITIES	CDBG: \$.00 HOME: \$.00	Other: 0 Other
13	INFRASTRUCTURE IMPROVEMENTS	2022	2026	Non-Housing Community Development	Lake County City of Painesville	INFRASTRUCTURE IMPROVEMENTS	CDBG: \$.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AFH GOAL: STRENGTHEN FAIR HOUSING EDUCATION
	Goal Description	
2	Goal Name	AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE
	Goal Description	
3	Goal Name	AFH GOAL: MONITOR LOCAL ZONING CODES
	Goal Description	

4	Goal Name	AFH GOAL: PROVIDE GREATER ACCESS TO TRANSPORTATION
	Goal Description	
5	Goal Name	AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING
	Goal Description	
6	Goal Name	AFH GOAL: EVALUATE THE PREVALENCE OF HATE CRIMES
	Goal Description	
7	Goal Name	AFH GOAL: PROVIDE INCREASED FAIR HOUSING INFO.
	Goal Description	
8	Goal Name	SAFE AND DECENT HOUSING
	Goal Description	(25) Units Homeowner housing rehabilitated; (1) New Construction Single Family Home for Low Income Household; (6) Units New Construction Rental Permanent Supportive Housing.
9	Goal Name	SUITABLE LIVING ENVIRONMENT
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,901 Persons Assisted
10	Goal Name	SUPPORTIVE SERVICES
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
11	Goal Name	ASSIST HOMELESS AND SPECIAL NEEDS
	Goal Description	Tenant-based rental assistance / Rapid Rehousing: 155 Households Assisted

12	Goal Name	REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY
	Goal Description	This jurisdiction will continue to process repayments from the (now closed) Economic Development Loan Program and CDBG-CV Loan Program.
13	Goal Name	INFRASTRUCTURE IMPROVEMENTS
	Goal Description	Staff will continue to support ongoing CDBG-funded infrastructure projects from prior years that have not yet closed out. There are three infrastructure project CDBG applications that have not been selected for funding, but will be identified as back-up projects.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects are selected annually on a competitive basis. Each CDBG project meets a national objective as established by HUD. Projects are given priority based on the needs outlined in the Consolidated Plan, established in part through the Citizen Participation process and by the analysis of data provided by HUD. Each HOME project fulfills the HOME mission of creating or preserving affordable housing for low income households. Projects will be evaluated for Build America, Buy America Act (BABA) application for CDBG infrastructure or housing projects/activities.

Please note, the HOME Administration (Project #8) is allocating HOME program funds in the amount of \$45,026.83. The amount is rounded down in the AP-35 chart because the chart does not allow grantees to enter cents.

Projects

#	Project Name
1	PUBLIC FACILITIES
2	HOUSING PROGRAMS
3	PUBLIC SERVICES
4	CDBG PROGRAM ADMINISTRATION
5	TENANT BASED RENTAL ASSISTANCE
6	CHDO PROJECT NEW CONSTRUCTION RENTAL
7	HOME BUYER PROJECT
8	HOME ADMINISTRATION

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are guided by the consideration of priority needs that were identified during the creation of the Consolidated Plan and AFH. As in previous years, the main obstacle is that the amount of funds received annually is much less than the amount of funds requested by applicants. Additionally, there are issues surrounding construction: material costs have increased and it is difficult to obtain competitive bids. CDBG-CV funds will continue to be utilized for eligible projects. This jurisdiction continues to provide close-out and monitoring functions for the micro and small business grant/loan program and other CV activities.

AP-38 Project Summary
Project Summary Information

1	Project Name	PUBLIC FACILITIES
	Target Area	Lake County City of Painesville
	Goals Supported	SUITABLE LIVING ENVIRONMENT
	Needs Addressed	AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC PUBLIC FACILITIES IMPROVEMENTS
	Funding	CDBG: \$766,400.00
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	7,901 persons will benefit from the proposed activities. Proposed activities will improve resources available to persons who reside within low/mod block group areas and will assist persons with mobility limitations.
	Location Description	Proposed activities are located in Painesville Township, Painesville City, Perry Township, Mentor City, Willoughby City, Willowick City. Locations of back up projects include Fairport Harbor Village, North Perry Village, Painesville Township, Painesville City, and Concord Township.

