

THE CITY OF LIMA ACTION PLAN, 2009-2010

A. Introduction

This Action Plan is for the fifth year of the Five-Year Consolidated Plan (2005-2009) prepared in July 2005. The Consolidated Plan was developed pursuant to Title I of the Cranston-Gonzalez National Affordable Housing Act, and in accordance with requirements of HUD on outcome and performance measures (Federal Register Notice of Mar. 7/06).

For this Year-5 plan update, a series of community meetings were held to: (a) review Lima's CDBG and HOME accomplishments of the last annual plan (2007-08) and provide a status report on ongoing activities for Program Year 2008-2009; (b) describe anticipated resources and offer an overview of the process being used to develop the 2009-2010 Plan Update; and (c) submit for public review and comment the proposed allocations for 2009-10. In addition, public hearings were held on June 8 and July 13, 2009 at the City Building located on 50 Town Square in downtown Lima. The proposed Action Plan with draft allocations was available for a 30-day public review and comment that commenced on June 8, 2009, at the Lima Public Library and the Lima Municipal Center. Citizens were directed to send their written comments to the Department of Community Development.

No written comments were received.

B. Resources

1. Federal Resources

It is anticipated that \$417,901 in new HOME entitlement funds and \$1,238,531 in CDBG entitlement funds will be received from HUD. It is also estimated that the city will receive \$95,000 in HOME program income and \$60,000 in CDBG program income. The city also proposes to reprogram \$210,829 from carry-over funds (\$158,952 HOME + \$51,777 CDBG) for re-allocation to other projects.

Lima is not a recipient of funds from Emergency Shelter Grant (ESG), Housing Opportunities for People with AIDS (HOPWA), or the American Dream Downpayment Initiative (ADDI).

2. Other Resources

At this early stage of the planning cycle for this Year-5 update, the City is looking forward to leveraging at least \$1.6 million in State Issue-I funds using, as local match, the new allocation of \$397,206 for streets reconstruction/improvement. More leveraged funds from private and public sources are expected in housing and building renovation projects – although their levels

of participation are yet uncertain at this time. The City will attempt to leverage more funds with other state and local resources whenever possible. The City will continue to work toward forging more partnerships with and among local groups, whether private, non-profit or government, interested in bringing about positive changes in labor skills upgrading, housing and economic development.

The City of Lima does not have match requirements for HOME funds in view of its severe fiscal distress status, as determined by HUD.

No publicly-owned land or property will be used to meet identified needs that would result in population displacement.

C. Objectives and Outcomes

Tab #4 is a set of HUD Table 3Cs containing profiles all the programs and projects that will be implemented in program year 2009-10. These projects and their respective details are summarized in matrix format in Table 1 (page 4).

For the purpose of presenting the measurable target accomplishments this plan year, following is a summary of such targets, grouped under the three major outcome measures prescribed by HUD (Fed. Reg. Notice, Mar 7/06).

1. Decent, Affordable Housing

- Financial and homeownership counseling programs and fair housing services will benefit at least 540 LMI households who will have improved access to and choices of decent affordable housing.
- New construction and downpayment assistance projects will benefit 20 LMI households who will have new decent, affordable homes available to them.
- Home repair, updates and rehabilitation projects will sustain the availability of affordable housing that would benefit almost 60 LMI households whose dwelling units will be repaired to address safety and health issues and/or brought up to local building and property maintenance standards.

2. Suitable Living Environment

- Ten projects will have a community-wide benefit through increased availability and improved access to services/facilities for housing and community development, emergency preparedness and safety, crime awareness, parks recreation, and grassroots organizing.
- Reconstruction/resurfacing of streets and other improvements to public infrastructure in CDBG-eligible areas will improve the accessibility of places and destinations that would benefit at least 1,500 households and businesses.
- Property maintenance as well as the clearance and demolition of blighting structures and areas will have a community-wide impact by improving the livability of residential neighborhoods.
- One project will sustain and improve the availability and accessibility of summer

recreation programs that would benefit at least 1,000 children by holding such programs in public parks in CDBG-eligible areas.

