

TITLE

AN ORDINANCE FOR THE PURPOSE OF AUTHORIZING THE FILING OF THE FORTY SEVEN YEAR APPLICATION FOR A COMMUNITY DEVELOPMENT BLOCK GRANT AND THE THIRTY FIRST YEAR APPLICATION FOR THE HOME PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AND NATIONAL AFFORDABLE HOUSING ACT OF 1990 AND SETTING FORTH THE PROJECTS AND PRIORITIES THEREUNDER FOR THE YEAR 2021, AUTHORIZING PLANS AND SPECIFICATIONS AND CONTRACTS TO ACCOMPLISH SAID PURPOSES UPON APPROVAL OF THE FUNDING THEREFORE AND ESTABLISHING THE BUDGET FOR THE FY2021 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT.

ORDINANCE NO. 12973/2020

WHEREAS, The Department of Housing and Urban Development has made available to municipalities, under the Housing Community Development Act of 1974, certain grants known as Community Development Block Grants and under the National Affordable Housing Act of 1990, certain grants known as HOME grants; and

WHEREAS, the City of Warren is contemplating its 47th year of participation in the CDBG program and its 31st year of participation in the HOME Program; and

WHEREAS, a Community Development Citizens' Committee was appointed by the Mayor, and members of Community Development Council Committee, and said Community Development Citizens' Committee was assisted by an advisory group from the City Administration; and

WHEREAS, proposals for Community Development projects were submitted by various persons, organizations, and the Mayor of the City, supported by application and verbal presentation to the Citizens Committee by the proponents of each project submitted; and

WHEREAS, the Committee used the needs of the community, the number of citizens served, total cost of each proposal, availability of matching or other funds, maintenance and operating costs and federal requirements concerning property acquired by, or owned by the City of Warren when determining the list of fundable projects to be submitted in an application; and

WHEREAS, public hearings were held to provide the citizens of Warren an opportunity to voice opinions on the needs of low and moderate income households and target areas; NOW THEREFORE

BE IT ORDAINED by the Council of the City of Warren, State of Ohio:

Section 1: That the Mayor of the City of Warren be, and he is hereby, authorized to direct the Community Development Department to submit a 2021 Action Plan for a Community Development Block Grant and HOME Investment Partnership Grant to the Department of Housing and Urban Development under the regulations concerning the implementation of Title 1 of the Housing and Community Development Act of 1974.

Section 2: That the projects as listed in Exhibit "A", Exhibit "B" and Exhibit "C", attached hereto and made a part hereof, to be applied for in the application known as the 2021 Action Plan so submitted, are listed as the City's priorities for 2021 funding to be expended according to the Project budgets established by the Citizen's Committee and adopted by this Council.

Section 3: That fund will be allocated for a project and will remain with that project as funded unless:

(a) The activity is declared ineligible for funding under the Community Development Program.

(b) The funds for that project cannot be expended during the funding period and have not been encumbered for payment of an obligation in regard to the project.

Section 4: That all unused Block Grant funds that become available as a result of the provisions contained in subsections (a) or (b) of Section 3 of this Ordinance shall be placed into Contingency and may only be disbursed into other line items as outlined in Exhibit "A". All unused HOME funds available as a result of those same provisions shall be placed into Special Projects as outlined in Exhibit "C".

Section 5: That the application to be submitted shall be in full accordance with the requirements for such application, and the Mayor is authorized to furnish such additional information as may be requested by the Department of Housing and Urban Development.

Section 6: That the Community Development Block Grant and HOME grant, together with the projects listed in Exhibit "A", Exhibit "B" and Exhibit "C", attached hereto, and made a part hereof as if fully rewritten herein, are hereby in and all respects approved by this Council and the Clerk of Council is hereby directed to file a certified copy of said Exhibit "A", Exhibit "B" and Exhibit "C" with this Ordinance.

Section 7: That the United States of America and the Secretary of Housing and Urban Development be, and they are hereby assured of full compliance by the City of Warren, Ohio with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders in addition to the requirements of HOME Program.

Section 8: That the Community Development Director of the City of Warren is hereby designated to approve all payments for Community Development Projects, as approved and funded in accordance with this ordinance and the approved application, and payments shall be made as necessary by the presentation of vouchers, with proper documentation to the City Auditor.

Section 9: That the Director of Public Service and Safety and/or the Community Development Director, upon approval of this Ordinance, be and hereby is authorized to direct various city departments to prepare plans and specifications for the enumerated projects, when required, in accord with the list of projects and priorities established.

