

City of Mentor

Community Development Block Grant

FY2019 -2021 Consolidated Plan

FY 2019 Action Plan



Submitted August 2019

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Mentor has been successfully administering the CDBG program since 1997. A continuing challenge of the grant has been its consistently inadequate level of funding to accomplish HUD goals. The City has attempted in this Consolidated Plan, as in previous plans, to address the most pressing needs for the most affected segment of the population as identified in the Needs Assessment. The most pressing need identified is Housing Cost burdens for home owners and the City responds to this by placing a greater portion of funding into the activity known as the Single-Family Housing Rehabilitation program, which it sees as reducing cost burdens related to home maintenance. This also has the effect of maintaining the housing stock, which for the City was primarily constructed in the last 50 years and is starting to age and become troublesome for its aging owners as well.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objective of this plan is two-fold. First, to reduce housing cost burdens and maintain the housing stock, with an emphasis on the high number of aging homeowners. Secondly, the City will continue to support the various public service agencies operating in Lake County that provide the necessary public services that fulfill the goals of HUD. The outcomes will be measured in the number of homeowners that are provided with housing rehabilitation and the number of individuals assisted through the various public services agencies operating programs which serves the needs of the public.

3. Evaluation of past performance

The City of Mentor's CDBG program has been successful in providing funding for local public service activities, such as Project Hope, Lake County's only homeless shelter and Forbes House, Lake County's only domestic violence shelter. Also, the City has played an integral role in supporting the Lake County Free Clinic in providing necessary dental and medical services to Mentor residents. The City has been especially successful in its implementation of the Single-Family Housing Rehabilitation program which has averaged 15-20 home rehabilitation projects per year. These needed public services will be continued in the future.

4. Summary of citizen participation process and consultation process

The City of Mentor has been dedicated to facilitating opportunities for citizen participation through the distribution of the Community Needs Survey, which included hosting public meetings for community members to review and discuss the survey. First, the survey and meetings were publicized through a press release in the local daily newspaper, followed by advertisements through the City's cable TV station and website, and, lastly, through a free monthly community newspaper.

The Action Plan was advertised in the daily newspaper on two separate occasions, publicizing two public hearings. The Action Plan was also approved by City Council affording the public a third opportunity to comment on the plan.

5. Summary of public comments

Three Public Meetings, two Public Hearings, a City Council meeting did not generate any public comments.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The Community Needs Survey was completed by 20 people. The purpose of the survey was to gather opinions from the community on Housing, Public Services, Economic Development, Community Facilities and Public Improvements, while attempting to increase public participation in the process. The results of the survey have been integrated throughout this document.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MENTOR	Planning and Development Department

Table 1 – Responsible Agencies

Narrative

The City of Mentor is the lead agency and administrator for the Community Development Block Grant program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Consultation with all essential public service organizations operating in the Block Grant arena occurred through telephone, e-mail, and the Community Needs Survey. The Lake County General Health District was also consulted regarding Lead Based Paint Hazards and their very informative Community Health Assessment report was also integrated into this plan. The Lake County Free Clinic provided information about their operation of medical and dental services. The Lake Metropolitan Housing Authority provided valuable data on the extent of Housing Choice Vouchers used in the city. The Social Service Needs Assessment prepared by Lifeline was also useful in preparing this plan. Extended Housing, a supportive housing organization, and Forbes House, a domestic violence shelter, reported on the details of their program activities. Lastly, the City received information from Project Hope, an organization overseeing the homeless shelter, to better quantify the number of people receiving services in the City of Mentor.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City has no public housing units within the boundaries of its jurisdiction, while the county (Lake County) is home to – Extended Housing, which supports individuals with severe and persistent mental illness to live as independently as possible. The City has provided funding to Extended Housing and continues to maintain a line of communication to ensure continued collaboration. Additionally, the City has awarded grant funds to the only homeless shelter in Lake County – Project Hope for the Homeless, a domestic violence shelter – the Forbes House, and the Fair Housing Resource Center, an organization dedicated to advocating for fair housing and diversity in Lake County.

