

Consolidated Annual Performance and Evaluation Report - FY2001

INTRODUCTION

The City of Akron prepares a Consolidated Strategy and Plan to fulfill the goals of the National Affordable Housing Act. The Act has the objective of reaffirming the national commitment to decent, safe and sanitary housing for every American. The Act requires that in order to obtain certain Federal Housing and Urban Development programs, state and local governments must have an approved Consolidated Strategy and Plan. The City of Akron's Consolidated Plan is a consolidated process for three Community Planning and Development formula programs:

- 1) Community Development Block Grants (CDBG)
- 2) HOME Investment Partnerships (HOME)
- 3) Emergency Shelter Grants (ESG).

The Act requires Akron to:

- 1) describe its housing needs and market conditions
- 2) develop a 5-year strategy that establishes priorities
- 3) identify available resources
- 4) establish a one-year investment plan.

The City of Akron prepared a 2001-2005 five year Strategy and a 2001 Annual Plan. This Strategy is a comprehensive planning document that applies resources to activities that maintain housing affordability and strengthen neighborhoods.

This Consolidated Annual Performance and Evaluation Report (CAPER) identifies progress in carrying out the annual Consolidated Plan, provides an assessment of annual performance against 5-year Plan goals and objectives, and considers appropriate adjustments to meet them.

GENERAL INFORMATION

Covered Period of Performance

This Consolidated Annual Plan Performance and Evaluation Report covers activities through the 2001 Federal fiscal year, January 1, 2001 through December 31, 2001.

Submission Deadline

This Consolidated Annual Performance and Evaluation Report must be received by the Federal Department of Housing and Urban Development (HUD) no later than March 31, 2002.

Citizen Participation

The Consolidated Annual Performance and Evaluation Report for the 2001 Federal fiscal year was made available for public comment on March 15, 2002.

The City made this report available to the public for examination and comment for a period of 15 days. The preceding public participation process is described in detail on Page 34.

Advertisements notifying the public of the availability of the CAPER appeared in the Akron Beacon Journal March 15, 2002 and on the City's website. No public comments were received regarding the Report as a result of the public participation process. A copy of the CAPER as submitted to the Department of Housing and Urban Development will be available for examination by the public upon request.

SECTION 1. NARRATIVE STATEMENTS

A. Assessment of Five Year Goals and Objectives

The City is required to demonstrate how activities undertaken during the program year address high priority Strategic Plan objectives and areas identified in its five year Consolidated Plan. See tables beginning on Page 7.

AREAS OF HIGH PRIORITY IDENTIFIED IN 2001 CONSOLIDATED PLAN

Priority A: Neighborhood Rehabilitation, Owner Occupied Housing

By geographically concentrating infrastructure and housing rehabilitation improvements in areas that are still sound but experiencing deterioration, the City creates observable impact, extend the effectiveness of the expenditures and motivate both homeowners and rental property owners to reinvest in the neighborhood.

1. Housing Rehabilitation Program

Most of the City's rehabilitation dollars are spent within targeted Neighborhood Development Areas (NDAs) of 400-700 homes in the middle ring of the City. The needs of low-income persons are met by selecting areas with high percentages of low to moderate-income households. In selecting these neighborhoods, the City considered a broad range of criteria including household income, the age, value and condition of the housing stock, owner occupancy rates, and other demographics.

The City's strategy entails a program of housing rehabilitation and mandatory code enforcement, offering a wide range of social services to area residents, limited acquisition and demolition of structures, and upgrading public improvements. These improvements range from reconstruction of streets, sidewalk, and curbs to installation of storm sewers and street trees.

To date, 28 neighborhoods comprised of over 17,500 homes and apartments have participated in the program. The 29th area, containing 516 structures, opened early in 2002.

2. Neighborhood Housing Petition Program

This program addresses declining conditions in small neighborhoods surrounding the Central Business District. These neighborhoods are

generally characterized by lower incomes, housing values and owner occupancy than NDAs. Sixty percent or more of the households are low and moderate income. The Program encourages neighborhoods of 20-80 homes to petition the City for rehabilitation grant and loan programs like those in the Neighborhood Development Area program.

3. Minor Home Repair

The City addresses minor housing repair needs by funding a variety of programs targeted to different groups of homeowners. Minor housing repair needs of very low-income elderly and people with disabilities are addressed by the Minor Home Repair Program. Emergency home repair grants for items affecting health and safety are available. The City contracts with United Disability Services, Inc. to administer grants to low income disabled homeowners to make their homes accessible. Akron has an agreement with the Housing Network for a Citywide Minor Home Repair program for homeowners at 50% or less of Area Median Income. The City funds a paint program for elderly homeowners or disabled homeowners sponsored by the Greater Westside Council of Block Clubs. Finally, the City participates in a minor repair joint venture with Summit County, labor unions, and non-profits in the Christmas in April home repair program.

Priority B: Rental Housing Rehabilitation

The Rental Rehabilitation Program helps correct housing code violations by offering financial assistance to rental property owners in both Neighborhood Development and Housing Petition Areas. Matching funds must be provided by the investor-owners. Units are predominantly occupied by very low or very, very low income families.

The City also provides funds for rehabilitation of rental housing through non-profit housing organizations. The City contracts with non-profit organizations on a project basis. These often include State of Ohio Low Income Housing Tax Credits in their project funding.

The Akron Metropolitan Housing Authority (AMHA) owns and manages over 4,600 public housing dwelling units. AMHA uses over \$9,000,000 each year in HUD funds to rehabilitate their public housing units. These activities are detailed in AMHA's Comprehensive Grant.

Priority C: New Housing Construction

The City uses CDBG funds to make opportunity purchases of vacant lots as

they become available. These lots are landbanked for future sale to non-profit and for-profit builders who come to the City of Akron with housing construction projects that are consistent with our objectives.

Akron sets aside a portion of its HOME funds for projects by non-profit housing organizations or Community Housing Development Organizations (CHDOs). These funds are used to facilitate new construction of affordable housing, often in conjunction with the State of Ohio Low Income Housing Tax Credit Programs (LIHTC). LIHTC was created by the Federal Tax Reform Act of 1986 as an alternate method of funding housing for low and moderate income households. States receive a tax credit of \$1.50 per person that can be allocated toward housing that meets program guidelines. Tax credits are used to leverage private capital into new construction, acquisition, and/or rehabilitation of affordable housing.

Akron's Urban Neighborhood Development Corporation (UNDC) contracts with local builders to construct quality affordable homes. These homes, usually in the City's Neighborhood Development Areas, blend with existing neighborhood architecture and bring new life to old neighborhoods.

The East Akron Neighborhood Development Corporation, Westside Neighborhood Development Corporation (WENDCO), Habitat for Humanity, which utilizes private donations and volunteers, and Alpha Phi Alpha Homes are also significant providers of new affordable housing. Other active, newer CDCs which have received assistance include University Park Development Corporation, Nazareth Housing Corporation, and BICEE Development Corporation.

Priority D: Homebuyer Assistance

Because home ownership stabilizes neighborhoods and promotes economic well being, the City aims to increase home ownership among lower income residents. Prospective lower income buyers may need construction, rehabilitation or down payment assistance. The City sets aside CDBG funds for non-profit and CHDO programs that often include a homebuyer assistance component.

Akron's Home Purchase Incentive Program (HPIP) has enabled persons buying homes in targeted areas to use up to \$2,000 to match their own down payment funds. The remainder of the grant and low interest loans have been used for home repair. Buyers agree to live in their house for at least five years or they must repay part of their grant. Although the City discontinued the program in 2001, two HPIP cases were completed.

Priority E: Support Facilities and Public Services

The City believes human services that support neighborhood revitalization enhance the success of affordable housing programs. Akron funds agencies to provide supportive services to individuals in NDAs and Housing Petition Areas. Service categories include senior citizens, youth, emergency home repair, home maintenance training programs, fair housing promotion, and general supportive services programs.

Priority F: Homeless Persons, Individuals and Families Assistance

Akron provides emergency housing to homeless persons, increases the transitional housing supply and improves housing opportunities for homeless families.

Rehabilitation and support of existing facilities are top priorities. Other activities facilitate transition to permanent housing.

Priority G: Acquisition of Property to Remove Blight or Assemble Land for New Construction

In NDAs, the City will purchase houses too deteriorated to rehabilitate, removing blight from improving neighborhoods. The City acquires available parcels Citywide for both residential and commercial purposes. Akron acquires vacant land and/or properties with CDBG funds to develop housing in conjunction with CHDOs, other non-profit housing agencies or private for profit builders. Parcels are land banked for future redevelopment.

The City has initiated a Land Reutilization program authorized by the State of Ohio. The program results in vacant land assembly through tax foreclosure. Land is then sold for new housing construction.