Section 10: That the Director of Public Service and Safety or other appropriate official, be, and the same is hereby, directed to advertise for bids and enter into whatever contract or contracts are required to accomplish said purposes, according to law, for the enumerated projects after the funding thereof is approved.

Section 11: That the agreement shall be approved by the Law Director and the City Auditor be, and hereby is, authorized and directed to disburse said funds upon receipt of proper vouchers, signed by the proper persons, for the stated purpose and for no other purpose.

WHEREFORE, this Ordinance shall take effect at the earliest time allowed by law.

Passed in Council this 28TH day of OCTOBER, 2020.

SIGNED: [Signature]  
PRESIDENT OF COUNCIL

ATTEST: [Signature]  
CLERK

FILED WITH THE MAYOR: 10-28-2020

DATE APPROVED: 10-28-2020

[Signature]  
MAYOR, CITY OF WARREN, OHIO

Exhibit "A"

to draft no. 0071

2021 Community Development Block Grant Program

2021 CDBG Allocation

	Amount
01 Target Area Street Program	300,000.00
06 Program Administration	220,000.00
09 Contingency	1.00
12 Community Development & Economic Development Professional Services	119,999.00
15 Property Maintenance Code Division	45,000.00
24 Parks	50,000.00
30 Demolition & Clearance	200,000.00
31 Emergency Repairs	15,000.00
32 Revolving Loan	20,000.00
33 Infrastructure Projects	55,000.00
50 Public Service	75,000.00
TOTAL	1,100,000.00

Citizen Committee Recommendations

The City of Warren will continue its participation in the Section 108 Loan Program.

If the CDBG grant is less than the projected estimate all project allocations will be decreased by the appropriate percentage.

If the CDBG grant is more than the projected estimate, the increase allocation will be disbursed as follows:  
20% of the increase will be placed into Program Administration.  
Balance of increase will be placed into Contingency.

Should any project not go forward or not access all the allocated funds, those unused funds will be placed into Contingency.

Public Service project allocations contingent upon eligibility. Public Service Subrecipients to be determined at a later date.

If due to budget constraints the Community Development Department staff is reduced, all nonprofit public service allocations will be placed into Contingency.

**Exhibit "B"**to draft no. ~~0021~~**2021 Community Development Block Grant Funding Summary**

1. Funds for this project will be used for streets and sidewalks that are located within the CDBG target area.
6. Program Administration funds the operation of the Community Development Department in overseeing the projects set forth within the City of Warren.
9. These funds will assist with cost overruns in approved projects and activities and serve as an account for 2021 unused funds.
12. These funds will allow the City to enter into a professional services contracts for community and economic development activities.
15. Funds to assist property with the costs of property maintenance code investigators in the City Health Department, working within the CDBG target area.
24. Funds will be utilized in city parks.
30. Funds are used for the demolition and clean-up of blighted properties in the target areas City of Warren.
31. Funds to assist homeowners in emergency home repairs needed to correct a health and/or safety threat.
32. Revolving Loan Funds will assist Community Development in making loans to business for the purpose of creating and/or retaining jobs.
33. Funds to match grants and make infrastructure improvements in the city i.e. utilities, sidewalks, broadband, cultural infrastructure, etc.
50. Public Service (including Fair Housing). Recipients to be determined.

Exhibit "C"

to draft no. 0071

2021 Community Development Block Grant Program

2021 HOME Allocation

City/County:		
35 4021	Administrative Costs	67,500.00
City/County:		
35 4321	Homebuyer Assistance	50,000.00
City/County:		
35 4421	Housing Rehabilitation	125,000.00
City/County:		
35 0021	Special Project Set-aside	297,500.00
CHDO:		
35 4221	Administrative Costs	33,750.00
CHDO:		
35 6121	Reserve	101,250.00
		<u>675,000.00</u>

If the HOME grant is less than the projected estimate all projects will be decreased by the appropriate percentage.

If the HOME grant is more than the projected estimate, the increased allocation will be allocated as follows;

10% of increase to City/County Administrative Funds

5% of increase to CHDO Administrative Funds

15% of increase to CHDO Reserve Funds

Balance of increase to Special Project Set-aside

Should any project not go forward or not access all allocated funds, the unused funds will be placed into Special Project Set-aside.

If due to budget constraints the Community Development Department staff is reduced - City Homeowner Rehabilitation and Homebuyer Assistance allocations will be placed into Special Project Set-aside.