The City has funded Beacon Health (formerly Neighboring Mental Health), a behavioral health services program focused on children, adolescents, young adults, and families, with a goal of strengthening the services they offer to Mentor residents. Funding has also been awarded to Lifeline, the County Community Action Agency which operates the 211 Call Center, for three consecutive years. To ensure LMI residents receive quality medical and dental services, the City has continued funding the Lake County Free Clinic, where medical and dental services are provided at no cost to LMI residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City's efforts to meet the goal of reducing homelessness is incorporated within its activities with Project Hope and the Forbes House. The City had an active role in drafting the plan to end homelessness

and will continue to participate when requested with the Lake County Continuum of Care and its activities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAKE METROPOLITAN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email consultation with Executive Director Melissa Winfield
2	Agency/Group/Organization	LAKE COUNTY HEALTH DISTRICT
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone, reporting information for existing grants and e-mail was the primary source of communication used for consultation. The Community Needs Survey was also distributed to all public service agencies operation in Lake County.
3	Agency/Group/Organization	Lifeline, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Education Services-Employment Community Action Agency
	What section of the Plan was addressed by Consultation?	Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, survey, telephone and their Social Services Needs Assessment report.
4	Agency/Group/Organization	Lake County Free Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Medical

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.
5	Agency/Group/Organization	Project Hope
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.
6	Agency/Group/Organization	Forbes House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.
7	Agency/Group/Organization	Extended Housing Inc.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.
8	Agency/Group/Organization	Western Reserve Community Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.
9	Agency/Group/Organization	Neighboring Mental Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail, needs survey, telephone and reporting information.

Identify any Agency Types not consulted and provide rationale for not consulting

All essential organizations were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lake County	The City of Mentor's goals supplement the organization's that are integrated into the Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Lake County receives the bulk of the federal funding, the City of Mentor receives minimal funding and subsequently formal coordination is minimal as organizations requesting grant funding are required to list sources of funding for specific programs and coordination usually occurs during application review.

Narrative (optional):

The City has consulted with all essential organizations in the development of this plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City has used three different print publications to advertise the Community Needs Survey in an effort to increase public participation. Through these avenues of distribution, 20 survey were completed and returned. The City also used its own television station, web site and social media presence to advertise and gather survey information. Two public meetings were advertised and held for the survey, including one for the Action Plan and one for for the Consolidated Plan and in addition a City Council meeting was held where the Action Plan was approved which would have afforded the public another opportunity to comment on the Action Plan. An article appeared in the largest daily newspaper advising the public of the Community Needs Survey. Regulation required advertising was placed on two separate occasions - twice for the Action Plan and once for the Consolidated Plan. The City has attempted all avenues to increase public participation.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	There were ten (10) people in attendance at the April 25, 2019.	The people in attendance had concerns about the application process and what projects could be funded.	There were no comment not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	There was no one in attendance at the meeting on July 18, 2019	There were no comment made.	There were no comment not accepted.	
3	Internet Outreach	Non-targeted/broad community	The City of Mentor posted an announcement on the City's Website and Facebook Page seeking comment and completion of the Community Needs survey.	There was total of 17 surveys completed and all of the comments were reviewed and taken into account for the preparation of this report.	The only comments that were not accepted were ones on the Facebook announcement as they were all critical of the way the city was seeking comment with a completed paper version of the survey versus an online survey.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The anticipated housing needs in the City of Mentor, as identified in the Needs Assessment, will be to continue to control Housing Cost Burdens for homeowners. In the 2010 American Community Survey, 18,806 households were identified in Mentor, with Housing Cost Burdens affecting a total of 2,540 owner households. When looking specifically at Housing Cost Burdens greater than 50% of income, 1,165 total owner households are affected with a housing cost burden. Mentor continues to be an expensive location to own or rent a home. Housing problems such as overcrowding are extremely rare and problems in relation to substandard conditions have not been reported in the Needs Assessment. The age of housing in Mentor is primarily less than 50 years, and discussions with the City's Building Department and Code Enforcement Division (including the Single-Family Housing Rental Inspection program) have yielded no reported cases of substandard housing. Small Family households are affected more frequently with cost burdens, along with households comprised of at least one member over the age of 62 and those with members over the age of 75. Therefore smaller households having elderly members and less income are having the most difficulty with housing cost burdens.