	Planned Activities	Forbes House, Shelter Roof Replacement, Drainage Improvements (\$53,200) 570.201(c) / 03C and 570.208(a)(2)(A) (32 persons); Painesville City, Amphitheater New Construction (\$165,000) 570.201(c) / 03F and 570.208(a)(1)(i), (2,930 persons – 2044 BG 2,3 & 2045 BG 2 66.44% L/M); Perry Township, Historical Society ADA Ramp (\$97,100) 570.201(c) / 03E and 570.208(a)(2)(D)(iii) (480 persons); The Salvation Army Painesville Corps, Community Center Roof Replacement (\$293,500) 570.201(c) / 03C and 570.208(a)(2)(A) (3,000 persons); United Way of Lake County, Sidewalk Replacement at UWLC Facility (\$52,600) 570.201(c) / 03E and 570.208(a)(2)(D)(ii) (357 persons); Willoughby City, Electric Sign Board at Osborne Park 570.201(c) / 03F and 570.208(a)(1)(i), (905 persons – 2017 BG 3, 55.35% L/M); Willowick City, Fire Station ADA Bathroom/Locker Room Improvements (\$65,000) 570.201(c) / 03O and 570.208(a)(2)(D)(ii) (197 persons). (Back up projects include Fairport Harbor Village Streetscape and Park Lighting Improvements LMA, 870 persons; North Perry Village ADA Trail Installation LMC, 384 persons; Painesville Township Sidewalk Installation LMA, 1060 persons, and LC Buildings and Grounds public improvements LMA, 840 persons, Concord Township ADA trail installation LMC, 617 persons.)
2	Project Name	HOUSING PROGRAMS
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING SAFE AND DECENT HOUSING
	Needs Addressed	AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES AFH FACTOR: IMPEDIMENTS TO MOBILITY HOUSING REHABILITATION
	Funding	CDBG: \$369,518.00
	Description	
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	25 households will benefit from the proposed housing rehabilitation activities. Households will be income qualified as low-to-moderate income households. 1 housing unit for Low/Mod household will result from acquisition of real property.
	Location Description	Proposed housing rehabilitation programs are county-wide, excluding the units of local government outside of the urban county jurisdiction (City of Mentor, Waite Hill Village, Kirtland Hills Village).
	Planned Activities	Western reserve Community Development, LC Housing Rehabilitation Programs and Activity Delivery (\$225,067 + \$119,451 PI) 570.202(a)(1) / 14A, 14H and 570.208(a)(3) LMH (25 households) ; Lake Geauga Habitat for Humanity, Land Acquisition (\$15,000) 570.202(a) / 01 and 570.208(a)(3) (1 unit) ; Lake County Planning and Community Development, Housing Rehabilitation Activity Delivery (\$10,000) 570.202(a)(1) / 14H and 570.208(a)(3)
3	Project Name	PUBLIC SERVICES
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE SUPPORTIVE SERVICES
	Needs Addressed	AFH FACTOR: PRIVATE DISCRIMINATION AFH FACTOR: ACCESS TO FINANCIAL SERVICES AFH FACTOR: IMPEDIMENTS TO MOBILITY SOCIAL SERVICES SUPPORT
	Funding	CDBG: \$65,500.00
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250 persons will benefit from proposed activities. Beneficiaries will include income-qualified households and limited clientele (homeless persons, abused children).
	Location Description	Services will be provided county-wide.

	Planned Activities	Fair Housing Resource Center, Fair Housing Counseling, Education and Outreach Program (\$38,000) 570.201(e)/05U 570.208(a)(2)(D)/LMC (110 households) ; Royal Family Kids Lake County, Camp and Club Program (\$20,000) 570.201(e)/05N 570.208(a)(2)(A)/LMC (40 persons) Subzero Mission, Distribution to Homeless Program (\$7,500) 570.201(e)/03T 570.208(a)(2)(D) (100 persons) . (Back up activities include: Code Blue Program, Homeless Services LMC 30 people; Birthright Lake, Health and Hygiene Support LMC 1,647 people; FHRC Landlord Tenant Counseling LMC, 500 people; LC Free Clinic, Health Services, 900 people; Project Hope, Social Services Support for Homeless Program, 300 people; Womensafe, Aftercare Program, 35 people.)
4	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: STRENGTHEN FAIR HOUSING EDUCATION AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE AFH GOAL: MONITOR LOCAL ZONING CODES AFH GOAL: PROVIDE GREATER ACCESS TO TRANSPORTATION AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING AFH GOAL: EVALUATE THE PREVALENCE OF HATE CRIMES AFH GOAL: PROVIDE INCREASED FAIR HOUSING INFO. SAFE AND DECENT HOUSING SUITABLE LIVING ENVIRONMENT SUPPORTIVE SERVICES ASSIST HOMELESS AND SPECIAL NEEDS REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY INFRASTRUCTURE IMPROVEMENTS

<p>Needs Addressed</p>	<p>AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: PRIVATE DISCRIMINATION AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LACK OF PRIVATE INVESTMENT IN SPECIFIC AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC AFH FACTOR: ACCESS TO FINANCIAL SERVICES AFH FACTOR: LENDING DISCRIMINATION AFH FACTOR: TRANSPORTATION AVAILABILITY, TYPE, ETC AFH FACTOR: LACK OF REGIONAL COOPERATION AFH FACTOR: LAND USE AND ZONING LAWS AFH FACTOR: LOCATION OF EMPLOYERS AFH FACTOR: LOCATION OF ENVI. HEALTH HAZARDS AFH FACTOR: LOCATION OF PROFICIENT SCHOOLS AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES AFH FACTOR: DISPLACEMENT OF RESIDENTS, ECONOMIC AFH FACTOR: ADMISSION & OCCUPANCY, PUBLIC HOUSING AFH FACTOR: SOURCE OF INCOME DISCRIMINATION AFH FACTOR: IMPEDIMENTS TO MOBILITY AFH FACTOR: SITE SELECTION POLICIES AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED AFH FACTOR: LACK OF REPORTING HATE CRIMES AFH FACTOR: LACK OF LOCAL FAIR HOUSING LAWS HOUSING REHABILITATION INFRASTRUCTURE IMPROVEMENTS SOCIAL SERVICES SUPPORT ECONOMIC DEVELOPMENT OPPORTUNITIES HOMELESS PERSONS ASSISTANCE PUBLIC FACILITIES IMPROVEMENTS</p>
<p>Funding</p>	<p>CDBG: \$270,491.00</p>
<p>Description</p>	
<p>Target Date</p>	<p>9/30/2026</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Proposed CDBG Program Administration activities will not benefit families directly, but will support the goals and objectives of the CDBG funding and will result in positive outcomes in the jurisdiction. Monitoring and close out functions will also occur for CDBG-CV funded projects.</p>