The Waiver Demolition Program removes the structure and lets the land remain in private ownership.

Priority H: Non-Homeless Persons with Special Needs

The City used CDBG funds to operate the Minor Home Repair Program to assist low-income elderly and persons with disabilities. The City funds a minor home repair program available throughout the City to homeowners at 50% or less of AMI. This program is administered by the Housing Network. The City provides CDBG or HOME funds for residents of the NDAs and Neighborhood Petition Areas who need adaptations to make their homes handicapped

accessible. (See Page 1, Priority A, and Page 3, Priority E.).

NON-HOUSING COMMUNITY DEVELOPMENT PROGRAMS

The City undertakes non-housing development programs which support economic revitalization within neighborhoods, correct slum and blight conditions within low income neighborhoods and allow completion of Urban Renewal activities (See Page 18, Non-Housing Community Development Plan).

Waiver Demolition Program

This voluntary Citywide program addresses slum and blight conditions and frees vacant land for redevelopment by demolishing dilapidated structures, including garages, residential and commercial units, at no charge to owners.

Neighborhood Business District Program

The program revitalizes designated Neighborhood Business Districts (NBDs) in low-income areas. Facade improvement grants and low-interest loans rehabilitate business property. The City will also acquire, relocate and clear dilapidated property. Public improvements enhance the streetscape within project boundaries and support the program. In 2001, the NBD program was active in the Middlebury, Tallmadge Avenue and Copley Road East NBDs.

Enterprise Community Fund

The East Akron Neighborhood Development Corporation (EANDC), a certified Community Development Financial Institution (CDFI), operates the Enterprise Community Loan Program. Businesses within Akron's Enterprise Community and Enterprise Zone which experience difficulty securing financing from banks. CDBG, City of Akron, and funds from a U.S. Treasury Grant are pooled to provide revolving loan funds that are matched by banks.

Small and Minority Business Assistance Program

This program aims to provide technical assistance create and retain jobs. Technical assistance may include bookkeeping, taxes, employment, law and operations. The program is administered by EANDC.

The Neighborhood Partnership Program

The program is funded jointly by the City and the Akron Community Foundation and administered by the City. Matching grants of \$500-\$7,500 are

awarded to neighborhood organizations for innovative neighborhood-based projects.

SUMMARY ACCOMPLISHMENTS

The tables on the following pages summarize the accomplishments for the preceding activities. Each met one of the following priorities, cited on page 2 of the 2001 Action Plan:

1. Encourage and support both owner and renter-occupied housing rehabilitation and repair within target areas.
2. Encourage new home construction for households with a range of incomes.
3. Pursue acquisition of vacant and blighted property for new construction within target areas of the City.
4. Provide homebuyer assistance to households.
5. Provide support services and facilities for low-income residents.
6. Provide assistance to homeless persons both individuals and families.

Priority A: Home Ownership Neighborhood Rehabilitation FY2001

Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
1. Housing Rehabilitation	1	Neighborhood Development Areas See Map #2	Goal: Complete 200 total houses. Improve neighborhoods by providing assistance for rehabilitation to homeowners including direct or matching grants, subsidized bank loans, technical assistance.	Rehabilitated 53 owner-occupied single-family houses in active NDAs.
2. Neighborhood Housing Petition Program	1	Petition Areas See Map #3	Goal: Complete 20 houses. Enable Akron residents in eligible areas to petition the City for a neighborhood housing improvement program. Program combines housing inspections and code enforcement with financial assistance for repairs.	Rehabilitated 60 single-family, owner occupied houses in active petition areas.
3. Neighborhood Based Non-Profit Housing Rehabilitation	1	Low Income Service Areas	Goal: Rehabilitate 20 homes of low income households.	5 units rehabilitated by BICEE. 20 units rehabilitated by EANDC.
4. Minor and Emergency Home Repair (City of Akron)	1	City wide	Goal: Provide emergency health and safety housing repairs to 96 extremely low-income elderly and/or disabled homeowners.	94 grants for repairs made for a total of \$137,997.
5. City-wide Minor Home Repair Program (Housing Network)	1	City wide	Goal: Minor home repairs for 18 households with 50% or less of AMI.	21 houses repaired for a total of \$46,278.

Priority A: Home Ownership Neighborhood Rehabilitation FY2001

Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
6. Paint Program (Greater Westside Council of Block Clubs)	1	Club service area: Wards 3 and 4	Goal: Paint homes of 20 elderly and low-income households.	23 houses painted for a total of \$30,550.
7. Christmas in April	1	Club service area: Wards 3 and 4	Goal: Provide repairs to 40 houses of homeowners who are at least 60 and disabled and meet low-income guidelines.	40 houses repaired in joint venture with County and construction unions with a City of Akron contribution of \$25,000.

Priority B: Rental Housing Rehabilitation FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
1. Rehabilitation of Rental Housing	1	Neighborhood Development Areas and Petition Areas. See Map #2 and Map #3	Goal: Rehabilitate 35 units of rental housing for moderate to extremely low-income households.	Rehabilitated 52 total units including 42 single family houses in Neighborhood Development Areas. 10 Petition Area single-family homes
2. CHDO/Non-Profit Developers Rental Rehabilitation	1	Throughout Central City	Goal: CHDO/Non-profit rehabilitation of rental housing for very low income households.	No CHDO/Non-Profit rental rehab in 2001.
3. Nonprofit Developers Low Income Housing Tax Credit (LIHTC) Program	1	Qualified census tracts. See Map #5	Goal: Rehabilitate affordable rental housing units for low income households. Enable low income households to lease to own their homes.	6 LIHTC rehabilitated rental housing units prepared in Summit Lake Project.

Priority C: New Housing Construction FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
Nonprofit New Housing Construction UNDC	2	UNDC service area	Goal: Construct 4 single family homes.	4 homes constructed under CDBG, 16 additional homes built.
Rental Housing Construction by CHDOs	1	Summit Lake Area and scattered sites	Goal: Construct 34 lease/purchase rental units for very low income.	34 units completed by EANDC at Summit Lake.
New Housing Incentives	2	Citywide CDC service area.	Goal: Provide financial incentives to construct 5 homes.	See Summit Lake Units above.

Priority D: Homebuyer Assistance FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
Homebuyers Assistance Program	4	City-wide	Assist 5 households through CHDOs in conjunction with new construction.	Refer to Priority C, New Housing Incentives.
Home Purchase Incentive Program	4	NDA's and Petition Areas	Assist homebuyers with downpayment and rehabilitation costs.	2 houses.

Priority E: Support Facilities and Public Service FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
HOME MAINTENANCE TRAINING	1	Active Neighborhood Development Areas (NDAs) and Petition Areas	Goal: Train up to 250 homeowners to properly maintain their homes.	Provided 24 home maintenance seminars that were attended by 84 residents. Seminars provided attendees with skills necessary to perform home repairs.
SUPPORTIVE SERVICES	5	Active NDAs	The aggregate goal for all supportive services was to assist 50,000 - 55,000 low and moderate-income persons or households.	
A. Home Accessibility Program. Administered by United Disability Services			Goal: Provide home modifications to household with disabled family members to increase accessibility and independence.	The program provided home modifications for 13 households with disabled family members. Constructed 4 wheelchair ramps, 5 stair rails, 6 stair lifts, 2 porch lifts, 3 bathroom modifications.

Priority E: Support Facilities and Public Services FY2001

Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
<p>B. Crouse Caring Community Program. Administered by Children's Services Board</p>		Crouse CD Area	Coordinated community services designed to encourage a public/private/volunteer partnership.	Served 1,400 people. Formed 11 new partnerships with supportive agencies. Promotion of services which support families including the monthly Community Family Nights, Weekly Community Coffee Hour for community residents and others and Counseling Services. Developed Information Resource Center and provided tutoring. Summer youth activity 2-week program for over 63 children. After school activities included a 40-member gospel choir, a 24-member Arts and Crafts Appreciation Club, 20 member martial arts program, 20 member 10-week African dance program, a 16 member Crouse Knights Chess Club, a 14-member after school Science Club, 32 member Girl Scout troop, 17 member Boy Scout troop.
<p>C. Family and Schools Together. Administered by Family Services of Summit County</p>		Goodyear Area	Goal: Assist 90 elementary students with academic and behavioral problems by providing a family setting to modify behavior.	31 group sessions were attended by 100 persons, including 40 families at Seiberling and Hotchkiss schools. The activities: family meals, "buddy time", parent groups, "special play", "kids time", etc. were a part of each weekly group session.
<p>D. Information and Referral Services. Administered by Info-Line, Inc.</p>		Citywide	Goal: Provide 60,000 units of information and referral of local services to persons in need of human services.	Provided 59,854 units of information and referral service. The top information and referral request for services were emergency food, housing, utility, medical and clothes assistance.
Priority E: Support Facilities and Public Service FY2001				

Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
E. Crisis Intervention Program. Administered by Victims Assistance		Citywide	Goal: Working with the Police Department provide crisis intervention and victim assistance services to 1,400 Akron residents.	Direct services were provided 1,240 victims of various crimes.
YOUTH PROGRAMS	4	Active NDAs	Support education, crime prevention and medical counseling specifically for 4,500 to 5,000 youth that are low income.	
A. Summer Day Camp Program. Administered by CYO and Community Services, Inc.			Goal: Provide day camp for children 11 years and under, over night resident camping for youth 12 years and over. (Numbers not in IDIS).	The program provided services to 45 youth.
B. Promoting Adolescents Through Health Services (PATHS). Administered by Children's Hospital Medical Center of Akron			Goal: Provide health mentoring and tutoring services to 21 youths. Comprehensive adolescent health service program.	The program served 25 youth. The following activities were offered: medical, family life and sex education, employment assistance, case management, fitness, performing arts, cultural enhancement and education.