Disproportionately Greater Needs are identified as affecting Caucasians, African-Americans and Hispanics. But again, the primary housing problem identified is Cost Burden and that will affect any group attempting to own or rent in the city

No Public Housing units are operated within the city boundaries. The 117 Housing Choice vouchers that are in use in the city are inspected by Lake Metropolitan Housing Authority on a regular basis and no housing problems with those housing units have been brought to the city's attention.

The Homeless Needs Assessment revealed Project Hope's homeless shelter is providing 2,423 shelter nights to 57 people who declared Mentor as their last address. Of the 57 people, 19 reported moving into permanent housing. On any given night, there may be five people at the shelter who reported Mentor as their last address. The most recent Point-in-Time survey counted zero homeless people in Mentor.

The Special Needs population is served by Extended Housing which works to mitigate homelessness among this group through stable housing, mental health services, and other support services. Extended Housing owns one condominium unit in the city and provides four rental subsidies to people residing in the city of Mentor. The lack of established public transit routes in relation to affordable housing continues to frustrate those seeking additional affordable housing options. Forbes House serves the shelter needs of victims of domestic violence and reported housing sixty women and children at the shelter in 2017.

Non-Housing Community Development Needs were discovered through the city of Mentor's Comprehensive Plan, Capital Improvement Plan, and an informal Community Needs Survey.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Cost Burden is the most common housing problem shown on Housing Needs Summary Tables 3, 4, and 5. The most affected groups by income and tenure are listed below:

- 1) Housing cost greater than 30% of income and no other problems reported for home owners in the 50-80% AMI range affecting 550 households
- 2) Housing cost greater than 50% of income and no other problems reported for home owners in the 0-30% AMI range affecting 375 households
- 3) Housing cost greater than 30% of income and no other problems reported for home owners in the 80-100% AMI range affecting 535 households
- 4) Housing cost burdens are similar for renters with no other problems, 410 households in the 0-30% AMI range spend 50% of their income on rent.
- 5) Housing cost burdens for 470 renter households making 50-80% AMI and no other problems spent 30% of their income on rent.

The family type most affected by Housing Cost Burdens greater than 30% of income across the entire AMI range are Elderly owners with 955 total households affected, see table 5.

The family type most affected by Housing Cost Burdens greater than 50% of income across the entire AMI range are Elderly owners with 440 total households affected, see table 6.

This information shows housing cost burdens affecting both home owners and renters across the entire AMI range is the most common housing problem.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	47,159	46,950	-0%
Households	19,604	19,505	-1%
Median Income	\$62,500.00	\$69,902.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,130	1,400	2,835	2,070	12,070
Small Family Households	315	145	750	605	6,530
Large Family Households	55	80	50	125	885
Household contains at least one person 62-74 years of age	150	270	905	535	2,635
Household contains at least one person age 75 or older	230	725	545	235	715
Households with one or more children 6 years old or younger	170	64	215	200	760

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	85	10	0	105	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	0	4	19	0	0	0	15	15
Housing cost burden greater than 50% of income (and none of the above problems)	410	150	15	15	590	375	280	215	55	925

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	40	140	470	0	650	75	300	550	535	1,460
Zero/negative Income (and none of the above problems)	0	0	0	0	0	140	0	0	0	140