	Location Description	Proposed CDBG Program Administration activities will support the goals and objectives of the CDBG-proposed projects that will be carried out county-wide.
	Planned Activities	Program Administration (\$253,491) Matrix Code 21A; Fair Housing Admin (\$7,000) Matrix Code 21D; Lake County Comprehensive Plan (\$10,000) Matrix Code 20.
5	Project Name	TENANT BASED RENTAL ASSISTANCE
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING SAFE AND DECENT HOUSING SUPPORTIVE SERVICES ASSIST HOMELESS AND SPECIAL NEEDS
	Needs Addressed	AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: PRIVATE DISCRIMINATION AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LACK OF PRIVATE INVESTMENT IN SPECIFIC AFH FACTOR: LAND USE AND ZONING LAWS AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES AFH FACTOR: SOURCE OF INCOME DISCRIMINATION AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED AFH FACTOR: LACK OF LOCAL FAIR HOUSING LAWS SOCIAL SERVICES SUPPORT HOMELESS PERSONS ASSISTANCE
	Funding	HOME: \$282,711.00
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will benefit income-qualified households (primarily very low-income <50% AMI). Targeted segments of the population that will benefit include: Seniors/elderly, persons with disability (physical, developmental, behavioral/mental health) domestic violence survivors, persons re-entering the community from correctional facilities, and persons improving their self sufficiency.
	Location Description	Proposed activities will be county-wide.

	Planned Activities	Provision of partial security deposits and 1st months rent, security deposits (83) through Lifeline, Inc. and subsidy programs (6) through Lifeline, Inc., Forbes (6), and Fair Housing Resource Center, Inc. (60).
6	Project Name	CHDO PROJECT NEW CONSTRUCTION RENTAL
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING SAFE AND DECENT HOUSING ASSIST HOMELESS AND SPECIAL NEEDS
	Needs Addressed	AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: SITE SELECTION POLICIES AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED
	Funding	HOME: \$67,541.00
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activity will lead to the development of 6 units of permanent supportive housing on site currently owned and zoned multifamily.
	Location Description	City of Painesville, Ohio.
	Planned Activities	New units constructed for persons with disabilities.
7	Project Name	HOMEBUYER PROJECT
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING SAFE AND DECENT HOUSING SUITABLE LIVING ENVIRONMENT SUPPORTIVE SERVICES ASSIST HOMELESS AND SPECIAL NEEDS
	Needs Addressed	AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: ACCESS TO FINANCIAL SERVICES AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES

	Funding	HOME: \$55,000.00
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will benefit income-qualified households (low income <80% AMI).
	Location Description	Proposed activities will be located in Lake County (addresses not yet selected).
	Planned Activities	Habitat to construct 1 to 2 new single family homes. Subsidy secured with restriction recorded. HUD approved local policy in place.
8	Project Name	HOME ADMINISTRATION
	Target Area	Lake County City of Painesville
	Goals Supported	AFH GOAL: STRENGTHEN FAIR HOUSING EDUCATION AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE AFH GOAL: MONITOR LOCAL ZONING CODES AFH GOAL: PROVIDE GREATER ACCESS TO TRANSPORTATION AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING AFH GOAL: EVALUATE THE PREVALENCE OF HATE CRIMES AFH GOAL: PROVIDE INCREASED FAIR HOUSING INFO. SAFE AND DECENT HOUSING SUITABLE LIVING ENVIRONMENT SUPPORTIVE SERVICES ASSIST HOMELESS AND SPECIAL NEEDS REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY INFRASTRUCTURE IMPROVEMENTS