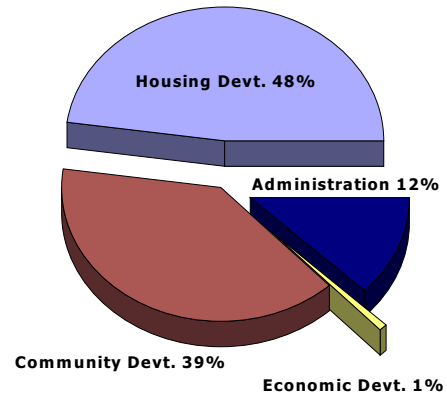
- One project will create opportunities in developing sustainable food production sources at the community level.

3. Economic Opportunities

- One project will improve the accessibility of services for labor skill upgrading that will benefit between 60 and 90 LMI resident-adults who are either unemployed or under-employed.

In addition, three other projects – although administrative in nature – will have community-wide impact as these activities provide technical and operational support services to the foregoing projects, such as: management and administration, planning, accounting and legal services.

The projects outlined in Table 1 are traditionally implemented in a programmatic manner under community development, housing, economic development, and administration categories. The allocation of new and carry-over funds indicate how the City of Lima intends to distribute resources among the major programs to address the mix of goals and objectives for this year (see opposite chart).



D. Geographic Distribution

Implementation of CDBG activities described in Table 1 will be confined within Lima census tracts which have at least 59% of its population considered by HUD as low- and moderate-income (LMI) persons. Based on 2000 census figures, the following areas in Lima are deemed eligible to benefit from CDBG grants: Census Tracts 110, 122 to 130 and 133 to 138, which are defined on the map found on Page 8. A significant concentration of minorities is found in Census Tracts 137 (69%) and 138 (85%).

For HOME and housing-related projects, however, activities will be implemented wherever LMI household-beneficiaries are located throughout the City. This is to provide assistance where eligible households reside and to ensure city-wide development needs are addressed.

The city intends to spend approximately 65% of this year's allocations within the city-designated Targeted Areas outlined in Figure 1. The rest will be spread over the remainder of the CDBG-eligible areas.

This targeted implementation approach is meant to capitalize on and complement large, high-impact private and public projects and investments already in place in these areas. Examples include planned corridor improvements, recent hospital expansions, and new building initiatives at local public and private educational facilities.

