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FY 2010 Action Plan

Executive Summary

The City of Youngstown, Ohio’s FY 2010-2014 Five-Year Consolidated Plan identifies housing and community development priorities under which the specific U.S. Department of Housing and Urban Development (HUD) objectives and outcomes will be met. The table below lists the consolidated plans priorities that will guide the FY 2010-11 One-Year Action Plan.

Priority Need	Level of Importance
Acquisition of Real Property	Medium
Disposition	Medium
Clearance & Demolition	High
Clearance of Contaminated Sites	Medium
Code Enforcement	High
Public Facilities	Medium
Housing Programs	High
Infrastructure	High
Public Services	Medium
Economic Development	Medium
Planning	Medium

All activities that are funded under the plan have outcome goals directly associated with the dollar amount.

Citizen Participation

1. The Community Development Agency (CDA) held four public meetings during the months of January and February as part of the citizen participation process. The meeting locations, dates, and times were advertised in the local newspaper, email was sent to a data list of previous meeting participants, the city watch system (a computer based telephone system) was used to call individual households informing them of dates and times of the meetings, and a press release was sent to all local media outlets.

2. Citizen input on the plan was framed to allow accurate arrainging of priorities of the 5 year plan. Attendees were asked to rank the priorities from most important to least important. A copy of the presentation and results of the citizen participation meetings is attached. Citizen comments were used to prepare the priorities of the first year action plan. The draft plan was available for review and public comments between April 14th and May 14th. All comments received are attached.

3. Efforts to broaden public participation in the development of the annual action plan included outreach to minorities and non-English speaking persons, as well as persons with disabilities. Three of the four meetings were held in areas of high minority concentration. One of the neighborhood meetings was held at the Hispanic Community Center.

4. All comments received during the plan development and public comment display period are attached.

Sources of Funds

This program year Federal CDBG funds in the amount of \$4,356,252, HOME funds in the amount of \$859,191, as well as Emergency Shelter Grant (ESG) funds in the amount of \$176,330 are expected and will be used to address the identified needs. Other local public and private sector resources are reasonably expected to be available and will be used to address identified needs for the period covered by this Action Plan.

Community Development Block Grant (CDBG)	\$4,356,282
Anticipated Program Income (CDBG PI)	\$127,780
Home Investment Partnership Program (HOME)	\$859,191
Emergency Shelter Grant (ESG)	\$176,330
Section 8 Funds	\$9,600,000
Continuum of Care Homeless Grants	\$879,000
Homeless Prevention (HPRP) (remaining)	\$950,000
Neighborhood Stabilization (NSP) (remaining)	\$650,000
Foundation Support	\$250,000
Other Funds (City)	\$1,000,000
TOTAL	\$17,898,583

Statement of Specific Annual Objectives

The following specific housing objectives have been established for the City of Youngstown as part of this year's action plan:

- ▶ Stimulate the rehabilitation of owner-occupied structures through the provision of financial assistance aimed at the removal of code deficiencies, removal of lead hazards, emergency rehabilitation, weatherization, and handicapped-accessible repairs.
- ▶ Stimulate the purchase and rehabilitation of vacant single family structures through the provision of financial assistance and education designed to meet the needs of first-time homebuyers.
- ▶ Stimulate the construction of rental units and support the efforts of the Youngstown Metropolitan Housing Authority.
- ▶ Remove elements of blight in residential neighborhoods through aggressive property maintenance, building code enforcement, and demolition of vacant structures not suitable for rehabilitation.
- ▶ Ensure the stability of transitional neighborhoods undergoing rehabilitation and new construction activities through the provision of public improvements, including streets, curbs, sidewalks, and recreational facilities.

Community Development Block Grant (CDBG)

Youngstown's community development needs that are identified in the consolidated plan and proposed budget for each need are as follows:

Clearance & Demolition – Demolition of abandoned blighted structures are identified in the Consolidated Plan as a high priority. Clearance & Demolition projects within LMI census tracts are budgeted to receive a total of \$300,000 (6.6% of the CDBG allocation).

