

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Grant Period Covered by CAPER: Fiscal Year 2024 program year began on October 1, 2024 and ended on September 30, 2025. Grant Numbers Associated with CAPER: B-24-UC-39-0007 (CDBG) and M-24-UC-39-0201 (HOME).

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CDBG Use of Funds for High Priority Activities: This jurisdiction has performed well with respect to meeting high priority needs. There are five primary funding objectives that were identified in the strategic plan, selected as a result of high level needs in the jurisdiction: (1) Affordable Housing. During FY24, the housing rehabilitation goals were exceeded. (2) Targeted Infrastructure improvements in Low-to-Moderate Income Residential Areas. The goal was exceeded in this category. (3) Provide Supportive Services for Low-to-Moderate Income Persons. Essential services such as domestic violence services, family services, and homeless services were funded. The goal was exceeded. (4) Address issues of Homelessness and Special Needs Populations. Funding was provided to the homeless shelter located in this jurisdiction and outcome goals were completed. Lake County continued efforts to participate and support the Coalition for Housing Organization and Continuum of Care Organization. HOME TBRA provided to meet security deposit needs as well as subsidy for special populations including domestic violence, elderly, disabled and persons improving self sufficiency. (5) Promote Regionally Coordinated Economic Development planning strategies. Lake County has continued to service business loans made in prior years.

Fiscal Year 2024 is the third year of the most recent Consolidated Plan (FY-22 - 26).

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AFH GOAL: EVALUATE THE PREVALENCE OF HATE CRIMES	Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			
AFH GOAL: INCREASE AMOUNT OF AFFORDABLE HOUSING	Affordable Housing	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			
AFH GOAL: INCREASE LEVEL OF FAIR HOUSING KNOWLEDGE	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			

AFH GOAL: MONITOR LOCAL ZONING CODES	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			
AFH GOAL: PROVIDE GREATER ACCESS TO TRANSPORTATION	Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			
AFH GOAL: PROVIDE INCREASED FAIR HOUSING INFO.	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			

AFH GOAL: STRENGTHEN FAIR HOUSING EDUCATION	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$/ HOME: \$	Other	Other	1	0	0.00%			
ASSIST HOMELESS AND SPECIAL NEEDS	Affordable Housing Homeless Non- Homeless Special Needs	CDBG: \$/ HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	0	0.00%	267	0	0.00%
INFRASTRUCTURE IMPROVEMENTS	Non-Housing Community Development	CDBG: \$/ HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	6093	40.62%	1546	6093	394.11%
REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY	Non-Housing Community Development	CDBG: \$/ HOME: \$0	Facade treatment/business building rehabilitation	Business	6	0	0.00%			

REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Jobs created/retained	Jobs	7	0	0.00%			
REGIONALLY COORDINATED EC. DEV. PLANNING STRATEGY	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Businesses assisted	Businesses Assisted	8	0	0.00%			
SAFE AND DECENT HOUSING	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	140	38	27.14%	31	50	161.29%
SUITABLE LIVING ENVIRONMENT	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	22900	229.00%	945	22900	2,423.28%
SUITABLE LIVING ENVIRONMENT	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
SUPPORTIVE SERVICES	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	24254	121.27%	3185	24254	761.51%

SUPPORTIVE SERVICES	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	95		0	95	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**CDBG Table 1:** During the FY 24 program year, CDBG funded projects that had accomplishments in the following categories and exceeded the goal expectations: (1) Infrastructure Improvements, 6,093 persons were assisted; (2) Safe and Decent Housing (high priority), 50 households were assisted with housing rehabilitation; (3) Suitable Living Environment, 22,900 persons assisted; (5) Supportive Services (including homeless services, high priority), 24,254 persons assisted.

**AFH Goals** are completed through a contract with the Fair Housing Resource Center (FHRC) within the 20% administration cap, as well as actions taken by the County that are detailed in the AFH. Affirmatively furthering fair housing activity is detailed in a later section of this report.