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	420	245	30	20	715	375	280	215	65	935
Having none of four housing problems	90	175	735	280	1,280	105	695	1,855	1,705	4,360
Household has negative income, but none of the other housing problems	0	0	0	0	0	140	0	0	0	140

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	195	45	195	435	110	60	220	390
Large Related	55	40	0	95	0	39	25	64
Elderly	65	215	80	360	250	405	300	955
Other	140	90	220	450	94	75	225	394
Total need by income	455	390	495	1,340	454	579	770	1,803

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	195	35	0	230	110	25	30	165
Large Related	45	0	0	45	0	35	0	35
Elderly	65	75	15	155	180	155	105	440
Other	110	55	0	165	90	65	80	235
Total need by income	415	165	15	595	380	280	215	875

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	15	0	4	19	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	15	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	15	0	4	19	0	0	0	15	15

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

There was no reliable data available to determine single person households in need of housing assistance, but the current Single-Family Housing Rehabilitation program that has been in existence since 1997 completes 15-20 homes per year. It is very rare that the city does not complete a requested project. Of the number completed, 5-6 are single person households. Therefore, the city projects that 25-30 single person households will request assistance over the time period of this Consolidated Plan.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Forbes House is a domestic violence shelter serving the entire Lake County area, the estimated number of victims of domestic abuse and families needing housing assistance is compiled from their most recent reporting on the numbers of persons sheltered that originated in Mentor. One hundred and seven (107) people received services through the Forbes House; of that number, five adults and seven children were sheltered. Through the course of this plan, the City estimates that 15 people will request shelter per year, thus, 75 people will be in need of shelter over the course of this plan.

What are the most common housing problems?

No other housing problems were reported with the same frequency as Housing Cost burdens across all income ranges and all types of households.

Are any populations/household types more affected than others by these problems?

Housing Cost burdens were reported primarily for elderly, small related owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Mentor, the characteristics and needs of low-income persons are drawn from inferences from all consulted Social Service organizations serving such populations at the county level. Transportation access to employment that pays a living wage is the number one reported issue from those organizations serving that demographic. Specifically, in Mentor, public transportation to employment centers along Tyler Boulevard and Heisley Road is needed to serve low income populations. Additionally, reported with great frequency is the need for training for people with lower educational attainment, those experiencing mental health issues, or those who have been incarcerated. Those groups are at imminent risk of becoming unhoused should their employment suddenly cease.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The city did not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Of the 57 people who sought shelter last year at Project Hope – located in Painesville, 35 were housing insecure due to mental health or drug issues; 11 lacked the funding needed for sustainable housing; and 11 others listed various reasons. The 11 that identified lack of funds as leading to homelessness could reasonably be concluded to suffer from the housing cost burdens identified above, concluding that the specific characteristic linked with instability in Mentor is Housing Cost burdens.

Discussion

In addition to its own aggregation of qualitative and quantitative data, the City compiled data from the following sources to determine housing needs in the coming three-year cycle: 1) Continuum of Care; 2) Project Hope – the local homeless shelter; 3) Forbes House – the local domestic violence shelter; 4)

Extended Housing – a supportive housing provider for those experiencing mental illness; 5) Lake Metropolitan Housing Authority (LMHA); and 6) Lifeline – a critical needs response agency. Each year, there are 62 reported users of emergency shelters, with 141 users on the waiting list for Extended Housing who have indicated a preference for housing in Mentor. There are an additional 117 housing choice vouchers in use from LMHA. Extended housing owns one condominium unit and provides four others with rental vouchers in Mentor. That totals 325 households utilizing or needing to utilize some form of assistance to secure housing in Mentor. The value of multiplying that number over the three-year plan period is undetermined; but there's still value in estimating a potential housing assistance need for 975 people in Mentor.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

White persons in the 0-30% AMI range experience an 83% greater need with 845 households reporting a housing problem while African-Americans experience a 61% greater need with 55 households reporting a housing problem.