Priority E: Support Facilities and Public Service FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
C. Computer classrooms administered by Black Inner City Educational Excellence (B.I.C.E.E.)			Agency to provide free computer training.	Provide architectural fees for two computer classrooms.
D. Child Assault Prevention Program. Administered by Akron Summit Community Action Agency			Goal: Serve 1,450, 11 teacher/staff sessions, 11 parent education sessions, 22 pre-school children workshops, 97 elementary children workshops. Provides assault prevention services to preschool/ elementary/school children, parents and staff. Goal exactly matches accomplishment	The program (1,837 children) at the following schools: Findley, Seiberling, Pfeiffer, Lincoln, Smith, Forest Hill, Heminger, Leggett, Margaret Park, and Robinson. Services were also provided to pre-schoolers at the Five-Points, Waterloo and Cedar Head Start Programs. Presented 11 teachers' staff in-service sessions, 11 parents' education workshops, 119 children's workshops.
E. Say Yes to Tennis, No to Drugs			Goal: Use tennis to develop supportive relationships with at risk youth.	Provided weekly tennis instruction and drug, alcohol, gang violence prevention classes to 72 youth.
F. Summer Employment Program. Administered by Boys & Girls Club			Goal: Provide summer enrichment and employment to 30 youth.	The program provided employment opportunities to 27 youth at 20 hours per week for 10 weeks.

Priority E: Support Facilities and Public Service FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
SENIOR PROGRAMS	5	Active NDAs	Goal: Serve 1,500 to 2,000 elderly low income citizens.	
A. Retired Senior Volunteer Program			Provide meaningful volunteer assignments to retired seniors.	The program provided 91 volunteer sites. The 741 volunteers completed 13,881 volunteer hours.
B. Homemaker Service Program. Administered by Senior Workers Action Program (SWAP).			Goal: Provide temporary in-home homemaker and health care to 62 older adults living alone.	The program provided 1,482 hours of home care service to 62 older or handicapped residents. 165 hours of chore services were also provided.
C. Senior Citizens Outreach Program. Administered by SWAP.			Goal: Provided Case Management, Client Assessment, Forms Preparation Assistance, etc. for senior citizens	The program provided 11 client assessments, 62 face to face, 205 referrals.
D. Lifeline Emergency Alarm Response System. Administered by Info-Line, Inc.		Neighborhood Development Areas	Goal: Provide protective service to 62 elderly. Electronic protective service for elderly and handicapped persons living alone.	The program provided Lifeline Emergency Alarm units and service to 62 residents.

Priority E: Support Facilities and Public Service FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
FAIR HOUSING PROGRAM Administered by Fair Housing Contact Service	4, 5, 6	City-wide	Goal: Assist 3,500 households. Improve minority access to rental and for sale housing.	In IDIS, 2,680 persons were assisted. (Following data are from internal report, not IDIS). The program processed 94 discrimination complaints, conducted 60 audits of the rental sales market, and 2,266 tenant landlord services. Home ownership counseling provided to 150 persons and 31 training sessions or public forums.

Priority F: Homeless Persons, Individuals and Families Assistance FY2001				
Activities	Strategy/ Objective	Geographic Dist./ Location	Goals	Accomplishments
Homeless Persons and Families	6	County-wide	Goal: Assist 4 agencies serving the homeless to renovate, rehabilitate structures. Assist 5 agencies serving the homeless with furnishings, equipment and operating expenses. Assist 5 agencies serving the homeless in providing essential services.	
ACCESS Step II	6	County-wide	Transitional shelter for single, homeless women.	11 single persons served.
Community Aids Network	6	County-wide	Transitional housing and essential services for persons infected with HIV/AIDS.	6 single persons served.

Priority F: Homeless Persons, Individuals and Families Assistance FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
H.M. Life Opportunities Transitional Housing Program/Supportive Housing Demonstration	6	County-wide	Transitional housing and supportive services for homeless persons and families leaving temporary shelters.	38 families served; 117 total persons served.
Battered Women's Shelter Step II	6	County-wide	Transitional housing for battered women.	39 families served; 18 single persons served; 148 total persons served.
Legacy III	6	County-wide	Transitional housing and supportive services for homeless women recovering from chronic substance abuse.	8 persons served.
Community Health Center	6	County-wide	Transitional housing to women in substance abuse recovery.	7 persons served.
ACCESS	6	County-wide	Operating and support services.	159 families served; 371 single persons served; 840 total persons served.
Salvation Army Booth Manor	6	County-wide	Shelter to homeless families.	76 families served; 0 single persons; 275 total persons served.
Shelter Care Safe Landing	6	County-wide	Emergency housing for homeless youth.	684 youth served.

Non-Housing Community Development Plan FY2001				
Activities	Strategy/ Objective	Geographic Distribution	Goals	Accomplishments
Waiver Demolition Program	2, 5	Citywide	Goal: 3 commercial buildings, 40 residential units, 125 garages. Demolition of vacant, blighted structures infeasible to rehabilitate and representing a threat to health and safety.	A total of 16 commercial buildings, 70 homes and 137 garages were razed under this program.
Neighborhood Business District Program	4	Middlebury and Copley Road East areas	Goal: 15 businesses. Provide funds to enable business to undertake property revitalization within low-income areas.	4 businesses assisted.
Enterprise Community Fund Small Business Assistance	4	Enterprise Community and Enterprise Zone	Provide loans from a revolving loan fund to 7 new minority businesses on a matching basis with bank.	4 businesses received loans, totaling \$57,711.
Microenterprise Development Program	4	EC/EZ	Goal: Provide technical assistance in the creation of support services to 42 current business and microenterprises.	55 businesses received assistance.
Minority Business Technical Assistance Program	4	EC/EZ	Provide technical assistance to 290 small minority business owners.	280 business owners received technical assistance.
Public Improvements	1, 2	NDA's and Petition Areas	Reconstruction of streets, sidewalks, curbs, storm sewers and street trees. \$1,600,000 budgeted in 2001 plan.	Over \$2,182,051 in public improvements completed in 2001.
Neighborhood Partnership Program	4	City	Goal: 12 organizations. Grants for small neighborhood based projects and innovative ideas.	7 neighborhood - based organizations assisted.

B. Actions Taken to Affirmatively Furthering Fair Housing

The City utilizes Fair Housing Contact Service (FHCS) to promote the policy and practice of equal housing opportunity. FHCS activities are broken down into three major divisions: client services, research and public/industry education.

Client Services Division - provides direct advisory and referral services to residents with investigation, housing counseling and requests for information, tests the housing delivery system for discriminatory patterns and practices and investigates reported incidents of housing discrimination and harassment.

Research Division - staff review, investigate and monitor the local lending industry for compliance under fair housing laws and conduct research of local housing markets, housing providers and communities to assess the effectiveness of fair housing programs.

Public/Industry Education - combines the outreach and affirmative marketing activities of the agency. This division also provides for education of real estate professionals, lenders, public officials, and community groups and offers various speaking engagements and community events to promote awareness of fair housing.

In 2000-2001, the City of Akron's Department of Planning and Urban Development conducted a series of meetings of the Fair Housing Task Force to complete the Analysis of Impediments to Fair Housing Choice required to complete the City's Consolidated Plan. As a HUD-funded Entitlement Community, the City of Akron is charged with identifying impediments to fair housing choice and preparing a plan to address them. Over 60 representatives from municipal, community, and civic organizations having information or ability to provide information regarding Fair Housing Choice participated.