**CDBG, Table 2:** FY24 is the third year in Lake County's 5-year plan. Table 2 demonstrates that all categories have made progress towards the 5-year goals. Priority needs were established in the Strategic Plan section of the Consolidated Plan. In the annual plan, goals were created and activities were selected to meet the priority needs, focusing on the high priority needs. High priority needs were met by the completion of activities in the following categories: Safe and Decent Housing/Homeowner Housing Rehabilitated (50 units, 35 % complete); Suitable Living Environment/Public Facility or Infrastructure Activities other than Low/Mod Housing Benefit (22,900 persons assisted, 229% complete); Supportive Services/Public Service Activities other than Low/Mod Income Housing Benefit (24,254 persons assisted, 121% complete).

**CDBG/Program Income Explanation:** The PR26 report shows that program income of \$62,884.49 was received during the FY24 program year. The annual plan showed anticipated PI as \$25,000.00. The PI total is higher than the estimated amount due to an unexpected business loan payoff. Payoffs for the Lake County Housing Rehabilitation Program liens were also received. These liens payments are hard to predict because

the payments are received when a property sells or transfers ownership.

**CDBG-CV**: The PR-51 Report "CDBG-CV Accomplishment Report" shows the accomplishments for CDBG-CV during the program year (for prior year activities) which includes Senior Center 22,882 persons benefitting, and Operating Costs of Homeless Programs 95 persons benefitting. All CV activities meet the requirement to prevent, prepare for, and respond to the COVID-19 pandemic.

**HOME ARP**: The activities approved under the Allocation Plan are under contract and are ongoing.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	47,391	26
Black or African American	669	48
Asian	39	2
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>48,101</b>	<b>76</b>
Hispanic	436	0
Not Hispanic	47,665	76

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

All sub-recipients receiving CDBG funds are required to complete a performance report that collects data on race, ethnicity, and income level of beneficiaries. The data from the performance report is entered into IDIS for each activity, and is captured in the relevant IDIS reports. Many of the activities are ongoing and complete outcome information will be reported in the CAPER year in which the activity is completed.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,841,251	1,606,088
HOME	public - federal	429,765	352,580

**Table 3 - Resources Made Available**

### Narrative

The amount of CDBG Expended During the Program Year 2024 is \$1,606,088.17. This amount is found on line 15 of the PR 26 Report. The amount of CDBG Resources Made Available is \$3,841,251.75. This amount is found on line 08 of the PR 26 Report and includes unexpended funds at the end of the previous year, entitlement grant amount, and program income.

The amount of HOME Expended During the Program Year 2023 is \$352,580.65. This amount is found in the attached PR 23 Report, "Home Disbursements and Unit Completions." The HOME program income is also reflected in the table below near to the MBE/WBE reporting. This shows carry over PI from the FY23 CAPER of \$0 and PI received this year as \$3,804.50 for a total of \$3,804.50. This information is found on the PR-27 report, Program Income page.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Painesville	10	12	12 percent of project funds were allocated to projects in Painesville City
Lake County	90	88	88 percent of project funds were allocated to communities county-wide.

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

During FY 24 CDBG funds were allocated for the following projects located in City of Painesville: Sidewalk Improvements (Low/Mod Area); Caley Home Improvements (LMC); Painesville City Disadvantaged Sidewalk Program (LMH/Income-qualified homeowners). Additionally, several public service activities were funded that provide services county-wide, including Painesville City. Many of the non-profits providing services are physically located in the City.

CDBG-funded activities in the categories of Public Improvements, Public Facilities, Public Services and Housing Programs, occurred in the following communities in Lake County: Painesville City, Willoughby

Hills City, Eastlake City, Painesville Township, Wickliffe City. Additionally, housing rehab assistance and various public services are provided to low/mod persons county-wide.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

HOME matching funds are identified by the applicant as a part of the application submission. Only the minimum portion (1:4) of each applicant's identified match is noted in the table below that lists the total expended by activity during the CAPER time period. This table functions to carry forward older sources of matching funds.