White persons in the 30-50% AMI range experience a 95% greater need with 925 households reporting a housing problem, while the following groups had 100% greater need with the total households in parentheses: African-American (14), Asian (10), and Hispanic (10). These households experience a 1% greater need, with 14 households reporting a housing problem.

White persons in the 50-80% AMI range experience a 45% greater need with 1,235 households reporting a housing problem, while Black/African American households experience a 100% greater need with 15 households reporting a housing problem.

In the 80-100% AMI range racially Blacks/African Americans and unidentified Hispanics, again, show a 100% greater need, while white persons experience a 29% greater need.

The City Building Department and the City Code Enforcement division were consulted with regards to any housing units lacking complete kitchens or plumbing facilities, and both reported zero houses with these deficient features within city limits.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	905	80	140
White	845	65	105
Black / African American	55	0	35
Asian	4	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	975	430	0
White	925	430	0
Black / African American	14	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,260	1,570	0
White	1,235	1,535	0
Black / African American	15	0	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	620	1,450	0
White	600	1,430	0
Black / African American	10	0	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

A disproportionately greater need exists for white persons across all adjusted median income ranges.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe Housing problems are present primarily for white persons in the 0-30% AMI range and being experienced by 87% of those households while 4 African American households experience it at a 13% rate for those households. Similarly, in the 30-50% AMI range, 45% of white persons and 1% of Asians report severe housing problems in that income range. In the 50-80% AMI range, 33% of Hispanics and 11% of white report severe housing problems. In the 80-100% AMI range, *only* 6% of white households report severe housing problems. Currently, none of the City’s housing stock are known to lack a complete kitchen or plumbing facilities. Additionally, overcrowding has *only* been reported one time in the last five years. Therefore, the housing cost burden is the primary housing problem being reported.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	795	195	140
White	745	170	105
Black / African American	45	10	35
Asian	4	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	870	0
White	505	850	0
Black / African American	10	4	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	245	2,590	0
White	245	2,525	0
Black / African American	0	15	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	85	1,985	0
White	85	1,945	0
Black / African American	0	10	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

As stated previously, housing problems within the city are limited to housing cost burdens. Anecdotally, the City believes the racial make-up of those housing cost burdens will trend toward Hispanic, African American and some Asian populations that were not reported in the demographic information used to compile this report. Therefore, the City will attempt to monitor this in its rental inspection programs and adjust its programs accordingly, if the need arises.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

2,120 white households reported severe cost burden

4 African American households reported severe cost burden

15 Hispanic households reported severe cost burdens

10 Asian households reported severe cost burdens

3,135 white households reported cost burdens

60 Asian households reported cost burdens

35 Hispanic households reported cost burdens

It is clear 5,369 households were reporting some type of housing cost burden as Mentor is an expensive community in which to secure housing. White households are predominantly affected as the majority racial group but Asian and Hispanic households seem to be proportionally affected as well. 70 African American households reported no cost burden. This would indicate that cost burden is not strictly related to race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,185	2,640	1,545	140
White	14,830	2,555	1,465	105
Black / African American	50	40	55	35
Asian	210	10	4	0
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	40	20	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

Housing cost burdens affect all income levels and races of persons seeking housing in Mentor. The desirability of housing in Mentor is shown in all housing counts from the numbers of persons requesting assisted living, to the number of housing choice vouchers in use, to the high cost of housing, in general. The success of its school district and the general high degree of city services and amenities to its shopping, social and employment bases make Mentor a desirable and expensive location to secure housing for all people.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

By the numbers alone, white households – as the majority population – will always record a greater need. Hispanics and Asian families were nearly equal in their reporting of cost burdens. Cost Burden was the most prevalent housing problem reported. Crowding determined through consultations with the city's Code Enforcement Division, was noted in only one instance in 800+ single family home rental inspections over the past three years. Apartment rental inspections are performed by Code Enforcement on an annual basis and they have not reported any crowding conditions.

If they have needs not identified above, what are those needs?