<p>Needs Addressed</p>	<p>AFH FACTOR: COMMUNITY OPPOSITION AFH FACTOR: PRIVATE DISCRIMINATION AFH FACTOR: LOCATION AND TYPE OF HOUSING AFH FACTOR: LACK OF PRIVATE INVESTMENT IN SPECIFIC AFH FACTOR: LACK OF PUBLIC INVESTMENT IN SPECIFIC AFH FACTOR: ACCESS TO FINANCIAL SERVICES AFH FACTOR: LENDING DISCRIMINATION AFH FACTOR: TRANSPORTATION AVAILABILITY, TYPE, ETC AFH FACTOR: LACK OF REGIONAL COOPERATION AFH FACTOR: LAND USE AND ZONING LAWS AFH FACTOR: LOCATION OF EMPLOYERS AFH FACTOR: LOCATION OF ENVI. HEALTH HAZARDS AFH FACTOR: LOCATION OF PROFICIENT SCHOOLS AFH FACTOR: LOCATION AND TYPE AFFORDABLE HOUSING AFH FACTOR: AVAIL. OF AFFORD. UNITS, ALL SIZES AFH FACTOR: DISPLACEMENT OF RESIDENTS, ECONOMIC AFH FACTOR: ADMISSION & OCCUPANCY, PUBLIC HOUSING AFH FACTOR: SOURCE OF INCOME DISCRIMINATION AFH FACTOR: IMPEDIMENTS TO MOBILITY AFH FACTOR: SITE SELECTION POLICIES AFH FACTOR: LAWS AFFECTING HOUSING FOR DISABLED AFH FACTOR: LACK OF REPORTING HATE CRIMES AFH FACTOR: LACK OF LOCAL FAIR HOUSING LAWS HOUSING REHABILITATION INFRASTRUCTURE IMPROVEMENTS SOCIAL SERVICES SUPPORT ECONOMIC DEVELOPMENT OPPORTUNITIES HOMELESS PERSONS ASSISTANCE PUBLIC FACILITIES IMPROVEMENTS</p>
<p>Funding</p>	<p>HOME: \$45,026.00</p>
<p>Description</p>	
<p>Target Date</p>	<p>9/30/2026</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Proposed HOME Administration activities will not benefit families directly, but will support the goals and objectives of the HOME Program funding that is assisting community programs and projects.</p>
<p>Location Description</p>	<p>Proposed HOME Administration activities will support programs and projects county-wide.</p>

Planned Activities	HOME Program Administration activities.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Investments will be made in eligible areas of the Urban county and assistance will be directed to the target area of Painesville City as established in the Consolidated Plan.

Lake County has twenty-three distinct communities. Twenty participate in the Urban County. The City of Mentor has its own CDBG funding and Kirtland Hill Village and Waite Hill Village do not participate.

Geographic Distribution

Target Area	Percentage of Funds
Lake County	62
City of Painesville	38

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Painesville City was designated as a target area in the Consolidated Plan 2022 - 26. The city has several characteristics that prompt attention and investment, as described in Section SP-10 of the Con Plan. The consultation process assisted in the target area determination. The consolidated plan survey generated 248 responses with the largest percentage of responses from Painesville City. Nearly 50% of responses were from residents of Lake County, followed by Leader/Employee of an Agency serving lake county, Elected or Appointed Official serving Lake County, and Owner or Employee of a Business serving Lake County. The City is considered a low/mod area using HUD data. There is a concentration of public service agencies in the City - such as the Free Clinic, Salvation Army, Extended Housing, Lifeline, etc. Other entities within the City include the Lake County Job and Family Services department, the County Jail, and several outpatient and inpatient treatment facilities for those recovering from drug and alcohol addiction. Compared to the rest of the county, there is a concentration of low-income housing in the City, including concentrations of housing for persons with mental illness, and public housing.

Painesville City Characteristics:

Housing: The Community Development/Building/Code Enforcement Department for the City of Painesville has identified housing rehabilitation as a major need. Peeling and chipping paint and damaged residential sidewalks have also been identified as an issue with homes in the City. The housing stock in the City is older, primarily constructed in the 1950's and 1960's.

Commercial: The City of Painesville has been undergoing great transformations. However, several buildings in the City are independently owned and in extremely poor conditions. Some of the major issues include: perceived blight, security lighting, stressed windows or broken windows, paint chipping,

falling exterior decorative elements, bricks in need of tuck pointing, stairway fire escapes that are hanging and other key factors that are making it difficult to rent, lease and sell space within the downtown. There are also several buildings that are in need of new awnings, lighting and small window improvements. The Richmond Street District area and other key gateway corridors have several buildings that have aged and are showing signs of distress and blight.

The Assessment of Fair Housing (AFH) identified the following needs in Painesville City: expanded public transportation, increased educational options, increased options for safe and decent housing, a grocery store located in the city, and increased job opportunities.

Discussion

Painesville City is focused on big projects to help future growth and improve the city's infrastructure. Lake County, through various departments is assisting in these efforts. In late 2024, Painesville Planning Commission approved the proposed new Lake County Safety Center, to be located in the downtown. Additionally, the South Park Place Streetscape project also located in the downtown completed in late 2024. This project utilized funding from Lake County Commissioners office through ARPA, CDBG, and other state and federal funding sources. This project will make outdoor dining on a non-sloped surface feasible for businesses located around the Square, increases safety for pedestrians, and increases ADA accessibility. This streetscape project complements the Victoria Place Remodel which will transform the 191,000 sq ft building into a mixed use commercial and apartment complex, creating approximately 80 apartments and 40,000 sq ft of office space. This project is estimated to be completed in 2027.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Residents and the jurisdictions in which they live are experiencing challenges on the availability of affordable housing. Staff will continue to provide leadership with information on the need for affordable housing by income level and household type, methods of developing affordable housing, tools and best practices implemented in other locations and of advocacy efforts in place to address this pressing issue.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	174
Special-Needs	6
Total	186

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	155
The Production of New Units	6
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	186

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing will be supported by CDBG funds for the following projects: County-wide Rehab Program (25 units/CDBG).