HOME program had significant excess match from previous years. A COVID waiver for match was requested and granted; the waiver was in place for FY20, 21, 22, thus was reported as \$0 match liability for these years in the PR33 report. In addition the waiver was in effect providing 25% admin and additional CHDO Operating costs 10% rather than the usual 5%. While CHDO project waiver was in place this jurisdiction anticipates funding a CHDO project soon.

In the MBE/WBE report there are zeros due to the expenditures of TBRA rather than construction projects.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,580,296
2. Match contributed during current Federal fiscal year	280,250
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,860,546
4. Match liability for current Federal fiscal year	72,662
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,787,884

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Extended Housing TBRA	12/19/2024	5,250	0	0	0	0	0	5,250
Fair Housing Resource Center TBRA 2197	11/22/2024	25,000	0	0	0	0	0	25,000
Forbes TBRA 2194	0	0	0	0	0	0	0	0
Lifeline Subsidy 2200	12/19/2024	250,000	0	0	0	0	0	250,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	3,804	0	0	3,804

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	1
Number of Non-Homeless households to be provided affordable housing units	288	136
Number of Special-Needs households to be provided affordable housing units	9	0
<b>Total</b>	<b>302</b>	<b>137</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	267	83
Number of households supported through The Production of New Units	4	1
Number of households supported through Rehab of Existing Units	31	53
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>302</b>	<b>137</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Lake County Housing Rehabilitation Program met the FY24 goals for housing rehabilitation projects.

While Lake County is on track with the delivery of rental assistance to income eligible households the ability to put new or additional units online is challenging. With new staff in place at some of the

nonprofit agencies and new relationships being formed county staff anticipates meeting the goals set forth.

Number of homeless to be provided affordable housing units: TBRA activities are focused on non-homeless populations. Persons meeting the HUD definition of homeless are addressed primarily with HCRP funding from ODSA programs through the State and Regional Balance of State Continuum of Care. Those HCRP funds and Shelter Plus Care grants are not within the resources identified in this report.

Number of non-homeless to be provided affordable housing units: The number entered into the imbedded table above (total) represents the cumulative HOME TBRA activities for Placement, Retention, and Subsidy. The data is pulled from the PR 20 and 23 reports.

**Discuss how these outcomes will impact future annual action plans.**

Based on outcomes, we know that the demand for housing rehabilitation is present in the County. Housing rehabilitation activities are funded for the next program year, including a county-wide program that includes emergency repairs, mobility repairs, and general housing repairs. This jurisdiction will continue funding a newer program next year: Lake County Residential Sewer Lateral Line Installation Program. This program will assist with the cost of installing sewer lateral lines for income-qualified homeowners. This jurisdiction will continue to implement funding through the Ohio Department of Development for lead-based paint projects (residential and commercial) – this funding source expires in March 2026.

The county, through these programs will continue to work to overcome barriers of reinvestment in existing affordable housing and the older neighborhoods of the county. These programs encourage private re-investment in the county's housing stock by eliminating substandard housing conditions, creating homeownership opportunities, promoting home maintenance, increasing depressed property values, and removing deadly lead-based paint.

One-for-One Replacement Summary - No activities were undertaken that would require One-for-One Replacement actions.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,817	45
Low-income	45,070	36
Moderate-income	121	6
<b>Total</b>	<b>47,008</b>	<b>87</b>

**Table 13 – Number of Households Served**

## **Narrative Information**

The CDBG data reported in the table above is pulled from the PR-23 CDBG Summary of Accomplishments report. The table shows the CDBG beneficiaries by income category for non-housing housing activities. The demographic data from the HOPE TBRA activities is pulled from the PR-23 HOME Summary of Accomplishments report.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

County staff has minimal contact with the homeless, instead the system has been structured that provides for appropriate and adequate referrals. The referrals to housing as well as referrals to/from emergency shelters and street outreach are conducted within the following agencies: Ecumenical Shelter Network of Lake County, Inc. (Project Hope / Families Moving Forward), Lifeline, Inc., Extended Housing, Inc., Forbes House, and Frontline Services.