Table 1. Projects, Applicable Targets and Allocations, 2009-10

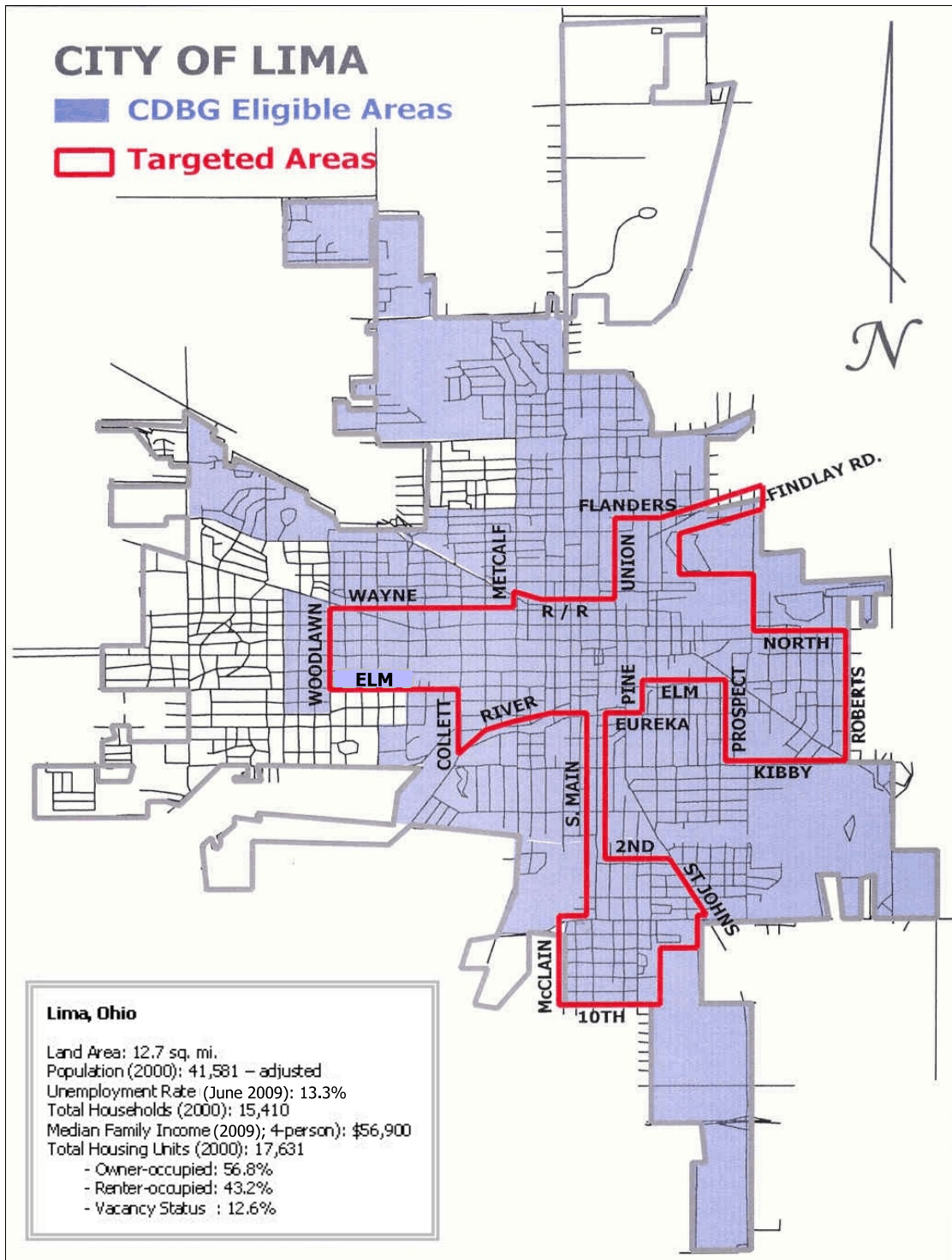
HOME Projects (Description); National Objective; Regulation Citation	Outcome Measures		Carry-Over Funds (as of Mar '09)	Re-Prog'd Funds	New Allocation	Total for 2008-09
	Units	Objectives				
CHDO Operating Funds (Support for New Lima, Inc. operations); No Natl. Obj. applicable; 92.208 (a)	n/a	not applicable			\$20,895	\$20,895
CHDO Set-Aside Funds (Support for New Lima, Inc. housing projects); No Natl. Obj. applicable; 92.300 (a)(1)	5 affordable rental housing	Increase the supply of housing through production of decent, affordable housing (DH-1)			\$149,057	\$149,057
ReNew (Assist eligible home owners in housing rehab); LMH; 92.206 (a)(2)	20 homes	Sustain the supply of affordable housing through rehabilitation (DH-3)	\$440,530			\$440,530
First Home Lima (Assist first-time home buyers with downpayment cost and closing costs); LMH; 92.206(c)	15 homes	Increase access to homeowner-ship and decent affordable housing and through downpayment assistance (DH-1)	\$278,952	(\$158,952)		\$120,000
Home Update (Deferred loans to finance emergency repairs for eligible housing units); LMH; 92.206(a)(2)	20 homes	Sustain the supply of affordable housing through emergency repair (DH-3)	\$340	\$108,952	\$317,304	\$426,596
Financial Counseling (Program support for home ownership and foreclosure prevention); LMA; 92.207	40 households	Create access to services that improve credit standing and financial planning for the purpose of acquiring and maintaining decent, affordable housing (DH-1)		\$50,000		\$50,000
Administration (Administrative costs to implement HOME programs); No Natl. Obj. applicable; 92.207	n/a	not applicable			\$25,645	\$25,645
Sub-total HOME			\$719,822		\$512,901	\$1,232,723

CDBG Projects (Description); National Objective; Regulation Citation	Measures		Carry-Over Funds	Re- Prog'm'd Funds	New Allocation	Total for 2008-09
	Units	Objectives & Outcomes				
Emergency Repair – CDBG Component (Deferred loans to finance emergency repairs for eligible housing units); LMH; 570.202	15 homes	Sustain the supply of affordable housing through emergency repair (DH-3)	\$45,553		\$231,000	\$276,553
Fair Housing Services (Maintain educational and investigative efforts to limit housing discrimination) ; LMA; 570.201(e)	400 households	Improve access to housing choices for the purpose of providing decent, affordable housing (DH-1)	\$24,570		\$19,000	\$43,570
Housing Counseling (Contract cost for technical assistance for homeowners and home buyers); LMH; 570.204	100 households	Improve access to and affordability of homeownership and credit for the purpose of providing decent, affordable housing (DH-1)	\$2,607		\$42,000	\$44,607
Police Support Services Program (Maintain police aides in support of Community- Oriented Policing in CDBG areas); LMA; 570.201(e)	150 households	Increase the availability of safety officers for the purpose of creating suitable living environments (SL-1)	\$5,000		\$46,000	\$51,000
Aerial Ladder (Set-aside for annual lease-purchase payment for 1 ladder truck); LMA; 570.201(c)	Community-wide impact	Sustain the availability of safety services for the purpose of creating suitable living environments (SL-1)			\$55,000	\$55,000
Neighborhood Development Services (Maintain neighborhood capacity building and education services to community organizations); LMA; 570.201(p)	13 organizations	Sustain the availability of technical assistance services for the purpose of creating suitable living environments (SL-1)	\$44,539		\$94,500	\$139,039
KCNR Match Funds (Matching funds in support of KCDC operation); LMA; 570.204(a)(1)	Specific target area impact	Support the establishment of CDC to implement the South Main Corridor Enhancement plan (SL-1)		\$15,000		\$15,000