Affordable housing will be supported by HOME funds with the following projects that should result in assistance to the approximate number of households shown in parentheses. Tenant Based Rental Assistance Total: (155) - Comprised of Subsidy: Lifeline (6 Re-Entry), Fair Housing Resource Center (60), Forbes House (6); and Tenant Based Rental Assistance - Placement: Lifeline (83); Rental Acquisition/New Construction: Extended Housing (6); Homebuyer Project: Lake-Geauga Habitat for Humanity (1).

The totals in the tables above have historically matched. Staff has prepared this Annual Plan consistent with that practice but notes that this number is an under representation of the total households assisted by the efforts of the varied offices in Lake County government and the varied for profit and nonprofit entities providing services in the jurisdiction. The focus has been solely on the households supported

with CDBG and HOME funds despite the use of other types of Ohio and other federal funding in addition to the HUD CDBG/HOME funding.

AP-60 Public Housing – 91.220(h)

Introduction

Lake County, the jurisdiction and the Lake MHA have a good working relationship.

Representatives of Lake MHA are regular participants in the Coalition meetings and to a lesser extent the Continuum of Care meeting which function as a committee of the Coalition. Financial limitations, market forces, regulations and perceptions affect the ability to meet emerging and increased needs.

The design of the HCV program now allows for regular open application periods. The selection criteria used has varied from date of application received to a lottery. In the last few cycles the number of applicants far exceeded the number able to be accepted and processed for placement in a way to keep the application cycle flowing. During the most recent HCV application period, applications were accepted for a longer time frame and then a lottery was conducted to generate a working waiting list that is accessible on the website <http://www.lakehousing.org/>. A portal to allow applicants to check on status and position has been activated.

For the Lake MHA Annual Plan the CEO sought and was provided with a certification of consistency with the Lake County Consolidated Plan FY22-26. With the implementation of RAD Lake MHA is now a “small” housing authority. That designation calls for different planning and reporting documents.

Actions planned during the next year to address the needs to public housing

The most recent Lake MHA Annual Plan notes that LMHA has ramped up its focus on growing affordable housing opportunities across Lake County. This was in response to the 2023 housing assessment which indicates a severe shortage of affordable housing options, particularly in the western areas of the county, and a continued decline in housing opportunities for housing choice voucher recipients.

Lake County Commissioners granted American Rescue Plan funding to Lake MHA, and with this support they are building additional affordable housing units at Parkview Place. This location, in Willoughby, will have units specifically designed for seniors, veterans, and the disabled. These efforts are not just about constructing buildings; they are about creating homes and fostering communities where everyone can thrive. Lake MHA also received \$19.2 million in grant funds from HUD, and they are embarking on extensive renovations at Woodlawn Homes, Jackson Towers, and Washington Square. Lake MHA sought no funding from CDBG or HOME this year.

The HCV Program is very active and in demand. With COVID 19 there was significant turn over in management and or sale of rental units of all types, sizes and configurations. Maintenance and repair of some units in use at a particular desirable location has been an area of concern. Further county CPD level staff attention will be directed to this issue as it impacts the HOME TBRA project activities. Since 2023, Lake MHA has welcomed over 20 new landlords into the HCV program. A dedicated portal has

been established to provide landlords with updates, answers to questions, and ongoing support.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There is an FSS program in place that allows the use of accumulated and matched funds to go to down payment as one eligible purchase upon graduation from the program. FSS is a feature of the HCV program and application to the program is available online for current HCV holders.

At the February 2025 LMHA Board Meeting, it was reported that the FSS Program is flourishing well. The program started with 20 clients and has expanded to 47. Program funding has been secured for 2025, allowing LMHA to continue to expand efforts.

Lake MHA's FSS Coordinator administers programs and funds that provide training and assistance to HCV holders to help them progress to homeownership and other steps toward self-sufficiency. Meetings are held quarterly and county PCD staff attends when possible. Coordination occurs with Lake MHA through their membership and participation in the Coalition for Housing & Support Services of Lake County, Inc. and one of its committees the Lake County Continuum of Care.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The local PHA, Lake Metropolitan Housing Authority PHA is not designated as troubled.

Discussion

The Housing Choice Voucher lease-ups continue to show a steady month-over-month increase, peaking at 1,151 for the month ending January 2025. The dedication of LMHA HCV specialists to program growth has been a major contributor to this positive trend. The total Housing Assistance Payments (HAP) have consistently increased the last quarter of 2024. LMHA is leasing and providing program services at levels that will soon require higher incoming HAP payments, the new Housing Quality Standards (HQS) inspections ticked up to 23 in January, above the past four month average.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The availability of the HOME ARP funds and the implementation of the HOME ARP allocation plan will impact homeless planning and the manner and rate at which homeless projects and activities will be undertaken.