Lake County Planning and Community Development is a part of the local Lake County Continuum of Care as well as the Region 5 Continuum of Care of the Balance of State Ohio Continuum of Care (OHBOSCOC). Other counties included in Region 5 include: Ashtabula, Geauga, Trumbull and Portage.

Due to the increased authority of and focus on the regional and OHBOSCOC, the decision to blend the local Lake County CofC back within The Coalition for Housing and Support Services of Lake County, Inc. was made during the FY16 reporting cycle. The Vice-Chair of the Coalition has served as the Chair of the Continuum and represents LCCoC at the Region 5 Executive Committee.

Lake County continues to devote staff time in support of these efforts. Continuum meetings are held every other month normally preceding the Coalition meetings. Staff participates in additional trainings and meetings to prepare for and deliver State of Ohio homeless grants, implement policy, and conduct PIT/HIC annually.

Actual homeless outreach is conducted by professionals employed by Extended Housing, Inc. Other efforts to meet the needs of the homeless include 211 service taking the calls of persons seeking to stay at the shelter (Project Hope). Funding cuts to 211 necessitated Project Home to make arrangements to pay for that service to continue. Additional services are provided to veterans through Frontline Services and Lake MHA through the provision of VASH vouchers, and by Subzero Mission. Lake County staff is involved in the planning and implementation of the Code Blue program, which provides emergency shelter to unsheltered homeless persons and families during extreme weather events.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County has provided CDBG and or HOME funds to several of these agencies during this CAPER period. The two agencies that qualify as emergency shelters are Forbes House the domestic violence shelter and Ecumenical Shelter Network of Lake County, Inc. through two of their projects, Project Hope for the Homeless and Families Moving Forward. These agencies and others participate in the local and

regional Continuum of Care.

A number of primarily Painesville area local churches have homeless outreach and meal ministries. These ministries supplement the professional outreach performed through funded professional organizations.

Another sheltering opportunity known as CODE BLUE is implemented by the a local church, in tandem with the County and various non-profit agencies. During FY-24 the County repurposed an administrative building as an overnight shelter. Salvation Army location filled in as a day shelter.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

There are several other activities that relate to homeless services. The coordinated intake process continues to be refined and Region 5 OHBOSOC has a plan in place that identifies the initial point(s) of contact in each county. Lake County has used CDBG to partially fund the 211 information and referral line in FY-24 and in past years. One of the duties currently in place of our local 211 is the management of a system that reserves beds at the local homeless shelter "Project Hope." Rather than prevention, the OH BOSOCOC has required that diversion be used whenever possible to preserve funding for those persons having the highest need and least financial and support systems resources. The OH BOSOCOC has also implemented the VI SPDAT assessment process statewide. This will impact the process for securing beds at shelters and HMIS. Domestic Violence providers continue to be exempt from HMIS.

Through the Ohio BOSOCOC HCRP grant noted the county did provide Financial Assistance to assist homeless households become housed via "Rapid Re-Housing" with "Stabilization & Support." The management of that grant shifted to a model where the Region 5 lead contracts directly with the service provider (Lifeline, Inc. ) The County also continues to provide HOME TBRA funds in toward a similar, (but not meeting HUD homeless definition) effort at a small scale focused on these subpopulations: severe mental illness (Domestic Violence) , Elderly / Seniors, and Increased self sufficiency households.