The mission of the Fair Housing Task Force was to research, review, and identify current and potential impediments to fair housing choice in the City of Akron. An impediment to fair housing is any policy or practice that causes or allows housing discrimination to occur. Some of these are unintentional, such as advertising for a male or female roommate. There was a consensus that clear guidelines, definitions, and procedures should be available and readily accessible to the public, as well as to government entities, lenders, mortgage brokers, realtors and others associated with housing. Fair Housing Task Force agreed to remain intact and meet quarterly to review Fair Housing concerns and progress. An updated to the Plan is scheduled to take place in

the spring of 2002.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

The City of Akron, Ohio, Department of Planning and Urban Development commissioned an Analysis of Impediments to Fair Housing Contact Service, a nonprofit fair housing organization in Akron, Ohio. This Analysis of Impediments was commissioned according to Akron's obligation as an entitlement grantee of the U.S. Department of Housing and Urban Development (HUD) that it will affirmatively further fair housing.

In 1998, Fair Housing Contact Service, under contract from the City of Akron, Department of Planning and Urban Development, conducted an Analysis of Impediments (AI) to fair housing choice. This Analysis examined the public and private housing sectors in relation to possible housing impediments. The AI was conducted according to the suggested format for the analysis of impediments listed in the Fair Housing Planning Guide (1996).

In the Summer of 2000, a Fair Housing Task Force was assembled to update impediments to fair housing to formulate a plan.

The updated plan was submitted to HUD in April of 2001. The Plan received written approval by HUD in September 2001. The Committee will review the progress of the Action Plan in April, 2002.

V. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING AND ACTION PLAN MATRIX

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
1. Government Policies				
A. Housing density and land use requirements restrict the location of affordable multi-family developments.	The City of Akron will maintain its practice of issuing conditional uses for multi-family and group home development where appropriate in order to promote affordable housing.	City of Akron	Fair Housing Task (FHTF)	3
B. The zoning code has not received a major revision in 25 years.	Zoning Code will be reviewed to determine the guidelines that discourage affordable housing.	City of Akron	FHTF, Interested Community Organizations	2
C. Developers of new housing in Akron are not providing for accessibility upgrades (e.g. wheelchair ramps, bathroom modifications and wider doors), of housing.	New housing design will be encouraged to provide for accessibility upgrades at the inception for possible future use.	Home Builders Association, (HBA), City of Akron Building Department, Prospective Developers	Disability Advocate Groups Architects	2
D. Families and individuals with limited financial resources have limited housing choices.	Developers will promote mixed-income housing developments; City will promote economic opportunities in economically distressed areas for low and moderate income persons.	City of Akron	HBA	3
E. The greatest percentage of funding in City programs to rehabilitate affordable housing does not address the oldest and most deteriorated neighborhoods of the City.	Support the development of CDC's to improve housing in the oldest areas of the City. Develop more housing activity in the oldest areas of the City.	City of Akron	Lenders	1
F. Rental assistance programs and credit repair programs are not able to meet the need for this service that helps secure affordable housing.	Organizations provide education awareness to prospective or current tenants/homeowners concerning but not limited to credit repair and assistance programs.	AMHA, Family Services, Banks (credit repair)	United Way, University of Akron, Kent State University	1

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
1. Government Policies				
G. There does not seem to be a mechanism to identify housing need in Akron.	Principal agencies will monitor housing need in the City of Akron to identify potential housing shortages.	AMHA, City of Akron	HBA, University of Akron Homeless providers, CDC's,	1
H. Accessibility requirements in multi-family developments are not being enforced (wheelchair users do not have access to front of building).	Accessibility and building requirements will be available upon request at the Building Departments.	City of Akron, Summit County,	FHCS, Tri-County Independent Living, Ohio Dept. of Development	1
I. The concentration of low-income public housing for families in the cities of Akron, Barberton and Cuyahoga Falls limits the housing choices for low-income families.	The City of Akron will continue to seek 1:1 development of low-income housing in the City vs. outside the City.	City of Akron, Akron Metropolitan Housing Authority (AMHA)	Summit County, NEFCO	3
J. Necessary household retail services are limited in areas of the city where affordable housing exists.	Encourage the private sector to establish groceries, pharmacies, banks, etc.	City of Akron	FHCS, CDC, Churches, Block Clubs, Banks, Local Boards of Trade	3
K. There is an education gap among the public on various aspects of conditional use policies.	The Zoning Division will provide a written statement of policy with regards to conditional use process and have it available upon request.	City of Akron Zoning		1
L. Certain sections of the City have significant amounts of housing and infrastructure that needs replacement.	The City will maintain a coordinated effort to upgrade public improvements and housing investment in the oldest sections of the City.	City of Akron		3

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
2. Education and Outreach				
A. Except for Fair Housing month, there is very little information to promote awareness of fair housing and fair lending issues and policies.	Utilize media resources to promote Fair Housing and increase awareness of fair lending issues and problems.	Fair Housing Contact Services (FHCS), Akron Board of Realtors (ABR), Summit County, AMHA, Akron Summit Public Library	Media, Infoline, Banks, Legal Aid Providers, Community Organizations	1
B. Effective service by agencies to the disabled in securing affordable housing is hampered by ineffective communication.	Utilize public forums to disseminate fair housing literature (lending, credit information, emergency assistance).	Tri-County Independent Living	Media	1
C. Presentations on complicated issues relating to lending or credit are difficult to understand by the intended consumer.	Presentation on these subjects will be crafted in simple language, clearly structured and graphically displayed (e.g. audio-visual display).	Banks, City of Akron, Summit County	Akron Metropolitan Housing Authority, CDC's	1
D. Fair Housing Contact Service lacks the financial resources to advertise its services aggressively and communicate fair housing law to the public.	FHCS will utilize television and radio Public Access, Op-Ed pages in newspapers and special reports in local magazines to periodically promote Fair Housing/Fair Lending policies; FHCS should pursue additional funding.	FHCS	Local Media Outlets, lending organizations	2

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
3. Lending and Credit				
A. Influencing lending activity by area lenders is limited because public information on lending activity is not widely known.	Continue review of local lending practices using Home Mortgage Disclosure Act (HMDA) Data. Public forums discussing reports will be held annually.	State of Ohio Office of the Comptroller of Currency, Local Banks	Fair Housing Contact Services, City of Akron, Fair Housing Task Force	1

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
3. Lending and Credit				
B. The lack of bank branches in minority or low-income neighborhoods reduces the opportunity for low income or minority persons to know of and take advantage of lending options.	Outreach by banks will be continued in poor and minority communities especially to distinguish themselves from predatory lending facilities. Community Reinvestment Officers are encouraged to become more creative in promoting Bank programs.	Local Banks	Mustard Seed Development Center A Monitoring Group FHTF	1
C. Banks and other financial institutions do not know the market in poor and minority census tracts.	Banks will partner with established neighborhood organizations to promote lending information.	Local Banks, Community Development Corporations	Community Development Organization AMHA Community Centers Churches	2
D. Residents of poor and minority census tracts do not trust banks and other financial institutions.	Community Development Corporations will work to become loan originators in partnership with lending institutions.	CDC's, Local Banks	LISC, Foundations	3
E. Regardless of their Community Reinvestment Act (CRA) ratings, banks are allowed to operate business as usual without repercussions.	Penalty provisions of CRA should be strengthened and enforced. Local organizations will publicize poor records locally and communicate objections to regulatory agencies.	Office of Comptroller of the Currency	FHCS	2

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
3. Lending and Credit				
F. Subprime lenders operate in neighborhoods without monitoring from any agency. The marketing used, especially in poor and minority communities, have made these communities particularly vulnerable to high interest rates, and poor value of service, i.e. (deceptive practices), i.e. high fees, high loan to value ratio, over appraisals, large number of foreclosures.	Suspected Predatory Lenders/practices will be monitored and reported to the Better Business Bureau.	Predatory Lending Task Force	City Akron Bar Association FHCS Prosecution FHCS	3

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
4. Insurance				
A. The lack of data on property or mortgage insurance redlining restricts the public's ability to influence this activity.	Partner with University to conduct research to examine the occurrence of redlining by various insurance companies.	University of Akron, Kent State University, City of Akron, Summit County	FHCS, FHTF, HUD	2
B. There are few forums held to discuss insurance policies and practices. Citizens in poor and minority census tracts may not be receiving information regarding fair policies.	Using seminars and other promotional venues, educate current and potential policyholders on insurance issues and how to deal with insurance companies. This will provide tools to equip policy holders with coverage and reduce cancellation of policies.	Local Insurance Agencies/Brokers	Housing Network, CDC's, Block Clubs, Universities	2