Code Enforcement (Maintain property maintenance enforcement activities in CDBG areas); LMA; 570.202(c)	2,000+ properties	Sustain code enforcement efforts for the purpose of creating suitable living environments (SL-3)	\$167,913		\$180,000	\$347,913
Parks Improvement (Improvements to 4 recreational facilities and equipment in CDBG areas); LMA; 570.201(c)	10,000 users	Create and sustain access to decent and safe recreational areas for the purpose of creating livable environments (SL-3)	\$27,794		\$40,000	\$67,794
Demolition (Demolition of vacant, deteriorated residential/commercial structures); LMA; 570.201(d)	14 structures	Create development opportunities for housing and open spaces for the purpose of creating livable environments (SL-3)	\$942	\$12,277	\$58,060	\$71,279
Streets (Reconstruct/resurface 15-25 blocks of deteriorated streets in CDBG areas); LMA; 570.201(c)	at least 1,500 persons	Create and sustain access to decent and safe public infrastructure for the purpose of creating livable environments (SL-3)	\$30,998		\$397,206	\$428,204
Recreation (Maintain summer recreation programs for children); LMC; 570.201(e)	at least 1,200 children	Create access to quality educational recreational programs for children for the purpose of creating livable environments (SL- 1)			\$9,765	\$9,765
Central Business District Re-Devt. (For downtown physical improvements); LMA; 570.201(c)	(De-fund and reprogram funds to Demolition, Career Pathways, Neighborhood Revitalization, KCNR, and Housing Repair)			(\$51,777)		
Career Pathways in Advanced Manufacturing (Skills upgrading for un/underemployed labor); LMA; 570.201(e)	60 persons	Support the availability of and access to relevant skills upgrading programs for the purpose of economic development (EO-1)		\$7,000		\$7,000
Neighborhood Revitalization (Matching funds for community gardens and wheelchair ramps); LMA; 570.201(p) and 570.201(k)	Specific area impact	Create opportunities in developing sustainable food production sources; Create wheelchair access to eligible LMI homes (SL-1)	\$0	\$7,500		\$7,500

Housing Repair (Matching funds for emergency repairs for eligible housing units); LMH; 570.202(b)(2)	4 homes	Sustain the supply of affordable housing through emergency repair (DH-3)	\$0	\$10,000		\$10,000
Administration (Administrative costs to implement CDBG/HOME programs); No applicable National Objective; 570.206	n/a	not applicable	\$146,341		\$126,000	\$272,341
Sub-total CDBG			\$496,257		\$1,298,531	\$1,846,565
TOTALS for HOME and CDBG			\$1,216,079		\$1,811,432	\$3,079,288

Figure 1. CDBG Eligible Areas and Targeted Areas



E. Homeless And Other Special Needs

Although the City does not receive ESG or HOPWA grants on an entitlement basis, it was informed in early May 2009 of its eligibility to receive \$506,015 in grant funds under the Homelessness Prevention and Rapid Re-housing Program (HPRP). In June 2009, the city applied for such funds and awaits approval from HUD as of this plan updating period. The city intends to implement its HPRP by sub-granting the full grant amount to eligible local housing providers. For this purpose, the city issued an RFP with the aim of obtaining a comprehensive program to address the intent of HPRP serving city residents. As of this plan updating period, proposals from Allen Metro Housing-LACCA joint partnership and the Legal Aid of Western Ohio have been submitted and under review by the Dept. of Community Devt.