**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**

Other supportive housing is provided through the Lake County ADAMHS Board through both locally funded initiatives and through several Shelter Plus Care grants. That group coordinates with the local, regional and state Continua of Care on the grant delivery. The misuse of opiates has prompted the expansion of various programs in an attempt to meet needs.

Expanded assistance and services for Veteran households is demonstrated through Veteran Service Commission reports, award of VASH vouchers to Lake Metro Housing Authority, and involvement of VA and Frontline Services in the local CofC. Recidivism in the homeless population continues but numeric goals are tracked through HMIS. Goals are generally met so that through such compliance funds can continue to be awarded to the Region. Quarterly reports are made available by COHHIO.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Lake Metropolitan Housing Authority draft Annual Plan provided information on what actions are being taken to address the needs of public housing. This draft plan is publicly available on the Lake MHA website. In 2024, the Lake Metropolitan Housing Authority created strategic partnerships with Advantix Corporation and their non-profit, Regional Economically Affordable Community Housing (REACH) and are engaging private sector partners, investors, and philanthropic organizations to secure the necessary funding for massive property renovations and future developments. These efforts are not just about constructing buildings; they are about creating homes and fostering communities where everyone can thrive. Thanks to a \$19.2 million grant from Dept. of HUD, they are embarking on extensive renovations at Woodlawn Homes, Jackson Towers, and Washington Square. The upgrades will modernize aging infrastructure, improve energy efficiency, and significantly reduce energy costs for their residents. Additionally, they have set an ambitious goal to develop 50 to 200 new affordable housing units over the next five years.

Lake County invited the LMHA Executive Director to participate in a stakeholder meeting on August 13, 2025 for the Lake County Comprehensive Plan "Vision 2050." LMHA provided valuable input that will be used for plan development.

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

LMHA's self-sufficiency program has made significant impact, helping over 40 families develop personalized plans to save money, reduce debt, and secure long-term employment. LMHA is seeking additional partnerships with local workforce and job placement agencies to connect their residents with job training and skill development opportunities tailored to the needs of the local job market. By investing in residents' futures, they are building a stronger, more resilient community. LMHA objectives include partnering with local educational institutions to provide residents with access to GED programs, vocational trainings, and higher educational opportunities. Scholarships and financial aid is available to support residents' educational pursuits.

### **Actions taken to provide assistance to troubled PHAs**

Lake Metropolitan Housing Authority is not a troubled PHA.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

County level participating jurisdictions and direct entitlement urban counties have influence but no direct legal control over the topics noted in this question. Cities in Ohio do perhaps have control but Counties do not. These topics relate directly to the Assessment of Fair Housing. The level of funding available to the County provides some limited level of influence.

**AFH:** Please note that the AFH Goals (Affirmatively Furthering Fair Housing) listed in Tables 1 and 2 in CAPER Section CR05 do not contain funded projects and therefore do not have a unit of measure for accomplishments. AFH Goals are fulfilled through CDBG and HOME administrative work. Fair housing activities that fall within the \$45,000 contractual agreement executed with Fair Housing Resource Center (FHRC) are documented in performance reports collected at the end of the program year. Lake County requires that each sub-recipient fulfills a fair housing activity during the program year, including but not limited to: completing a fair housing training, sponsoring a fair housing event, reviewing fair housing policies for compliance, etc. Lake County staff incorporates fair housing into grant program documents and procedures, and staff attend and promote local fair housing events throughout the program year. These actions, in part, fulfill individual goals listed in the Lake County AFH.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The obstacles Lake County faces remain consistent with those noted in previous CAPERs. Common impediments for our low income neighborhoods include food insecurity, especially during disaster situations or major weather events. Lake County Commissioners support the work of local non-profits, including United Way of Lake County, Project Hope for the Homeless, Lifeline 211, Forbes House domestic violence shelter, Extended Housing, Subzero Mission, and others.