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
5. Enforcement				
A. Adequate funding is necessary in order to continue monitoring tools to identify discrimination in fair housing choice, (i.e., site testing).	Continue to provide site testing to identify discriminatory acts/policies to fair housing choice. The results of the tests will be utilized for community education and awareness.	Fair Housing Contact Service	City of Akron, University of Akron, SC	1
B. Approved accessibility standards not always enforced during review process.	Inspectors will review required accessibility standards at appropriate stages of building process.	City of Akron, Summit County	FHTF, FHCS, NEFCO, Tri-County	2
C. Housing developments in the City of Akron receiving federal funds do not always exhibit diversity of occupancy	<p>Entities receiving federal funds for housing projects will have affirmative marketing plans developed and implemented in collaboration with local fair housing organizations.</p> <p>Development Corporations will achieve diversity within housing.</p> <p>Support Public Housing Deconcentration plan developed by AMHA.</p>	City of Akron, Summit County, non-profit development corporations, (CDC)	Housing Network, NEFCO, HUD, AMHA, Home Builders	2
D. A broad-based group does not systematically review Fair Housing policies and practices in the community.	Maintain the Fair Housing Task Force as a body to assess fair housing impediments in the City of Akron and provide ongoing analysis.	FHTF	FHCS	1
E. Some owners of rental property are not aware of fair housing regulations and requirements.	Distribute fair housing and landlord/tenant information at the time of Rental Registration with the Akron Health Department.	City of Akron	FHCS, Akron Board of Realtors	1
F. Housing developments are often not diverse in the City of Akron.	Entities developing housing will be encouraged to have Affirmative Market Plans.	FHCS	CDC's	3

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Timetable
6. Special Needs				
A. Architects, inspectors, and construction managers do not always know accessibility guidelines for multi-family development resulting in costly renovations.	Periodic dissemination of guidelines or presentations to architect or construction trade groups.	FHCS, Tri-County, City of Akron		3
B. There is a significant lack of rent assisted, accessible housing for families who have a family member using a wheelchair.	<p>Provide financial assistance for accessibility renovations.</p> <p>Encourage the development of handicapped accessible or adaptable housing on all projects receiving federal funds.</p> <p>Promote the development of handicapped accessible or adaptable housing in new private developments.</p>	Tri-County, FHCS, AMHA, City, County	FHTF, United Disability Services	2
C. Persons with disabilities may have difficulty receiving needed services in a timely manner.	A clearinghouse of providers will be established to ensure persons with disabilities have access to services.	Tri-County, MRDD Board	City, County, FHTF, UDS, CSS, AMHA, ADM Board	3
D. There is a pattern of inefficient delivery of services which jeopardizes housing persons with disabilities.	Monitoring by FHTF and engage in dialogue with those providers.	FHTF		3

C. Evaluation of Affordable Housing

HUD requires each jurisdiction to provide assistance to extremely low, low, and moderate income renter and owner households. The following table compares actual 2001 accomplishments for each income group to the goals of the FY 2001 Annual Plan and reports program completion data entered in IDIS in 2001.

IDIS reports for 2001 identify as closed any rehabilitation cases which expend all project funds prior to the end of the program year. In 2001, the City closed 286 homeowner cases of affordable housing assistance through its rehabilitation programs. In 2001, the city closed 52 cases of rehabilitation assistance to owners of rental units.

HOUSING REHABILITATION COMPLETIONS FY2001

NEIGHBORHOOD HOUSING REHABILITATION (HOMEOWNERS)								
Proposed Goals	Goals for Households by MFI Income Group				Households Assisted by MFI Income Group			
					HOME*			CDBG
	0 to 30%	31 to 50%	51 to 80%	Over 80%	0 to 30%	31 to 50%	51 to 80%	All
Neighborhood Development Area Program	9	31	74	74	70	56	6	111
Housing Petition Program*	6	7	7	0	24	11	--	8
Emergency Minor Home Repair Program	75	15	6	0	--	--	--	94
Housing Network Minor Home Repair for Households < 50% AMI	0	18	0	0	--	--	--	21
Greater Westside Council Paint Programs**	0	0	20	0	--	--	--	23
Christmas in April	27	12	1	0	--	--	--	40
NEIGHBORHOOD HOUSING REHABILITATION (RENTERS)								
Proposed Goals	Goals for Households by MFI Income Group				Households Assisted by MFI Income Group			
					HOME			CDBG
	0 to 30%	31 to 50%	51 to 80%	Over 80%	0 to 30%	31 to 50%	51 to 80%	All
Neighborhood Development Area Program & Housing Petition Program	10	10	10	0	0	0	0	52
Non-profit LIHTC, HOME	0	35	0	0	--	6	--	--
Non-profit CHDO/CDC	0	24	--	--	6	16	12	--

*additional HOME cases assisted in the Housing Petition program were rentals and not subject to income calculations and reporting.

D. Continuum of Care Narrative

The Akron/Summit County Continuum of Care represents a broad collaborative effort of homeless service providers and supportive services. Homeless service providers have developed a continuum of services to homeless, mentally ill, and disabled individuals and families. The homeless are provided with shelter and supportive services to facilitate transition to permanent housing. Homeless shelter providers meet on a regular basis to evaluate needs and identify any existing gaps.

Substantial steps were taken to identify and address the needs of homeless persons and persons who are not homeless but have special housing needs. Three committees implement our community's Continuum of Care Strategy.

- 1) The **Core Committee** developed a community wide plan, oversaw refinement of a vision/strategy focusing on the homeless, reviewed components of the system currently in place, and developed a data gathering/tracking system.
- 2) The **Gaps Analysis Committee** reviewed the Gaps in service in the community and monitored all agencies receiving Supportive Housing Program funds.
- 3) The **Supportive Services Committee** consists of shelter and supportive service providers. The Committee discusses coordination of services, shares agency information, and deals with service delivery problems.

In 2001, 7 proposals were submitted by providers. Projects that either address transitional housing needs or facilitate transition to permanent housing received priority. Seven projects were funded in 2001 for \$2.8 million.

Additional information on actions taken to address the needs of homeless and special needs persons can be found in Section 5.(a) ESG Activities and in Section 1(a) table, Priority F.

E. Other Actions indicated in Strategic and Action Plans

1. **Addressing obstacles to meeting underserved needs.**

The City of Akron continues to educate the public on the need for affordable housing, and promotes a variety of affordable housing programs. The City continues to meet with lenders who serve the Akron

area and hold public meetings to inform citizens of housing programs.

The City takes action to eliminate identified gaps and to strengthen, coordinate, and integrate the institutions and delivery system. These include one-stop permitting, coordinating social services within housing treatment areas, and participating on committees/boards involved in housing and social service delivery.

2. Fostering and Maintaining Affordable Housing

Through Zoning and Land Use and Development Guide Plan updates, the City renews its commitment to providing adequate land for a variety of housing types. Akron will pursue other funding sources for affordable housing as they become available and continue working with non-profit housing developers.

3. Eliminating Barriers to Affordable Housing

In the early 1990s Akron eliminated excessive site development standards through its Zoning Task Force and obsolete and prescriptive building code requirements through the Building Task Force.

4. Overcome Gaps in Institutional Structures

The City facilitated the development of programs with lenders and non-profit housing developers. The City attends meetings throughout the year with the Housing Network and CHDOs.

5. Public Housing Improvements and Resident Initiatives

The City of Akron meets throughout the year with the Akron Metropolitan Housing Authority (AMHA) to discuss issues of mutual concern. Ongoing communication will ensure coordination of programs and monitor progress.

In an attempt to bolster non-profit community development organizations/corporations, a competitive grant for operating support was initiated. Four organizations—University Park Development Corporation, Westside Neighborhood Development Organization, East Akron Neighborhood Development Corporation and Housing Network were awarded \$25,000 each in operating support funds to assist with the operations of their organizations.

AMHA improvement program steps include increasing the overall occupancy rate and vacant unit turnaround, converting units to marketable size, modernizing other units, instituting new management techniques, and addressing drug and related problems. The 2001 program included rehabilitation to the Joy Park Homes, with over 200 units, and capital improvements to the, Buchtel/Cotter Apartments, Nimmer Apartments, Saferstein Towers II, and various scattered sites for \$9,036,607.

AMHA encouraged resident participation in management, supportive services, and home ownership programs.

6. Evaluation and Reduction of Lead based Paint Hazards

The Akron Health Department is the lead agency for the Akron Lead-Based Paint Hazard Control Program. Its Childhood Lead Poisoning Prevention Program (CLPPP) has provided extensive screening and intervention to children six years old and younger identified with elevated blood lead levels. The current number of children screened for blood lead levels in 2001 within the City of Akron jurisdiction was 6,460 including 3,567 screened through the Akron Health Department Clinics. Children are also screened at Children's Hospital Medical Center and other area health care providers and those exhibiting elevated results are referred to Akron's CLPPP for case management and environmental interventions. The end-of-year caseload was 122 children. There were 132 inspections/risk assessments done by referrals from the CLPPP and other agencies.