Code Enforcement – Code Enforcement activities are identified in the Consolidated Plan as a high priority. Code enforcement projects within LMI census tracts are budgeted to receive a total of \$350,000 (7.8% of the CDBG allocation).

Public Facilities – Public Facilities are identified in the Consolidated Plan as a medium priority. Fire department equipment and other public facility projects within LMI census tracts are budgeted to receive a total of \$210,000 (4.7% of the CDBG allocation).

Infrastructure – Infrastructure Improvements are identified in the Consolidated Plan as a high priority. Street improvement projects within LMI census tracts are budgeted to receive a total of \$1,100,000 (24.5% of the CDBG allocation).

Housing – There are five housing priorities in the Consolidated Plan. Funding will be allocated to the administration and delivery of the housing programs, and the LMI emergency/limited housing repair program. The total funds identified to meet the housing priorities are \$1,326,863 (29.6%).

Public Services – Public Services are identified in the Consolidated Plan as a medium priority. Public services are limited to no more than 15% of the total CDBG amount. This year a total of \$215,743 (4.8%) is budgeted for public service related activities.

Economic Development – Economic Development activities are identified in the Consolidated Plan as a medium priority. This year a total of \$20,000 (.4%) is budgeted for public service related activities.

Administrative Costs – Administrative costs are limited to a maximum of 20% of the total CDBG anticipated resources. This year’s action plan will allocate \$696,809 (15.5%) to administrative costs.

Section 108 Loan Repayment - The City of Youngstown is responsible for the repayment of outstanding section 108 loans that were used for various projects. This year’s action plan has devoted \$639,646 (14%) to the principle and interest due on the Section 108 loans.

Outcome Measures

The identified specific community development objectives, developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons are as follows:

Clearance & Demolition – The specific clearance and demolition program and objective being supported this funding year is:

Project	Program	Funds	Objectives
Demolition	Blight Removal	\$300,000	100 Structures

Code Enforcement – The specific code enforcement program and objective being supported this funding year is:

Project	Program	Funds	Objectives
Code Enforcement	Housing Code Enforcement	\$350,000	400 People

Public Facilities – The specific public facility program and objective being supported this funding year is:

Project	Program	Funds	Objectives	
Youngstown Fire Dept.	Fire Equipment	\$130,000	1	Facility

Public Improvements – The specific public improvement programs and objectives being supported this funding year are:

Project	Program	Funds	Objectives	
City Street Program	LMA Street Improv. Projects	\$1,100,000	50,000	People
Cityscape Program	LMA Downtown Improvements	\$30,000	505	People
Northeast Homeowner Assoc	LMA Streetscape Improvements	\$50,000	8,220	People

Housing – The specific housing programs and objectives being funded this year will provide emergency/limited home repairs to 370 households and are as follows:

Project	Program	Funds	Objectives	
Housing Administration	CDBG/HOME	\$ 570,497		
CDA Housing Rehab	LMI Limited/Emergency	\$ 190,304	45	Households
Interfaith Home Maint.	LMI Emergency Repair	\$ 150,000	350	Households

Public Services – The specific public service programs and objectives being supported this funding year are expected to provide benefit to 2,438 low-moderate income youth and seniors. The programs being funded this year are as follows:

Project	Program	Funds	Objectives	
Gateways Industries	LMC Senior Program	\$10,000	18	People
Visiting Nurses	LMC Senior Program	\$25,000	820	People
Yo. Area Goodwill	LMC Youth Program	\$16,743	30	People
Assoc. Neighborhood Center	LMC Youth & Senior Program	\$40,000	550	People
Urban League Fair Housing	LMC Fair Housing Program	\$20,000	100	People
YSU-SMArts Program	LMC Youth Program	\$30,000	200	People
Neil Kennedy Clinic	LMC STARS literacy program	\$20,000	120	People
United Methodist Comm. Center	LMC Summer Program	\$14,000	250	People
OCCHA	LMC Youth & Senior Program	\$40,000	350	People

Economic Development – The specific economic development project and objective being supported this funding year is:

Project	Program	Funds	Objectives	
Beatitude House	Cleaning Service	\$20,000	3	Jobs

Allocation Priorities and Geographic Distribution

It is anticipated that all CDBG program funds will be allocated in areas where 51% or more of the residents are at or below 80% of the area median income. This allows for spending in 33 of the 40 census tracts in the City of Youngstown.