Due to the county's increase in the aging population, ADA access is an obstacle. Lake County continues to address ADA public building requirements and improve access by funding various activities including curb cuts, bathroom modifications, and ADA walking paths.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lake County is continuing to implement the Ohio Lead Safe Program under the State of Ohio Department of Development. Funding supports lead-based paint renovations projects. Lake County is implementing the program under a contract with Ohio Regional Development Services. This program is improving the housing stock in the county and making the housing safer for future generations of residents. So far, 21 housing units have been assisted. This program will close in March 2026. Lake

County expects to assist approximately 30 housing units upon program completion.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

During FY24, CDBG funded the Fair Housing Resource Center Landlord Tenant Medication Program which serves low-income renters. Lake County works closely with the local Community Action Agency - Lifeline, Inc. Community Action Agencies (CAAs) are nonprofit private and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. Community Action Agencies help people to help themselves in achieving self-sufficiency. This agency also participates with other county/state level offices such as Job & Family Services and ADAMHS to serve populations in need with a variety of compliant and creative programs. This agency with others has participated in the Bridges out of Poverty model presentation/experience to various groups in the county.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

91.220 (k) calls for 1) Affirmatively furthering fair housing. The AFH addresses a wide range of issues in the community, including but not limited to education, law enforcement, banking, transportation, zoning, and more. While the grant administration staff and county Commissioners can have limited impact on many of these issues, this section will report on actions taken by staff and Commissioners as well actions taken by local governments and agencies. The actions taken during this year that addresses fair housing goals identified in the AFH are included in the attachment to this section (please see attachment "AFH actions").

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The County through the Commissioners Office and the Planning and Community Development Office has assisted 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. Communities seeking to establish housing rehabilitation target areas in low and moderate income neighborhoods have been assisted. This effort will continue throughout our next consolidated plan cycle. County support of the Coalition for Housing and Support Services of Lake County, Inc. helps to strengthen the level of cooperation/collaboration between entities.

The Continuum of Care continues to coordinate homeless efforts throughout Lake County but more organization and authority is placed at the Region 5 level. The Coalition continued to meet to address the provision of supportive services in conjunction with affordable housing and related issues throughout Lake County.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Assessment tool for Local Governments may be used by local governments and any collaborating partners that choose to conduct an Assessment of Fair Housing (AFH). Lake County and Lake Metropolitan Housing Authority conducted an AFH, which was approved by HUD. The AFH is being utilized by this jurisdiction for the remainder of the current Consolidated Plan period. The interim final rule at 90 FR 11020 revises HUD's regulation governing the Fair Housing Act's mandate that the Secretary administer HUD's program and activities in a manner that affirmatively furthers fair housing. This interim final rule returns to the original understanding of what the statutory AFFH certification was prior to 1994 – a general commitment that grantees will take active steps to promote fair housing. Grantee AFFH certifications will be deemed sufficient provided they took any action during the relevant period rationally related to promoting fair housing, such as helping eliminate housing discrimination. This interim final rule does not, however, reinstate the obligation to conduct an Analysis of Impediments or mandate any specific fair housing planning mechanism; program participants must continue to affirmatively further fair housing as and to the extent required by the Fair Housing Act.

Regarding impediments to Fair Housing, the Board of Commissioners and other jurisdiction staff continues to work with, fund and provide in kind support to applications for federal funding made by Fair Housing Resource Center, Inc. While the new Consolidated Plan tool incorporates the concept and practice of AFFH throughout the plan it does not call out for specific responses, thus this FY24 CAPER follows the previous format that isolates this reporting into one section. Guidance was provided to jurisdictions regarding AFFH reporting within the new Consolidated Plan tool, and AFH goals are specifically identified in the 5-year ConPlan. The jurisdiction staff received training in AFH and continues to require subrecipient applicants to increase their knowledge base as well. Fair Housing training has continued to be a required element of the application process. Further actions are described in the attachment to this section "AFH Actions".