The allocation and use of ERAP1 and ERAP2 was impactful. Affordable housing and eviction diversion were added as eligible ERAP 2 activities. ERAP2 will close out in September 2025.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

1. Project Hope will continue to receive support through the OH-BOSCOC and additional HOME ARP funds are being considered to provide additional support,
2. The CDBG award to Sub Zero Mission for their Distribution to Homeless program
3. Staff will continue involvement in the Coalition's Continuum of Care committee providing data and support for collaboration and networking
4. Provide educational (landlord/tenant info/advocacy/fair housing guidance) and financial resources to persons leaving a shelter/street homelessness and securing permanent housing.
5. CODE BLUE is a severe winter weather protocol that involves members of the faith community. County staff plays a varied role. CODE BLUE overnight shelter has been conducted for the past few years at the administrative offices formerly used by the Lake County Engineer. Continued use is anticipated and additional partnerships / locations may develop. Salvation Army has and may continue to allow available space as day shelter during CODE BLUE days.

SubZero Mission continues to be engaged by providing services and goods to persons that are homeless. PATH Homeless Outreach Workers through Extended Housing will continue their work that involves engaging those homeless persons that are on the street and linking them to health assessment and other support services as indicated.

Addressing the emergency shelter and transitional housing needs of homeless persons

The need for emergency shelter is mainly addressed by Project Hope, a shelter for males, females and families. In 2019, Project Hope also began a 3-unit transitional housing program for seniors ages 62 and older who find themselves homeless.

Forbes House is a domestic violence provider that has approximately 24 beds. Forbes House is working

with Lake County Commissioners to complete ARPA-funded renovation and expansion of their existing shelter facility. CDBG funds will also be used to make improvements at the Forbes shelter during FY25.

The need for rapid re-housing and to a limited extent transitional housing is addressed through the Ohio BOSCO's HCRP that is administered at the regional level with the local provider being Lifeline, Inc. The need for transitional housing with supports remains for a variety of sub-populations including seniors, youth aging out of foster care and other types of households seeking stability or entry into the housing market.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Lake County, while a CDBG & HOME entitlement jurisdiction, does not control funding available through the Continuum of Care process at OH-BOSCO. Some of those funds are dispersed through the regions. Lake is a part of Region 5. The lead entity for the HCRP grant is Coleman Professional Services. The HCRP funds Lifeline for rapid re-housing and transitional. Local contacts for the other homeless funding streams include: Project Hope (ESG), Extended Housing and the Lake ADAMHS Board (SPC & PSH). The county will continue to dedicate funding to support homeless needs and the efforts of the Continuum of Care. While many households leave homelessness and may be stable for a time chronic issues with high cost housing, funding and short duration of assistance, poor health, mental illness, addiction, employability, and lack of education combine to lead people back to street or sheltered homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The availability of the HOME ARP funds will impact homeless planning and the projects and activities to be undertaken. The allocation and use of ERAP1 & 2 was impactful.

HOME funds (TBRA – Placement and Subsidy) will continue to be used as a means to help people take that first step of securing a place of their own. State funds to address households that are both below 30% AMI and imminently homeless are made available but are quite limited. The extremely low income populations are also served by BOSCO competitive funds under S+C and Transitional Housing and PATH Programs administered through the Lake County ADAMHS Board and their recipient Extended Housing

Inc. HCRP funds from OH – BOSCOB will be used for rapid re-housing and transitional housing by Lifeline, Inc. as a partner of the lead agency of Homeless Region 5, Coleman Professional Services. Funds will assist a limited number of households.

Discussion

Agencies involved in housing and homelessness note a continued increased demand for services and units affordable, available and accessible to their clientele.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Education, collaboration and planning are some of the means used by the jurisdiction to promote affordable, sustainable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Staff tracks media and report releases on the subject of barriers to affordable housing. Staff also seeks educational opportunities on the subject and attended the following OCCD trainings on April 24, 2025, "Ohio Fair Housing Law and Ohio Civil Rights Commission Complaint Process", and "Compliance with Fair Housing in the Aftermath of Disasters." Staff also attended the local fair housing seminar on June 12, 2025 in Geneva, Ohio.

Lake County will monitor AFFH guidance following the issuance of the interim final rule with the effective date of April 2, 2025 and comment due date of May 2, 2025.

A county building department monitors and inspects construction as it proceeds for townships or certain municipalities within the county that have designated that authority to the county level. The level of authority to inspect residential, commercial or industrial projects varies from community to community.

As a part of the Planning function of this office the Director of Lake PCD annually allocates 24 hours to each community in the county for help with their zoning texts and community planning upon their request. A function of this office includes providing information and updates regarding Census, housing trends, benefits of updated zoning text and other tools to aid in community planning.

Ohio State Senate had the Task Force on Housing that is recommending changes to state laws that are barrier to housing. Planning Staff will be working with APA Ohio, County Planning Directors Association of Ohio, Ohio Township Association, Lake County Township Association and local zoning departments to promote reducing the barriers to housing and affordable housing. In March 2025 Lake County staff participated in a survey from Ohio Department of Development, who was seeking input from communities regarding the launch of the Housing Technical Assistance Program. This program provides funds to political subdivisions, seeking to modernize regulations and processes tied to zoning efforts. Department of Development is seeking to better understand the existing landscape of zoning

across Ohio, including related needs and challenges facing communities.

The Homestead Exemption is in place in Lake County, Ohio. There are also local advocacy efforts regarding the impact of the increasing residential tax rate on the senior citizen residents.