It is the city's intention for the HPRP Action Plan to complement current homelessness-prevention efforts in Lima being coordinated by the Housing Consortium through its Continuum of Care (CoC) Committee. The local CoC follows a concept whereby clients are monitored "from the streets to permanent housing with an emphasis on homeownership, by fostering interagency cooperation; avoiding duplication of services; efficient service delivery; access to services for clients; shared advertising budget and campaigns and more collaborative efforts."

In addressing chronic homelessness in the community, the Housing Consortium has adopted the following action steps:

- Reduce the incidence/recidivism of chronic homelessness.
 - AMHA will secure funding by applying for a Shelter Plus Care Grant and Single-Room Occupancy grant, which will support more affordable housing options. The Housing Consortium will coordinate the application with a partnership between the referring parties and AMHA.
- Identify gaps in housing and supportive services in Allen County for chronically homeless persons.
 - The Housing Consortium will pursue and complete a needs assessment survey on supportive housing and related services.
 - The Outreach sub-committee of the Housing Consortium will be working toward addressing the lack of temporary/transitional housing for in-tact families.
- Increase the financial resources available for homelessness prevention funds for chronically homeless persons.
 - The Housing Consortium will support the implementation of DOD Housing Trust Fund Grants, monitor progress of grant activity and number of chronically homeless persons being served, and will determine the need to apply for additional funds and apply as needed.

F. Other Actions

1. General

a. Under-served Needs

A new CDBG project to be implemented by LACNIP (Lima-Allen County Neighborhoods in Partnership), an umbrella organization of local neighborhood associations, is the development of community gardens in selected areas in the city. The grant allocation of \$7,500 is a match fund to encourage the mobilization of local resources to develop, initially, 3 such gardens in high-impact areas. This LACNIP project also includes installing wheelchair ramps in eligible LMI households, in cooperation with the Lima Ford Engine Plant.

The continuation of assistance to Kibby Corners Development Corporation (KCDC) is intended to sustain progress achieved thus far toward developing an inventory of lands within its geographic area of concern. This effort aims to identify lands for potential housing in-fill or aggregation for commercial projects. As a CDC, Kibby Corners would have the proper leverage to effectively implement most of the recommendations of the South Main Street Corridor Enhancement Plan. The plan has identified several project ideas on housing, business recruitment and development, and land use.

The City will continue to encourage and support New Lima Inc. (local CHDO) and other entities in their effort to secure additional public and private resources for affordable housing, community, and economic development.

b. Foster and Maintain Affordable Housing

The City's HOME allocation will focus on low interest loans to owner-occupied housing rehab and repair, downpayment funds to a homebuyer program, financial counseling services to prevent housing foreclosure, and provide direct financial assistance for CHDO development.

This plan year, in its desire to maintain decent and affordable housing units and engage in partnerships with local non-profits, the city has allocated \$10,000 as match funds to the local affiliate of Rebuilding Together. With the equivalent match, this project will be able to assist in emergency repairs to at least 4 eligible LMI housing units.

New Lima Inc., a local CHDO, will receive technical assistance and HOME funds for administrative costs and support of construction of new homes for LMI families.

The City's CDBG allocation will provide assistance to homeowners for homebuyer counseling, emergency home repairs, property maintenance efforts through property code enforcement, demolish or restore vacant/deteriorated properties, and provide organizational support and education services to neighborhood-based organizations.

c. Fair Housing and Barriers to Affordable Housing

Based on the recently-completed Analysis of Impediments to Fair Housing Choice, the city now has a more reliable basis to proceed with a contract with the Lima/Allen Council on Community Affairs (LACCA), to provide services on housing counseling and fair housing education and

investigation to limit housing discrimination, as well as other activities to remove barriers to affordable housing. Services include the following:

- Fair Housing. Services include receiving Fair Housing complaints, testing and monitoring the local housing market, and providing information, training and educational material to the community. Complaints determined to have reasonable probability of discrimination are referred to the Ohio Civil Rights commission for further action and investigation.
- Down Payment Assistance. Funded through City HOME and County ALDAP, LACCA provides up to a \$10,000 downpayment/closing costs for a first time homebuyer. The client is required to "earn" credits toward this money by attending classes.
- Home Ownership Classes. LACCA provides twelve hours of home ownership classes through a program that identifies the process in which home ownership is accomplished. Speakers discuss home financing, establishing and maintaining good credit, home repair, home maintenance, and the value of neighborhood associations. CDBG funding from the City partially supports this program.
- Landlord-Training Program. Provides training to property owners and managers of rental housing units. The curriculum includes information about screening techniques, rental agreements, fair housing practices, financial management, eviction, and local issues such as property maintenance codes and the civil court process.