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Please view the attached narrative which explains monitoring efforts. Lake County's standards and procedures include adhering to the metrics, milestones, timelines and measures detailed in both the AFH and the Consolidated Plan/Annual Action plans. Performance expectations are established with Subrecipients, and training and technical assistance is provided during each program year. The County actively encourages participation by minority and women-owned businesses, including the marketing and outreach. These efforts include contractor advertisements placed in local newspapers, MBE contractors lists provided to subrecipients to be included in procurement documents, and monitoring projects for compliance. Additionally, this jurisdiction completed a CDBG Workout Plan to address timeliness issues, and was successful in passing the last two timeliness tests.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The public notice for the CAPER is advertised in the news paper, and a 15 day public comment period is established, during which the Board of Lake County Commissioners receives comments. The comment period was from November 21, 2025 to December 8, 2025. Public notices are also posted to the County website and social media. No comments were received. The draft CAPER is posted to the department website and is available for public viewing at the Lake County Planning & Community Development Department. The Notice is attached to the CAPER in the administration section. These efforts are in compliance with the Lake County Citizen Participation Plan. A public hearing was held and one verbal comment was received.

The Citizen Participation Plan was updated in September 2025 to maintain compliance with changes to statutes and regulations and to remove CARES Act flexibilities and waivers that are no longer applicable.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

During fiscal year 2024, in addition to administering CDBG and HOME funds, this jurisdiction continued to administer CDBG-CV funding and move forward with projects that prevent, prepare for, or respond to infectious disease.

Projects fell under existing objectives listed in the Consolidated Plan, including: Support essential services such as, health care, domestic violence services and homeless services; Provide housing rehabilitation services; and Provide improvements to local facilities which benefit the public in low-income block groups and which improve accessibility in all areas. As described in an earlier section of this report, this jurisdiction met the "high" level priority needs as they appear in the strategic plan.

Needs were met in part, through funding activities under the following categories: Public improvements, Public facilities, housing programs, and public services. Funding was awarded under subrecipient agreements with various non-profit agencies and communities throughout the County. This jurisdiction provided subrecipients with training and technical assistance where needed and monitoring services. The County's ongoing support aided the success of FY24 activities. Some subrecipients were allowed a time-extension for their time of performance to help meet challenges. These challenges include problems finding and maintaining staffing, and dealing with an increase in demand for services. This jurisdiction successfully passed the last timeliness test.

This jurisdiction participated in web-based and in-person training sessions during the program year. Trainings completed were offered by Ohio Conference of Community Development (OCCD), APA Ohio, NACCED and the HUD Exchange.

This jurisdiction continues to perform well, meeting the needs of the community and accomplishing goals. Procedural goals are also met, including reporting and record keeping. Lake County communicated with HUD representatives throughout the program period, and benefitted from HUD assistance on several occasions.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Prior to tenant move-in units are normally inspected by subrecipient staff of the various subrecipient agencies: Extended Housing, Inc., Lifeline, Inc. and Fair Housing Resource Center, Inc, and Forbes House. Some inspections are performed by staff of Lake Metropolitan Housing Authority. Many units put into service are in complexes that participate in the program regularly, thus have been inspected by staff on a regular basis. The lists attached to the CAPER Admin section are the results of on-site inspections of affordable rental housing assisted under the program. In the notes section of each unit inspection report, any issues that were detected are identified in detail. The issues were remedied and the following "passed" date is listed. Tenant households are also provided with educational materials related to fair housing and landlord/tenant law including information on procedures to get security deposits returned.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

For the CHDO Set-aside projects to be set up in IDIS, the site specific information must be available and an agreement executed. Lake County anticipates that as soon as projects are set up and ready to proceed that the CHDO agencies will be able to handle this type of work in a timely fashion.

CHDO TBRA Project has a variety of activities that focus on a specific need group including: persons with severe mental illness, persons experiencing domestic violence, senior citizens and or persons with other disabilities. The security deposit/first month rent activity through the local Community Action Agency (Lifeline) reaches many sectors of the county's low income population by building upon their relationships in the community.