The identification of sites upon which affordable housing of various types can be built continues to be a challenge. Staff provides research assistance to nonprofit agencies facing zoning obstacles to identify options of accomplishing a similar result without the need for a zoning change, amendment or variance.

Discussion:

Lake County continues to require a specific fair housing response as a part of the application process.

Lake County will continue to invest in housing rehabilitation programs to allow low-moderate income homeowners to continue to live in decent, safe and affordable housing. The HOME Program's investment in tenant based rental assistance facilitates the choice and open movement of income eligible households throughout the communities of Lake County. The jurisdiction and the nonprofit agencies implementing TBRA have noted that the current housing market is exceedingly tight. Having sufficient landlords with affordable rental properties to participate in programs has long been a need. The jurisdiction is considering ways of providing incentives or other means to attract landlords to participate in programs that serve low income renters. Lake Metropolitan Housing Authority and Fair Housing Resource Center has worked together to sponsor outreach events with opportunities for other agencies to have a presence.

Activities involving acquisition, rehabilitation or new construction are planned for scattered sites through several communities.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

As past practices have proved successful in determining community needs, the County will continue to work with all governmental jurisdictions, social service organizations, local non-profits and the business community to examine obstacles and develop strategies to effectively address them. In addition to the development of our own plans, grant administration staff participates in the strategic planning process for local agencies, which allows this jurisdiction to both contribute local knowledge and gain information about community needs. Staff has previously participated in studies developed by Lake MHA, Lifeline (the local Community Action Agency that manages CSBG funds), and the Lake County Development Authority. In January 2025, staff attended a Tenant Landlord meet and greet at Extended Housing's McKinley Grove Apartment Community Room, and spoke with tenants, staff, board members, and funders. Within the past year, staff has assisted with strategic planning for Leroy Township and Madison Township.

In FY25, CDBG-funded projects to include (but are not limited to):

Services for unsheltered homeless persons (\$7,500)

Youth Services for abused children (\$20,000)

Fair Housing counseling services, education and outreach (\$38,000)

Actions planned to foster and maintain affordable housing

The Lake County Housing Rehabilitation Program will support, and help preserve, affordable housing stock by providing housing rehabilitation assistance programs to income eligible residents utilizing CDBG funds to provide deferred loans. Through the Housing Rehabilitation Program and Emergency Repair Program assistance is provided to low and moderate income homeowners to have structural improvements made to their homes that eliminate health and safety concerns and building code violations.

HOME funds will be used to fund development costs of a permanent supportive housing project for rental. The tenant based rental assistance helps keep units rented to benefit landlords and provides an entry point for low income renters combined with guidance and inspections to confirm adequacy of the

units.

Actions planned to reduce lead-based paint hazards

The County is continuing to implement the Lead Safe Ohio Program in 2025, funded through the Ohio Department of Development. This program launched in March 2024 and will assist approximately 15 low/mod income households and 3 childcare facilities and two congregated shelters. Lead-based paint hazards will be reduced through following eligible repairs: window and door replacement, siding/soffit/fascia enclosure, porch component repair, and other supportive measures.

Lead-based paint hazard evaluation and reduction strategies will continue to be integrated into the County's housing rehabilitation programs in the next year. The County will also require contractors participating in the housing rehabilitation programs to become licensed. The County will utilize ODH and EPA licensed contractors to complete any necessary lead hazard reduction in homes rehabilitated through the housing rehabilitation programs.

The County has adopted the current HUD standards (Part 35 of CFR 24 and Section 570.608 of the CDBG regulations) for treatment of lead-based hazards in its housing assistance programs. These standards cover units that were built prior to 1978 and are or will be occupied by non-elderly households.

All housing units to be assisted by the County will be visually inspected for peeling and chipped paint surfaces. All interior and exterior painted surfaces will be inspected for defective paint. Defective paint surfaces will be assumed to be lead-based paint and will be encapsulated thoroughly or removed before repainting. All surfaces in units occupied by children under 6 years of age who have elevated blood lead levels must be tested with an XRF analyzer or other method such as sending paint chips to a laboratory for analysis.

All owners and occupants of housing units assisted by the County's rehabilitation programs will receive written notice of the hazards of lead-based paint.

Contractors will be required to take reasonable precautions to protect occupants during abatement of lead-based paint as described in Section 570.608.

Actions planned to reduce the number of poverty-level families

Lake County will actively seek additional funding sources to assist existing organizations and social services agencies that continue to expand their programs aimed at reducing the number of households with incomes below the poverty line. During the coming year, the County's resources will be targeted to assist extremely low and moderate income households to gain access to decent affordable housing, clean, safe neighborhoods, and employment opportunities.

Eliminate Substandard Housing - Housing improvements that will benefit extremely low income

households living in substandard housing. These improvements reduce the monthly housing costs and extend the useful life of affordable housing – program offered through the County Housing Rehabilitation Program.

Actions planned to develop institutional structure

The structure of the Federal grants programs contains a myriad of partners. The County provides assistance to communities and nonprofit agencies to undertake public infrastructure improvements, public facility renovations, and the expansion of needed community social services through the Community Development Block Grant/HOME Program.