d. Evaluate and Reduce Lead-Based Paint Hazards

It is the City's intent to continue its lead-safe practices and improve implementation through strategies outlined in the 5-Year Strategic Plan. The City shall be doing these in-house and in partnership with relevant area and state entities concerned with lead paint safety. To improve in-house capability, the city has received technical assistance to improve the following:

- Program Management
- Data collection
- Program Evaluation
- Community Education, Outreach, and Training
- Lead Hazard Activities
- Testing
- Interventions
- Relocations

Recommended changes in documentation and procedure in accordance with HUD regulations have been implemented.

e. Reduce the Number of Families in Poverty

The City acknowledges the need to address poverty throughout the community, and will seek to achieve to reduce the number of families that are below the poverty line.

The City recognizes the need for workforce training and skills improvement. We will take a more active role in coordinating and supporting delivery systems and initiatives that provide:

- Skills upgrading for the unemployed and under-employed with the aim of improving their chances of getting better and meaningful, full-time employment. Partners include the Rhodes State College and Bradfield Center.
- Effective inter-facing of school curricula and local employer processes with the view towards addressing the manpower requirement of existing employers and emerging industries in the area. Partners include the Rhodes State College, Lima City Schools, Northwest Ohio Manufacturing Consortium.
- Meaningful employment opportunities for extremely low to moderate income individuals (through the activities of the local Jobs & Family Services – Workforce Investment Act).
- Expanded and easier access to business opportunities and loans to small entrepreneurs, especially LMIs, minorities and women. Partners include LACCA's Micro-enterprise Center and Rhodes's Small Business Development Center.
- Complementary incentives to expand existing desirable businesses and attract new ones with high-paying jobs. Instruments include incentives through the CRA, EZ and the New Lima Jobs Program.
- Incentives for higher local labor content in construction and operations through the CRA Program and the New Lima Jobs Program.
- Increased motivation among the youth and adults alike to pursue higher education and be absorbed in higher-paying employment. Partners include the Rhodes State College, OSU-Lima, and the Chamber Commerce (College Access).
- More focused implementation of Family Self-Sufficiency projects for public housing residents and Sec. 8 beneficiaries for them to move faster into home ownership through the Allen Metropolitan Housing Authority and LACCA.
- Creative housing loan packages, including home improvement loans, with traditional private lenders and public and non-profit housing providers. Partners include the Federal Home Loan Bank of Cincinnati and SkyBank
- Creative funding mechanisms for supportive housing, especially for persons with special needs such as the elderly, mentally- and physically-challenged, victims of domestic violence, and those with AIDS. This will be carried out through the Housing Consortium, the local CHDO, and the application of state tax credits for affordable housing.

The City will help coordinate these strategies with organizations providing affordable housing programs and other services through regular interactions with other public agencies and non-profit organizations. The objective of this relationships is to facilitate the coordination of policies and programs, which will lead to the reduction in the number of poverty level families in Lima.

f. Develop Institutional Structure

The City will continue to provide technical assistance to nonprofit and neighborhood organizations in their efforts to attain CHDO and/or CDC status. The City will also continue to work with neighborhood-focused organizations (e.g., Lima/Allen County Neighborhoods in Partnership Points of Pride, and the Housing Consortium) in order to improve communication and coordination of efforts in affordable housing, community, and economic development opportunities .

2. Public Housing

In 2009, the Allen Metropolitan Housing Authority (AMHA) managed and owned 248 units of conventional public housing units for low-income Lima residents. These units are located in one 40-unit apartment community and 208 scattered site homes across Allen County.

AMHA also administers 1,041 Section 8 units, which allow families more flexibility than certificates in the selection of a housing unit. The numbers of public housing and Section 8 Vouchers fluctuates as units are added or removed from the inventory.