Expenditure rates with each of the subrecipients began to increase as more households initiated a move and sought new housing. The market remains very tight. The local/regional fair housing office (Fair Housing Resource Center) is also supported through CDBG administrative funds allowing them to provide some consultation for all agencies providing TBRA.

Lake County continued to encourage agency and community applicants for funds to meet affirmatively furthering of fair housing requirements in creative ways due to the disruptions caused by COVID in regular trainings. The preparation of the Assessment of Fair Housing was in itself an action taken to foster and maintain affordable housing as it required contact throughout the community with an

assortment of interested parties and representatives of the major systems analyzed: education, transportation, health, housing, environment and employment. Implementation and tracking progress with the AFH goals requires manual recordkeeping since the IDIS matrix codes, funding process and outcome measures do not align.

The county staff serves as consultant to Fair Housing Resource Center in some of their outreach, enforcement and housing counseling activities thus serving as an in-kind contribution allowing FHRC to earn additional points in the competitive FHIP grant cycles. Those FHIP grants range from 1 to 3 years in duration.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income is typically generated primarily from repayments from Wesley Village I & II and a few returned security deposits. Wesley Village indicated that they would not be providing PI during FY24 and they have requested an extension on the HOME Program lien. This jurisdiction is currently considering this request.

The manner in which PI must be set up in IDIS in combination with the manner that TBRA activities must be set up as a subgrant caused some challenges. As a construction or homebuyer type activity is ready for funding this becomes less of a challenge. Staff will request assistance in the set up and use of PI for TBRA activities. PI is received from repayments of security deposits.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Trusting working relationships in the community is key to the development and preservation of affordable housing. In that vein the county staff invests time and some minimal funding (dues) with The Coalition for Housing and Support Services of Lake County, Inc. The same designated County staff continues to serve as a member of this organization. The local Continuum of Care continues as a Coalition committee with the Executive Board roles shared by the Executive Director's of the following agencies: Project Hope for the Homeless, Extended Housing, Fair Housing Resource Center, Lifeline, and United Way. As in person meetings and events have been renewed, the Coalition is planning an event in 2026 to draw attention to and seek support for the affordable housing needs. This jurisdiction will participate in the planning and promotion of this event, as a member of the Coalition.

Developing new affordable rental housing is exceedingly difficult without a significant infusion of outside funding sources. It is also difficult due to the lack of available developable land that would need to be zoned for higher density uses and available at an affordable cost to make a project financially viable. Aging housing stock and an aging population act as additional stressors to an increasingly critical situation.

Supporting affordable housing is needed through both financial means and through openness to policy revision to make it possible. Lack of understanding of the need and lack of awareness of the number of residents that are low income in several local towns continues the focus on the promotion of single family larger dwellings.

HOME Program funding, while a small amount of funds, does have a significant impact in the community. By developing working relationships with nonprofit agencies who in turn have built relationships with local landlords and others in the community it allows for open communication about the needs of the residents. From there programming can be developed and then delivered that benefits those households in need. HOME TBRA can benefit a household with the use of just a few hundred to a few thousand dollars towards security deposit or rental subsidy. Beyond the provision of financial assistance there is the provision of information about utility costs/assistance, budgeting, housing search methods, legal rights and responsibilities of various parties involved in housing and guidance regarding discrimination and fair housing.

HOME Program staff are currently closing out the US Treasury on the Emergency Rental Assistance Program #2 . Administration of that program provided additional opportunities to develop and foster local agencies and local staff talent.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	2	0	0	0	0
Total Labor Hours	881				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

A public notice was placed in the news paper to encourage participation by section 3 certified businesses on 3/23/25 and a job fair was held within three miles of the CDBG-assisted activity on 10/29/24. Section 3 forms and information was provided to the CDBG subrecipients and contractors.