The Akron Lead-Based Paint Hazard Control Program's goals are: 1) to reduce the lead hazards in at least 100 homes of low to moderate income families with children under the age of six with lead levels >15ug/dl and conduct interim controls in at least 200 high risk homes, 2) conduct recruitment and training of minority and low income contractors and workers, 3) provide training for area residents to prevent lead poisoning; and 4) to develop a public relations campaign to promote community awareness on lead poisoning prevention.

In 2001, 133 applications for assistance were sent to high-risk families and 76 were received; of these, 45 have been approved for grant/deferred loan assistance. There were 34 unit completed and cleared for occupancy in 2001. One of the units was cleared and is currently used as relocation for families when lead hazard control work is done in their homes. The program has 7 licensed lead abatement

contractors and 23 licensed lead abatement workers.

The Tenant Relocation Plan is consistent with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, the Uniform Relocation Act Amendment of 1987 and the Department of Housing and Urban Development rules and regulations, which require that persons involuntarily displaced as a result of federally funded projects and programs will not suffer disproportionate injuries as a result of this program.

Three relocation homes were rehabilitated and cleared for occupancy in 2001. In 2001, 18 families in need of relocation during lead hazard reduction were housed in the lead safe homes. There were also 2 families who used hotel relocations and 33 arranged their own relocation with subsidies provided for food and mileage.

The Akron Childhood Lead Poisoning Prevention Program coordinates outreach and educational initiatives including the collaboration with the Akron Lead Hazard Control Program, East Akron Neighborhood Development Corporation, Akron Metropolitan Housing Authority, and the Greater Westside Council of Block Clubs. The outreach takes place at schools, day care centers, community centers, community health fairs and churches. The Akron Metropolitan Housing Authority has loaned the program a Community Mobile Healthcare Clinic to promote screening and education in targeted areas of the City of Akron.

7. Ensuring Compliance with Program Requirements

The City monitors implementation of its Consolidated Plan in conformance with all applicable regulations. Akron is in regular contact with HUD officials in the Columbus, Ohio office.

The Housing Services and Comprehensive Planning Divisions of the Department of Planning and Urban Development and the Health Department meet quarterly to discuss the progress of the Neighborhood Development Program. Appropriate timing of opening and closing activities in various areas, staff utilization, promotional activities, operational procedures and distribution of effort throughout the program are discussed.

8. Reduce the Number of Persons Living Below Poverty Level

In December of 1994, the City was selected as an Enterprise

Community. As an Enterprise Community, the City receives federal funds and special federal consideration for growth and revitalization initiatives. The Enterprise Community Strategy and process is important to the development of the Consolidated Plan as many common needs and solutions exist.

Akron has funded human service programs to assist those emerging from poverty. These include consumer credit counseling, family development services and information and referral. The City also works with AMHA, CHDOs, and CDCs to support their efforts to train and uplift people in poverty. Akron also partners with area agencies on Economic Development programs for low income, inner city neighborhoods.

F. Leveraging Resources

The City encourages the leveraging of private funds for neighborhood development and community projects.

Residential property owners with incomes exceeding 80% of Area Median Income are required to match the grant funds from the City. Homeowners who are below 80% of the median income are eligible for deferred loans for housing rehabilitation. At sale or vacation of the property, the owner repays the funds, the lien is released and funds are recycled.

The City of Akron works directly with several local banks in Akron's Housing Rehabilitation Program. Agreements with National City Bank, Key Bank, and First Merit Bank provide loan capital for home improvement. The City subsidizes the home improvement interest rate down to a rate of 6%. Charter One Bank provides first mortgage refinancing to eligible applicants.

The HOME program required a 12.5% matching requirement for 2001 funds. The City utilized used local funds from the street improvements program to provide match of HOME funds.

G. Citizen Comments

In meeting throughout the year, citizens expressed their desire for Neighborhood Development projects in more areas and the need for more Federal money for these projects. Copies of correspondence, newspaper ads, tape recordings of meetings, etc. are on file with the Department of Planning and Urban Development.

The annual public hearing on CD Needs generates many proposals, and comments. The City of Akron held its hearing on August 22, 2000 for the FY01 CD Program. Approximately 52 persons attended the meeting representing neighborhoods, community organizations and social service agencies. The audience was divided into four discussion groups on Housing and Homeless, Economic Development, Public Services, Public Safety and General City issues. This format elicited comments and active participation. A proposal on behalf of eight community development corporations for operation of funds was submitted for the Housing Network. Proposals for four specific neighborhood improvement projects were received. Nine organizations expressed concern about CDBG expenditure or requested continued support. Notes from this meeting were summarized in Akron's 2001 Consolidated Plan.

The requirements for preparation, submission, and public review of the annual Consolidated Annual Performance and Evaluation Report were presented. A CDBG Program Progress Summary for the period January 1, 1999 through December 31, 1999 was also given.

The City Planning Commission public hearing on the FY2001 CD/HOME Program was held on October 20, 2000. Representatives of community organizations and social service agencies attended.

H. Self-Evaluation

The City's Mission Statement on housing summarizes its overall housing strategy: Maintain and conserve Akron's affordable housing stock and neighborhoods, expand home ownership opportunities, and address housing needs of lower income persons including the homeless and special needs populations.

The overall goals of the community planning and development programs are to develop viable communities by providing decent housing and a suitable living environment and to extend economic development opportunities to low and moderate income persons.

These goals are operationalized in the City Consolidated Plan.

Neighborhood Development Areas

Over the past 25 years, the City has targeted NDAs consisting of 400 to 700 households. These are areas with fundamentally sound housing stock and a substantial number of homeowners with low to moderate incomes. These

neighborhoods receive concentrated attention. Residential property owners are offered a range of opportunities to maintain or improve housing quality.

- Incentives to bring homes up to health and safety code standards through home improvement grants or loans
- Remove buildings that are beyond repair so the cleared parcels can be reutilized for new home construction by nonprofit agencies that build new homes for low to moderate income homebuyers
- Investment in public improvements, which may include pavement, sidewalks, curbs, street trees, lighting
- The City contracts with social service agencies to provide support services to NDA residents.

In 2001, concentrated neighborhood development activity took place in four Akron neighborhoods. The Glover NDA was in the final stages of the program. The Glover, Crouse, Bisson, and Kenmore II NDAs were underway.

For the Glover NDA, in the final stage of the Redevelopment Program, 100% of homes have been inspected - a total of 541 residences. As of 2001, 402 have been brought into compliance with Akron's housing code. This compliance rate of 74% demonstrates a substantial improvement in the quality of housing for low to moderate-income residents. Investments in public improvements and the increased access to human and community services for NDA residents also improve their overall quality of life.

Residents of Akron's newer development areas can look forward to similar improvements. One hundred percent of the planned housing inspections have taken place in the Aqueduct, Mason Park, Glover and Victoria development areas and over 72% of inspections in the larger Crouse area were completed by the end of 2001. In the newest Bisson and Kenmore II areas, inspections are at 53% and 51% respectively. Most development areas take five or more years to complete.

Neighborhood Petition Areas

The innermost ring of the City surrounding the Central Business District (CBD) predominantly consists of renter occupied housing and very low to extremely low income households. There are small areas within this zone that can benefit from concentrated improvement efforts.

Akron makes housing rehabilitation and public improvement assistance available to small (20-80 homes), stable neighborhoods within this zone whose residents petition for assistance. But the combination of low income

and absentee landlords make progress slower.

For example, in the Bishop/Rhodes, Fern/Bellevue, Victory/Paris, Cuyahoga Street, LaCroix/Celina/West Thornton, Lake Street, Norka Street, Roberts Street, Weeks Street, Campbell Street, 5th Avenue and Fuller Petition Areas, a total of 104 homes were inspected in 2001, out of a total of 557 homes in these areas. Out of these, 557 homes, 46% or 259 were brought into compliance by the end of 2001.

The Fifth/Fuller/Robert Weeks Petition Area and the Campell Petition Area are contracted out to CHDOS (East Akron Neighborhood Development Corporation and WENDCO (Westside Neighborhood Development Corporation), respectively.

Homeless

Akron=s strategy for homeless and special needs populations addresses not only the immediate needs for crisis intervention, food and shelter, but also reduces dependence on shelters through transitional and education programs.

During 2001, the City funded 9 emergency and transitional housing programs through the Emergency Shelter Grant Program. The Consolidated Plan strategy indicates the City's three funding priorities:

1. rehabilitation of emergency and transitional facilities
2. operating costs of shelter activities
3. essential services, especially those that assist shelter residents to secure permanent housing.