Annual Affordable Housing Goals

This years action plan calls for providing assistance for the development of or maintenance of at total of 285 housing units. The following chart identifies the specific goals and category of each unit:

HUD Chart 3B - Annual Affordable Housing Goals

Grantee Name: Youngstown, OH Program Year: FY 2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	305		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	100		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	405		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	5		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	15		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	20		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	5		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	2		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	370		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	8		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	385		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	2		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	385		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	8		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	405		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	20		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	385		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	405		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOME

The City of Youngstown Community Development Agency solicited proposals for housing activities from area housing agencies. CDA received requests for funding from five community housing service providers for a total of \$890,000. The city is proposing to fund four requests as follows:

HOME Projects	Program	Funds	Objectives
CDA Housing Rehab	Whole HOME Rehab	\$309,191	40 People
Crandall Creek Conserv	Whole HOME Rehab	\$100,000	2 People
Habitat for Humanity	New Housing	\$40,000	2 House
CHOICE (CHDO)	Acquisition/Rehab Rental	\$275,000	10 People
YMHA	Youth Build	\$50,000	1 Home
Housing Admin	Admin	\$85,000	
Total HOME Projects		\$859,191	

The City of Youngstown will use prior year HOME funds for homebuyers assistance and will follow the guidelines for resale or recapture, as required in § 92.254 of the HOME rule. HOME program funded activities shall have a monitored affordability period by means of deed restrictions placed on the property. These restrictions will be in the form of a recapture policy under the City’s HOME funded homeownership projects. The recapture policy will be in effect for a time frame equal to the period of affordability as described by the HOME Program regulations. The form of recapture to be used shall be “reduction during the affordability period (forgiveness).” In the event of the property changing title during the required affordability period, the City will recapture a pro-rata amount tied to the length of time remaining on the affordability period from the net-profit. If the net-proceeds are insufficient the City will retain any remaining net proceeds following payment of the first mortgage. The City shall have the right of first refusal to buy out the first mortgage from the primary lender in the event of foreclosure.

The City of Youngstown will not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

The City of Youngstown will not receive American Dream Down payment Initiative (ADDI) funds.

Needs of Public Housing

CDA and Youngstown Metropolitan Housing Authority (YMHA) have had a strong working relationship over the years. YMHA has requested needs to be addressed by the FY 2010 Action Plan for assistance for the Youth Build program to build a single-family housing unit and provide construction skills training to low-moderate income persons.

The following initiatives have been undertaken by the Youngstown Metropolitan Housing Authority in order to increase the involvement of residents in management and ownership opportunities:

- ▶ Appointment of a public housing resident to YMHA's Governing Board.
- ▶ Establishment of the Resident Advisory Board. Ten public housing residents who are elected Resident Council Presidents, Resident Advocates, and interested residents make up the Resident Advisory Board.

YMHA is not designated as a "troubled" public housing authority by HUD.

Homeless and Other Special Populations

Sources of funds expected to be available to address homeless needs and to prevent homelessness in the Action Plan are; ESG \$176,330, other federal homeless grants \$824,756, and local/private funds of \$819,291. The Rescue Mission of the Mahoning Valley will continue to provide much needed shelter and food assistance without additional assistance from CDA, operating solely on private donations.

Homelessness—This year's action plan addresses the objectives of the CoC Strategic Plan by providing assistance to emergency shelter and transitional housing programs. The 2008 Gaps Analysis identified unmet needs in transitional housing, as well as permanent supportive housing capacity within the Mahoning Valley. Adequate funding and a shift in the local economy present potential obstacles to providing the homeless with necessary shelter.