The Allen Metropolitan Housing Authority (AMHA) will implement the strategies and activities as described in the FY 2005-2009 Consolidated Plan and will also undertake the following:

- a. Continue to apply for Capital Funds for long term needs for both family and elderly housing. The architectural assessment completed in the Spring of 2001 is now being used as a long term planning tool for future capital fund needs such as new windows, new doors, replacement of roofs, kitchen and bathroom upgrades, furnaces and other items as the available funding allows;
- b. Continue to apply for resident initiatives, self-sufficiency and drug prevention programs;
- c. Continue to apply for Mainstream Housing funding and other appropriate funding for the disabled population;
- d. Continue to provide support and apply for funding to enhance the Allen County Tenant Council, Furl Williams Tenant Council, and Resident Advisory Boards.
- e. Administer Section 8 housing in the amount of 1,041 vouchers;
- f. Expand homeownership program to increase the number of income eligible households that achieve ownership.
- g. Administer 248 public housing units.
- h. Administer self-sufficiency programs to promote employment and educational opportunities;
- i. AMHA applied for a Shelter Plus Care grant to house 25 mentally challenged and/or individuals suffering from addiction.

- j. Apply for additional grant funds to assist various family types based on established need.
- k. Continue working with the Levin Group to rehabilitate Maplewood Apartments through the State of Ohio's Tax Credit Program. We are also hoping to partner with Wilshire Place Apartments proposed plans which will allow them to renovate.

AMHA has 829 families on the Section 8 waiting list and 218 families on the conventional unit waiting list. Section 8 vouchers are typically popular because the tenant can choose a housing structure located away from conventional public housing units, which gives them flexibility in choosing where they will live.

AMHA operates 248 conventional public housing units in the City of Lima and Allen County. The Furl Williams apartment complex contains 40 units, and the remaining 208 units are scattered throughout the City and County. There are twenty-four (24) subsidized housing projects within AMHA's geographic jurisdiction. Four are in Allen County outside the City of Lima. The remaining twenty (20) are Section 8 New Construction or Substantial Rehabilitation, some with direct subsidies from HUD. Twelve (12) of these projects cater to the elderly (62 years of age or older), disabled, or handicapped population.

The physical condition of the public housing units is generally good. The restoration of the units is based on an annual inspection and the architectural needs assessment. Aesthetic curb appeal and mechanical system upgrades are a high priority and are addressed as funds become available. Maintenance of the properties continues to be a high priority.

Five percent of the Public Housing units are in compliance with 504/ADA standards.

AMHA's strategy for improving management and operations includes capital funding and operational funds for the upcoming fiscal years.

Lead based paint training for inspectors and maintenance technicians are part of the Agency's ongoing goals. AMHA has contracted with a certified landlord training instructor to provide training to area property managers and landlords. This training is provided free of charge five times during the calendar year and provides landlords with the skills necessary to screen tenants and eliminate criminal activity in rental properties. AMHA's Board of Commissioners has made this training mandatory for all landlords that participate in the Section 8 Program.

As of June 2008, a total of 248 families resided in public housing, 63 families resided at the YMCA's Single Room Occupancy Program (Mod Rehab), and 975 families received assistance through the Section 8 Housing Choice Voucher Program. AMHA's Annual Contribution Contract with HUD allocates approximately 1,041 units. The average income of these residents was in the very low to moderate income range. All funds are derived from HUD in the form of Section 8 or Public Housing funds.

AMHA's activities to enhance coordination between public and private housing providers include membership on the Lima/Allen County Housing Consortium. The Consortium

involves representatives from the public (city and county governments and non-profits) and private (lending, development, and real estate) sectors.

AMHA strongly encourages the involvement of its residents in providing input into its management policies and operating procedures. Monthly meetings are scheduled to update residents on regulatory/policy changes as well as to provide a forum for input, coordination, and communication between tenants and AMHA staff.

AMHA has prepared its required Five-Year Agency Plan and FY 2009 Annual Plan with input from the Resident Advisory Board, Board of Commissioners, and other interested parties. On July 10, 2009 AMHA received approval of the plan from HUD.

AMHA basic plan is to continue improving and always being an asset in the community. One of our top priorities is to help clients through our Family Self Sufficiency and Home Ownership programs that help tenants with owning their homes.

G. Program Specific Requirements

1. HOME Program

The City of Lima will receive \$417,901 in HOME funds for the 2009-2010 program year and \$95,000 in projected program income. Program activities, use of the funds and target outcomes are outlined in Table 1.

The City has a procedure in place to ensure the affordability of HOME assisted housing (24 CFR, Sec. 92.254 of HOME Regs.). The First Home Lima (first time homebuyer) Program is subject to resale restrictions including pay back. If the house is sold during the initial five-year period to an income eligible family, no pay back is required. If a unit is sold to a non-eligible household, pay back is required if the household has not lived in the house for five years. The financial instrument is a five year, forgivable note where 20 percent is forgiven for each year the eligible household remains in the unit.