The City visits all of the agencies on an annual basis to ensure that our objectives to provide safe, dry, and clean housing to the homeless is achieved. Agencies are required to provide a specified number of bed days on an annual basis. Monthly reports are required to monitor the number of homeless served as well as bed days provided. All activities and goals for 2001 have been successfully completed.

Evaluation of Development Programs

Akron=s concentrated approach to community development has effectively addressed the objectives of providing decent housing and a suitable living environment for low to moderate income people. The year 2000 census is expected to reveal that population and housing values have remained stable or improved within the NDAs.

Some program adjustments are anticipated in upcoming Consolidated Plans:

The first may be to set a smaller optimum size for NDAs. Experience has shown that redevelopment is more effective in compact areas of less than 300 households. The health inspections are more manageable, repair work is accomplished in a more timely fashion, the participation rate is generally greater and the impact is more noticeable. Concentrating resources in neighborhoods for a shorter period of time also improves our ability to budget and schedule activities.

Participation is usually not as high in Housing Petition Areas as in NDAs. This is most likely due to the greater number of rental properties in Housing Petition Areas, lower household incomes and poorer housing condition. To encourage landlord participation, Akron has implemented a rental registry program to identify owners of all rental properties in the City.

Deferred loans of up to \$5,000 are available to low and moderate income households. This is in addition to the \$5,000 grant and 6% loan funds also available to low/moderate households.

While Akron's program is effective in preserving low to moderate income neighborhoods, it does not address the issue of economic geographic stratification in the City. Generally, higher income homebuyers live in the outer ring of Akron or in the suburbs. The stability and economic viability of outer ring neighborhoods can be enhanced through modest investments by these homeowners.

SECTION 2. CDBG FUNDS NARRATIVE

A. Relationship to Consolidated Plan

In the Year 2001 Consolidated Plan submitted in November 2000, the City of Akron allocated Community Development funds to Housing and Neighborhood Revitalization and Public Services. The Consolidated Plan's objectives follow.

Housing and Neighborhood Revitalization

1. "Prevention or elimination of slums or blight."

The City prevents slums or blight from occurring through a concentrated multi-faceted program of revitalization in neighborhoods

that are experiencing decline but have not reached a stage of serious deterioration. This is achieved through mandatory code enforcement, housing rehabilitation assistance, and public improvements. Slums and blight are eliminated by the selective removal of deteriorated structures or ones with a negative environmental impact.

2. **"Preservation and upgrading of the housing stock."**

The City has an aging housing stock. Through activities of code enforcement and housing rehabilitation, outdated or deteriorated mechanical or structural conditions will be improved to current standards. This will extend the useful life of the housing stock.

3. **"Upgrading of public improvements within the housing treatment areas, including street, walk, and sewer construction and reconstruction."**

Within Akron's neighborhoods the public infrastructure has aged with the housing stock or was never fully developed. These public improvements add to the function and appearance of the neighborhood and complement housing rehabilitation.

4. **"Strengthen the tax base and the employment base."**

The City encourages the development and expansion of small businesses to increase the tax and employment bases. The City cooperates with local lenders to provide loan guarantees on private loan funds.

Public Service

"Provision of social services to support the physical improvement of the neighborhoods."

The City of Akron recognizes that improvements to the physical environment and living conditions significantly enhance residents' quality of life. To address other conditions that adversely affect segments of our community, the City of Akron funds programs directed toward youth, women, senior citizens, handicapped, the poor, and the environment.

Each CDBG-assisted activity undertaken by the City of Akron, with the exception of Planning and Program Administration, meets one of two national objectives - benefit to low and moderate income persons or aid in the

prevention or elimination of slums or blight.

The description of population served is outlined in Section 1 C. The tables in that section and Section 1 A. detail the distribution of CDBG funds among categories of housing need.

B. Changes in Objectives

There have been no changes in program objectives in 2001.

We discussed possible program changes in Section 1H, Self Evaluation.

C. Pursuit of Resources

The City of Akron pursued other resources and to implement its Consolidated Plan. For example, Akron encouraged and supported the use of State Low Income Housing Tax Credit funds to build new homes in the City. Akron also makes use of State Issue 2 Transportation funds in conjunction with CDBG funds for public improvements programs.

D. Explanation of any funds not used for National Objectives

Not applicable.

E. Occupied Real Property

Rehabilitation of occupied homes is a key element of Akron's housing program. The City minimized displacement in CDBG-funded Housing Areas by emphasizing rehabilitation over clearance and replacement.

The majority of dwellings rehabilitated are single-family units. In order to make mandatory rehabilitation affordable, the City utilizes grants, low interest loans, deferred loans and investment loans (full costs, deferred loans to very low income elderly homeowners). These funds are paid back when title transfers.

The City's Development Services Division provides Relocation Services. Prior to entering negotiations to acquire property, the Relocation Section interviews site occupants as to their needs and provides information - i.e., a General Information Notice and Fact Sheet - regarding Relocation Assistance/ Services.

In the CDBG-funded Rental Housing Rehabilitation Program, the Relocation Section monitors each project to insure that the General Information Notice is served to tenant-occupants in a timely manner by property owners.

- The property owner is required to show proof that tenants in the project will not be economically or physically displaced;
- after approval for financial assistance, an Information Packet is sent to the property owner. This packet includes a detailed explanation of the owner's responsibilities;
- an "Owner's Report" must be submitted documenting current/prior tenant occupancy, pre-rehab/post-rehab rent and a description of the dwelling to include bedroom location and measurements, as well as utility costs.

No project will be approved for financial assistance until it is reviewed for compliance with these requirements. Monitoring continues through project completion.

Code Enforcement caused minimal displacement. The City has established an optional relocation program to pay moving expenses using a fixed-rate schedule. In addition, AMHA gives preference to lower income tenants for occupancy under Section 8 and properties owned by the Authority. Referral to counseling services is provided.

F. Economic Development

The City of Akron cooperated with the Enterprise Community Fund (ECF) on economic development activities in central city, low income and minority areas. Activities included the Minority Business Technical Assistance Program and the Enterprise Community Fund Revolving Loan Program for new minority businesses.

The ECF did not participate in any economic development activities where jobs were made available to low or moderate income persons, but were not taken by them. Four loans totaling \$57,722 were made by ECF in 2001. Beneficiaries of 2001 ECF small business loans were low/moderate income individuals. (ECF beneficiaries are not required to submit information regarding individual employees.)

SECTION 3. HOME FUND NARRATIVE

A. Distribution of Funds

Akron prepared a five-year Consolidated Strategy and Plan which covered the period of January 1, 2001 through December 31, 2005. An annual plan for FY2001 covers the period from January 1, 2001 through December 31, 2001. Akron's HOME Program covers priorities A, C and D. The City of Akron utilizes HOME funds to rehabilitate residential properties of income-eligible homeowners within NDA and Housing Petition areas.

Housing Rehabilitation

HOME funds were allocated to rehabilitate homes whose owners' incomes were below 80% of the median income as defined by HUD. HOME funds were committed in the Madison-Peckham, Cole, Fess, Glover, Mason Park, Manchester, Aqueduct, Crouse, Victoria, Bisson and Kenmore II NDAs. (To calculate the total benefit to low-income households within an area, all program years should be considered.)

The **NDA Program** is available to owners of owner-occupied and renter-occupied residential property. Compliance with the Akron Environmental Health Housing Code is mandatory. Grants, matching grants and low-interest loans are made available. Necessary infrastructure improvements are also made.

The **Neighborhood Housing Petition Program** began in June 1992. This program enables Akron residents within the eligible area to petition the City for a housing improvement program in their neighborhood. This program combines housing inspections and code enforcement with financial assistance for repairs. Funds were budgeted for this program from both HOME and CDBG. During the 2001 program year, HOME funding was used in the Euclid, Beardsley, West Long, Leroy/Thornton, Bishop/Rhodes, Fern/Bellevue, Victory/Paris, Cuyahoga, LaCroix/Celina, West Thornton, Robert/Weeks, Campbell, 5th Avenue, Fuller, Lake and Norka Petition Areas.

The program is in the third round of petitions, which began in the summer of 2000. A Neighborhood Housing Petition Program Committee was formed to review the program petition procedures.

- Of the 33 Housing Petition households assisted by HOME none were at

income levels below 80% of the median income but greater than 50%; a total of 11 were at income levels below 50%, and 24 were at income levels below 30% of the median. Ten additional HOME petition program properties were rentals and not subject to income calculation.

- Of the 18 Housing Petition program cases assisted by CDBG funds, 9 were rentals not subject to income calculations; 7 were occupied by homeowners at income levels below 80% of median income but greater than 50%, and 1 was above 80%.

First-Time Homebuyers

However, CHDOs developed programs, which utilize the HOME set-aside, for First-Time Homebuyers Programs. (See detail in Section C).