Chronic homelessness—The CDA continues to work with the CoC to establish a blueprint for ending chronic homelessness. A comprehensive homelessness needs assessment was completed using the methodology designed by the U. S. Interagency Council (ICH), which includes collection of qualitative and quantitative data from the Homeless Management Information System (HMIS) and the Point-in-Time study.

Homelessness Prevention—The CDA plans to provide funding over the next year to address the individuals and families with children at imminent risk of becoming homeless. Homeless referral and prevention programs will work with persons threatened with homelessness. The programs will make referrals for housing and emergency housing repair. The CDA is also administering A Homeless Prevention and Rapid Re-housing grant through two subrecipients.

Discharge Coordination Policy— Publicly funded institutions or systems of care in the CoC geographic area include foster care, health care, mental health, and corrections. A community-wide Discharge Coordination Policy has been finalized for all of the aforementioned institutions. The CDA will support discharge planning policies that will continue to be refined by the Youngstown/Mahoning Continuum of Care during the year.

Emergency Shelter Grants (ESG)

The CDA solicited proposals within the Continuum of Care for funding for homeless shelters, prevention, and services. CDA received requests for funding from eight community homeless service providers for a total of \$237,843. The city is proposing to fund seven requests as follows:

Emergency Shelter	Program	Funds	Objectives
Family Service Agency	Shelter	\$10,000	People
Admin		\$8,816	
CoC Coordinator		\$14,014	
Help Hotline	Referral Service	\$4,500	People
Meridian Services	Shelter	\$34,000	People
Burdman Group	Shelter	\$40,000	People
YWCA	Shelter	\$30,000	People
Beatitude House	Shelter	\$35,000	People
Total ESG Projects		\$176,330	

Barriers to Affordable Housing

Public policies and action affecting the approval of sites and other building requirements used in the approval process for the construction of housing can affect the affordability of housing choice. Such policies may include, but are not limited to zoning and building codes, and any referendum process that may be required for governmental approval for the development of housing. Youngstown prepared an Analysis of Impediments to Fair Housing Choices. Through this comprehensive analysis, the city examined public policy in terms of its impact on the provision of fair and affordable housing throughout the city. To ensure consistency with the policies and programs recommended by the Consolidated Plan and to ensure continued compliance with the Fair Housing certification found at 24 CFR 91.225(a)(1), Youngstown submitted a new Fair Housing Analysis in 2008. This update identified specific strategies, funding sources and implementing agencies to address impediments as they relate to fair housing choice.

Actions that will take place during the next year to remove barriers to affordable housing involve continuing to educate realtors, bankers, and the general population as to the Federal, State of Ohio and City of Youngstown Fair Housing Laws in place. The City of Youngstown intends to maintain a contract with the Youngstown Warren Urban League for Fair Housing. The Youngstown Warren

Urban League will conduct educational seminars targeting realtors, bank lending officers and neighborhood organizations. They will also act as the fair housing agency to receive and coordinate investigations of fair housing complaints from citizens.

Antipoverty Strategy

CDA will continue to support after-school and summer programs to work to educate the city's youth. Supporting programs that are tied into school district curriculum reinforces and increases student achievement. The after-school and summer programs are expected to benefit over 2,500 youth. Increasing high school graduation rates and the number of students that move on to higher education is one way out of poverty. CDA also supports job training programs and disadvantaged business development programs to help expand economic opportunities for Youngstown residents. Youngstown, through the Economic Development Department and Disadvantaged Business Program, will continue to vigorously work to create job opportunities for the area by assisting existing businesses and bringing new businesses into the city.

Lead-Based Paint Hazards

In order to reduce the lead-based paint risk, Youngstown developed a plan of action, included in its housing rehabilitation program guidelines.