With reference to affirmatively-marketing HOME-assisted projects containing 5 or more housing units, the local CHDO (New Lima) has adopted the following practices/procedures:

- Conscious use of the EHO logo and slogan in its press releases, communications and advertisements;
- Strategic placement of information brochures and advertisements for available affordable housing and development opportunities;
- Strategic use of local community organizations (LACCA, AMHA, neighborhood organizations, service clubs), churches, employment centers, groceries in disseminating information and public speaking as a form of outreach;
- Responsible management of records that describe actions and procedures, as well as periodic assessments of such actions, which are open for inspection and reported regularly to the CHDO's board of directors.

With reference to Minority Outreach efforts, all contract bids indicate equal opportunity. The City will continue to utilize the community television channel (GTV-2), informational flyers and local minority business bureau and the local major daily in disseminating information about the HOME-assisted rehabilitation projects.

2. CDBG Program

The City of Lima will receive \$1,238,531 in CDBG funds in FY 2009-2010 and \$60,000 in estimated program income. Project activities, use of the funds and target outcomes are outlined in Table 1.

It is estimated that at least 80% (\$1.04 million) of CDBG funds will principally benefit persons of low and moderate incomes.

The City of Lima does not anticipate a CD Float activity (Section 108) in FY 2009-2010.

The City does not anticipate any displacement or need for relocation of residents/businesses resulting from the implementation of its programs and projects this plan year.

H. Support of Applications by Other Agencies

Funding Source Support of Application Other Entities

A. Formula/Entitlement Programs

- ESG
- HOPWA
- HOME
- Public Housing Comprehensive Grant

B. Competitive Program

- HOPE
- HOPE 2
- HOPE 3
- ESG
- HOME (State)
- Supportive Housing
- HOPWA
- Safe Havens
- Rural Homeless Housing
- Sec. 202 Elderly
- Sec. 811 Handicapped
- Moderate
- Rental Vouchers
- Rental Certificates
- Public Housing Development
- Public Housing MROP
- Public Housing CIAP
- Other Public Housing

C. State

- All State Programs

MONITORING STANDARDS

The City of Lima's Department of Community Development will take the lead in monitoring the progress of implementation of the CDBG and HOME funded activities identified in this Year-5 Consolidated Plan Update. The DCD Staff is responsible for the overall coordination and monitoring of all projects and activities.

Plan monitoring will be done through records keeping of project details, on-site inspections and by maintaining close functional linkages with service providers, economic organizations, neighborhood groups and target beneficiaries. Regular staff meetings are held to provide opportunities to address operational concerns in administration and permit comparison of project developments with Plan targets as well.

Lima will make its best effort to monitor the success of selected projects based on the new regulations as announced in the Federal Register Notice of March 7, 2006 and prescribed by the CPD Outcome Performance Measurement System. The City will review and adapt our programs to meet the standardized approach to outcome measurement that is under development by various national organizations on behalf of HUD, upon completion.

The City does not have sub-recipients. However, contract professional services are maintained for fair housing and housing counseling. DCD staff monitors such contracts regularly, utilizing City and HUD guidelines to ensure conformity with City, CDBG and other Federal laws and requirements and to evaluate organizational and project performance. All project implementors are monitored bi-annually by DCD staff commenting on project implementation and financial status. Documentation will be maintained for all monitoring activities. Project implementors are required to report program progress to DCD in March and October. The reports will form the basis for ongoing monitoring and will be reviewed as a part of the annual monitoring process.

In order to monitor the City's over-all progress, comments will be sought from a number of external sources including the non-profit agencies during the City's annual performance review. An annual summary of the Consolidated Annual Performance Evaluation Report will be available for review by City Council and other interested agencies and organizations. As well, area lenders, special-needs providers, churches, neighborhood groups and other public and private organizations with an interest in housing and related supportive services will be notified of the City's annual performance evaluation, through the public notice process.

It is intended that this monitoring plan will reinforce the communication network between the City and the various housing and human needs agencies participating directly in the implementation of the Consolidated Plan or assisting in the delivery of services supporting the Plan's strategies. The monitoring process will also ensure accountability, compliance and adequate progress from the various agencies funded as a part of the City's CDBG and HOME programs.