In addition, there are several social service agencies and organizations in the County delivering services to the public. These services range from youth programs to recreation and education programs to referral services and homeless services. The funding for these efforts are from a variety of funding sources, including local, state and federal agencies, the United Way, private foundations, donations, and service based fees. The County provides up to 15% of its annual CDBG allocation to agencies such as the Project Hope, Fair Housing Resource Center, and Lifeline to provide social services which meet the needs of County residents.

It is imperative that the countless entities noted above work in concert with another when addressing community development and social service needs in Lake County. Reduced funding, along with an increased need, requires an administrative and funding structure which leverages the resources, provides effective, efficient deliverables and meets the National Objectives. The County Planning & Community Development office, Continuum of Care, Lake County Port Authority and Coalition for Housing and Support Services of Lake County, Inc. often facilitate, and serve as coordinators for various funding scenarios to avoid duplicated programming and identify community needs.

Regarding economic development, Lake County is fortunate to have professional economic development staffs in place in several communities including the Cities of Mentor, Painesville, and Willoughby. Two countywide development organizations also provide resources and technical assistance to local businesses. The Lake County Development Council addresses development issues facing the County. The Lake County Development Authority provides assistance in financing, and an Economic Development office at Lakeland Community College helps small companies package Small Business Administration (SBA) 504 loans.

During 2024/2025 Lifeline Inc., is implementing a program funded in part with Lake County Senior Levy funds, “Senior Digital Inclusion Program.” This program helps seniors by enhancing digital connectivity. Services include free electronic devices to those that qualify and referrals to services that support learning and connectivity. Completion of a scam prevention workshop and one-on-one tech appointment is required for participants. Efforts will continue to help bridge the digital divide.

Actions planned to enhance coordination between public and private housing and social

service agencies

During the next year, the County will continue to assist several nonprofit and for-profit organizations by leveraging other private, state and federal funds for housing, social service activities and economic development with CDBG and HOME funds. The County will continue to provide resources and technical assistance. The Assistant Director of the Planning & Community Development Office will provide input and assistance to the following associations that enhance collaboration: The Coalition for Housing and Support Services of Lake County, Inc. and Lake County Continuum of Care.

In March 2025, Lifeline Inc. launched an effort to expand Ohio's 211 network to provide statewide coverage. Lifeline is Lake County's Community Action Agency that operates 211 information and referral service, and they answer over 22,500 incoming calls and have over 11,000 unique searches in their online database. This agency connects people to housing and social service agencies and is funded by both CDBG and HOME funds for this and other programs/services. There will continue to be enhanced coordination between the County and private & public housing and social service agencies during the upcoming fiscal year.

Lake County is implementing funding from Healthy Aging Grant Funds from Ohio Department of Aging to address social determinants of health and to foster improved quality of life for older adults so they may remain in their homes and stay connected to communities. Partners helping to implement these programs include Lake County Council On Aging, Lifeline Inc., Fair Housing Resource Center, Lake County Free Clinic, and more.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	119,451
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	119,451

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	88.83%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture policy approved by HUD in place for homebuyer programs with significant investment of \$50,000 or more only after completion of 15 year period.

Lake-Geauga Habitat for Humanity intends to acquire land, build and sell newly constructed single-family home to income eligible households.

Recapture policy in place for homebuyer programs in place with lesser levels of investment allow for dismissal after shorter period of investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Adopted policy will be attached in section AP -- as allowed.

Recapture policy approved by HUD in place for homebuyer programs with significant investment of \$50,000 or more only after completion of 15 year period.

Lake-Geauga Habitat for Humanity intends to acquire land, build and sell newly constructed single-family home to income eligible households.

Recapture policy in place for homebuyer programs in place with lesser levels of investment allow for dismissal after shorter period of investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

TBRA programming in Lake County operates with a few nonprofit partners.

- ***Fair Housing Resource Center’s activity is focused on assisting survivors of domestic violence find decent, safe rental housing in Lake County once they are able to relocate from a DV shelter in a nearby county. The tenants’ points of origin include Lake county and other locales prior to the stay at the DV shelter in Geauga County. This special need population of DV survivors has also met qualifying mental health diagnoses. A subsidy with a duration of up to 24 months is provided. (During the previous grant period Extended Housing implemented this activity.)***
 - ***Fair Housing Resource Center, Inc.’s activity of primarily subsidy is focused on both persons with disabilities and/or persons 62 years of age and over. Both of these special needs populations are facing increased difficulties securing affordable rental housing.***
 - ***Forbes House’s is focused on assisting survivors of domestic violence find decent, safe rental housing in Lake County. The point of origin of the tenant survivor may be from within the community, from the completion of the OHBOSCOG – HCRP program or from the local DV shelter. Guidance from the local partners encourages use of HCRP first to maximize benefit to the household. While this is a special needs population not all have provided a qualifying mental health diagnosis.***
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

TBRA programming noted above that provides a preference for persons who either have a disability, are elderly, or are survivors of domestic violence. Assistance narrows the gap by providing rental subsidy and support services. Without both subsidy and support the tenant would be unable to locate, successfully apply, pay for, and retain a unit. The support services provided in the delivery of this program provides time to adjust budgets and be aware of all community supports that maybe available to help the tenants retain housing.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