B. Private Sector Participation

The City of Akron has four long term agreements with major banks to provide affordable rehabilitation financing. HOME funds are used to "buy down" interest rates for lower income households. The City assists lower-income first-time homebuyers by providing HOME funds to two CHDOs which have established separate but similar relationships with private lenders.

The City partners with non-profit and for-profit entities to maximize the provision of affordable housing to lower income households. The City, in cooperation with the State of Ohio, participates in two low-income housing tax credit projects with the East Akron Neighborhood Development Corporation and the Housing Network. These use HOME funds as well as local private financing and privately syndicated equity financing.

(See HOME Match Report at the end of this document.)

C. Minority Outreach

The City of Akron has established procedures to identify, contact and solicit participation by minority and women-owned businesses in the housing rehabilitation program. This activity has been closely monitored to improve rates of participation. Rates of participation have increased through use of new contractor selection methods as well as contractor recruitment efforts. (See HOME Program Annual Performance Report.)

D. Community Housing Development Organizations

During FY2001, the City solicited proposals from non-profit organizations serving the City of Akron to increase the supply of housing affordable to low-income households. Akron has ongoing contracts to provide low-income housing with five different programs.

HOME funds from the City and the State of Ohio in a contract with East Akron Neighborhood Development Corporation (EANDC) were used to sponsor a low-income tax credit housing construction and rehabilitation program. The new single-family detached homes are being constructed on scattered sites on previously vacant lots. The rehabilitated homes were all previously vacant and abandoned structures. Permanent financing for the project is provided by First Merit Bank with equity invested from the syndication of tax credits by Ohio Capital Corporation.

East Akron Neighborhood Development Corporation has developed Arlington Homes, North Akron Homes, and Summit Lake Homes. The Housing Network conducted emergency home repairs for households with < 50% Area Median Income. B.I.C.E.E. is under contract for home repair.

SECTION 4. HOPWA NARRATIVE

The City of Akron received no HOPWA funds in 2001.

SECTION 5. ESG NARRATIVE

A. Description of Emergency Shelter Grant Program Activities

In 2001, the City of Akron received an Emergency Shelter Grant entitlement of \$297,000.

The City's first funding priority will be the rehabilitation of emergency and transitional facilities. The City is committed to assuring that the community's facilities for the homeless provide decent, safe and sanitary residence. As community facilities, it is important that the physical condition of these facilities remain high to provide good living conditions for the residents, to portray a good image of shelter operations, maintain acceptance of the facility's presence, and be a positive physical aspect of the neighborhood.

The City's second funding priority will be for operating costs of shelter activities. The City will emphasize the purchase of furniture and equipment.

Again, the City is concerned with maintaining a quality living environment for residents and to respond to the inevitable wear and tear on facilities.

This second priority emphasizes equipment and furniture,

The third priority is essential services, especially those that assist shelter residents to secure permanent housing. In 1995, the City established a security deposit program to assist families leaving the shelters to secure permanent housing. Other eligible activities link residents with needed services or programs. This program was put on hold while the City evaluated the impact of Lead Based Paint requirements.

Activities are detailed in Priority F Table in Section 1(A) of this report.

Process of Awarding ESG Funds

The City sponsored a meeting of all shelter and homeless service providers on September 12, 2000. At this meeting, the City reviewed ESG program requirements and described the City's funding goals as stated in the application. The City solicited proposals from all interested parties, allowing approximately 60 days to return proposals.

The City established guidelines for ESG proposal review:

1. The City will provide assistance to a wide variety of shelters, recognizing the variety of service needs.
2. A division of support among emergency and transitional facilities.
3. An emphasis on rehabilitation of structures and the purchase of furniture and equipment.
4. An emphasis on the support of existing shelters which continue to meet documented need over the funding of new shelters.
5. New activities funded will support assistance in securing transitional and permanent housing.
6. The City will consider ESG Program financial support of new residential developments only if the most recent development by that organization is outside of the City and is of similar or greater size to that proposed for the City. This policy applies to all organizations developing residential options for the homeless or special needs populations.

B. ESG Match The following table provides description of matching fund sources and amounts for City funded programs.

Program	Resources and Program Funds Used	Amount Invested Committed (Obligations)	Amount Invested Expended	Leveraging of Non-Federal Resources
Salvation Army Booth Manor	ESG FY 01	\$14,000	\$14,000	ODOD \$16,500 United Way - \$53,700
Shelter Care - Safe Landing	ESG FY 01	\$10,000	\$10,000	HHS/Runaway and Homeless Youth Grant - \$150,000 Summit County Juvenile Court - \$53,655 Child Guidance Center - \$257,500 Summit County Children Services Board - \$255,500
ACCESS	ESG FY 01	\$ 90,000	\$90,000	Ohio Housing Trust Fund - \$21,000 State ODOD/ESG - \$123,200 United Way - \$94,525 Church Grants \$32,000 Private \$151,500 County - \$50,000
Battered Women's Shelter	ESG FY 01	\$98,000	\$92,000 N/A	Local Foundations - \$13,990 Summit County Marriage license and divorce fees - \$137,010
Harvest Home and Haven of Rest	No federal funds. Data provided for inf. purpose	N/A	N/A	71% private 10% church 19% other
Community AIDS Network	ESG FY 01 FEMA	\$15,000 \$ 5,407	\$15,000 N/A N/A	HOPWA - \$18,000 Fund raising - \$28,370
H. M. Life Opportunities Transitional Housing Program	ESG FY 01	\$ 65,000	\$65,000	Ohio Housing Trust Fund - \$95,000 Federal SAFAH - \$42,500 Rental Income \$35,500 OH Supportive Housing for Homeless - \$88,000
Legacy III	ESG FY 01	\$35,000	\$35,000	State ODOD - \$12,000 United Way - \$24,900 Episcopal Community Serv. Fund \$4,000 Program Service Fee - \$1,150 Other - \$5,000
ACCESS Step II	ESG FY 01	\$0 See ACCESS	See ACCESS	
Community Health Center Home	ESG FY 01	\$10,000	\$10,000	Community Health Center - \$20,603 Summit County HWAP - \$2,613 Resident Rent - \$2,294

Notes on Financial and Affordable Housing Summaries:

Through the course of 2001, the City of Akron has progressed with proper system utilization.

In 2001, the City received a CDBG entitlement grant of \$8,762,000 and program income of \$156,208. Combined with \$2,029,233 in unexpended funds from the previous reporting period, a total of \$10,947,441 was available. Total expenditures amounted to \$8,388,406 and the unexpended balance after CDBG expenditures was \$2,559,035. Expenditures subject to the low/mod benefit amounted to \$7,824,888, from which \$6,700,658 (85.63%) was disbursed for low/mod activities, and \$585,746 (6.56%) was spent on planning and administration. In addition, \$563,518 (6.32%) was disbursed for public service activities.

SUMMARY OF HOUSING REHABILITATION EXPENDITURES AND DISTRIBUTION (IN DOLLARS)										
Housing Rehab Programs	2001 Federal Funds Available			2001 Federal Funds Committed			Total Amount Expended			Leveraged Private Funds
	CDBG	HOME	Public Improvements	CDBG	HOME	Public Improvements	CDBG	HOME	Public Improvements	
Neighborhood Development & Petition Areas	\$175,000	\$1,270,000	\$1,600,000	\$213,274	\$686,621	\$175,000	\$117,203	\$400,361	\$2,196,751	\$943,181
CHDO/CDC Housing/New Housing/Housing Repair, BICEE, EANDC, Housing Network, WENDCO, Nazareth	\$305,000	\$500,000	--	\$239,825	\$606,000	--	\$200,658	\$18,500	--	--
All Minor Home Repair and Paint Projects	\$305,000	--	--	\$239,825	--	--	\$200,658	--	--	--

SUMMARY OF SUPPORT FACILITIES/PUBLIC SERVICE EXPENDITURES AND DISTRIBUTION

Support Facilities/Public Service	Total Federal Funds Available		Total Federal Funds Committed		Total Amount Expended	
	CDBG	HOME	CDBG	HOME	CDBG Grant/Contract	HOME
General Administration	\$330,000	\$255,000	\$593,706	\$287,043	\$543,518	\$287,042*
Waiver Demolition Program	\$600,000	--	\$550,793	--	\$525,974	--
Neighborhood Partnership Program	\$ 60,000		\$ 43,200		\$ 9,919	--
Neighborhood Business Districts	\$275,000	--	\$ 71,791	--	\$ 37,454	--
Enterprise Community Fund	\$40,000		\$100,000		\$0	
Small Minority Business Asst.	\$100,000		\$ 15,000		\$0	
Public Services – Human Resources Programs	\$565,000	--	\$528,178	--	\$522,578	--

*includes 10% program income