- ▶ Lead based paint hazards: all rehabilitation projects complied with applicable current federal, state, and local regulations and laws. Special precautions and procedures included testing for the presence of lead-based paint, protecting the occupants from the hazards, cleaning the areas where dust and debris were present, clearance testing the home to ensure that no unacceptable lead levels exist after rehabilitation and proper disposal of lead contaminated construction waste.
- ▶ All units with children aged six or under, or units intended to house children aged six or under, had a risk assessment performed by a qualified Lead Risk Assessment technician.
- ▶ No rehabilitation work was done until the risks identified were addressed per the assessment recommendations. The hazard reduction portion of the rehabilitation work followed the HUD "Guidelines For The Evaluation of Lead-Based Paint in Housing" and the applicable requirements established by the EPA, OSHA, and the ODH.

The City of Youngstown will continue to work with the Mahoning County Lead Program that is administering a LEAD grant and a Healthy Homes grant. This will allow the City and Mahoning County to make an additional ten owner occupied homes lead safe in the current program year. The Mahoning Valley Real Estate Investors Association will partner with the City to make an additional ten rental units lead safe in our current program year.

Other Actions

CDA will completely obligate and spend the Neighborhood Stabilization Program (NSP) funds and continue to seek additional funding to implement the plan from State, Federal and other sources.

Monitoring

The Compliance Department works cooperatively with all subrecipients and contractors to ensure that the use of federal funds meets HUD guidelines and performance standards. The CDA compliance department will use checklists set forth in the HUD guidelines to monitor program performance.

Standards and Procedures in Monitoring Action Plan Activities

The compliance staff will use the performance measurement tools to assess program progress and effectiveness of the Action Plan.

The following steps summarize monitoring standards through program implementation:

- ▶ Performing of an environmental review for each activity;
- ▶ Preparation of a thorough and comprehensive agreement which sets forth the project/activity requirements;
- ▶ Review of on-going written status reports and verbal communication to monitor for adherence to allowable timelines and compliance requirements;
- ▶ Approval of reimbursement requests after stringent review of budget summaries, invoices, time sheets, and/or other appropriate documents;
- ▶ Preparation of quarterly project/activity status reports measuring accomplishments to planned activities and contractual obligations;
- ▶ Utilization of performance measurement outcome system to assess program progress and effectiveness against outcome and output measures as outlined for that particular activity, project, or program;
- ▶ Utilization of desk monitoring on an ongoing basis and site visits as deemed necessary during and after the contract period;
- ▶ Execution of corrective or remedial actions as prescribed in 24 CFR 570.10 in the event the subrecipient fails to fulfill the terms and conditions of the established agreement.

Monitoring Consolidated Plan Goals and Objectives

The CDA will use performance measurement tools, quantitative goals, and other appropriate methods for measuring program effectiveness, impact, and success. Since the Action Plan's goals and objectives follow closely those set forth in the Consolidated Plan, monitoring and measuring success will follow the same system, when applicable.

Steps and Actions to Assure Compliance with Regulations

Updated CDBG and ESG Policy and Procedure Manuals provided by HUD will be given to subrecipients to provide more extensive compliance guidance. CDA requires quarterly status reports from sub recipients to assist in monitoring activity timelines. Regarding the HOME program, CDA has implemented compliance guidelines that will assist monitoring HOME program performance. In an effort to expedite the monitoring process and augment project timeliness, CDA will provide subrecipients with copies of all CDBG, ESG, and HOME compliance requirements and provide the training and guidance necessary to ensure complete program compliance.

Long-Term Compliance with Housing Codes/ Inspections

The compliance department is responsible to track long-term compliance for the affordability period of the units. Annual inspections are done to assure that the units are being maintained to the city residential standards. Yearly reports on occupancy are required and collected.

Monitoring Sub recipients

The CDA compliance staff will refer to the appropriate HUD manual/guidebook to assist in communicating standards and procedures to subrecipients. The CDA will also utilize the aforementioned steps/actions to execute its monitoring process, which will ensure that subrecipients adhere to all compliance requirements.