No needs have been identified elsewhere.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no concentrations of racial or ethnic groups located in Mentor.

NA-35 Public Housing – 91.205(b)

Introduction

Lake Metropolitan Housing Authority (LMHA) is the only Public Housing Authority in Lake County. The City of Mentor has no public housing units within its boundaries. There are 117 Housing Choice Vouchers in use in the city provided by LMHA, which is 9% of its total number of vouchers. One (1) voucher is in use under the Family Unification Program. LMHA administers no Veteran Affairs Supportive Housing, Domestic Violence victims, HIV/AIDS program participants, or Disabled Vouchers in the city.

The general characteristics of public housing residents utilizing vouchers are as follows: average annual income is \$11,231; 20 participants are age 62 or older; and 41 participants have at least one disabled family member. Ninety-one (91) vouchers are held by Caucasians; 24 vouchers are held by African Americans; and two vouchers are held by others. Accessibility features are requested by all participants.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	238	1,293	0	1,275	0	9	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,483	11,231	0	11,140	0	10,021
Average length of stay	0	0	4	6	0	6	0	7
Average Household size	0	0	1	2	0	2	0	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	56	222	0	221	0	0
# of Disabled Families	0	0	115	461	0	453	0	4
# of Families requesting accessibility features	0	0	238	1,293	0	1,275	0	9
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	193	1,014	0	997	0	9	0
Black/African American	0	0	45	275	0	274	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	13	37	0	37	0	0	0
Not Hispanic	0	0	225	1,256	0	1,238	0	9	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This question is not applicable, as no public housing units exist within the jurisdiction.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are 89 households on the current waitlist for housing through LMHA. In consultation with the Executive Director of LMHA, the most pressing needs of residents have been identified as job training and the availability and supply of affordable housing.

How do these needs compare to the housing needs of the population at large

The needs are similar to all members of the population at-large, which includes the need for living wage employment that is located near transportation hubs. These needs have been articulated by many of the public service providers, except those involved in health care. They have continued to express a need for affordable health care.

Discussion

No public housing units exist within the City of Mentor. Of the 1,275 vouchers in use through LMHA, 117 are in use in the City, and all are inspected on a regular basis. The most pressing need identified through consultations is job training and availability near transportation routes.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Project Hope is Lake County’s only homeless shelter. Project Hope has regularly reported to the City an average 55 homeless persons per year who reported their last address as the City of Mentor. The average stay for a person in the shelter is 43 days. During the most recent Point-in-Time count, no homeless persons were located in Mentor. Of the 38 persons reported from Mentor during 2017, only 11 list lack of funds as a reason for their homelessness; 21 were dual diagnosed; 9 had mental health issues; five had drug abuse issues; and 11 had various other reasons. The Forbes House – the only domestic violence shelter – reported sixty women and children housed. From these figures reported by Project Hope and the Forbes House, that – on average and during a single year – there will be 60 to 65 adults and 10 children needing shelter, where they have reported Mentor as their most recent address.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	20	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	22	37	0	0	0	0
Chronically Homeless Individuals	6	5	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	1	0	0	0	0
Unaccompanied Child	1	3	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: The above data is based on the PIT study completed for Lake County as a whole. A separate count is not completed for just the City of Mentor.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Project Hope estimates the number of persons exiting homelessness each year to 19, but that some of those are housed with friends or family and thus have a continued risk of homelessness, therefore chronic homeless persons can be estimated at approximately 40 adults. The number of homeless families and also homeless families with children from Mentor is estimated to be zero. No homeless veterans or unaccompanied youth have been reported from Mentor.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	38	21
Black or African American	17	1
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	3	0
Not Hispanic	54	22

Data Source
Comments:

The above data is based on the PIT study completed for Lake County as a whole. A separate count is not completed for just the City of Mentor.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The estimated number of families with children is 5 and the number is found through consultation with Forbes House, a domestic violence shelter. The number of homeless found in Mentor during the last point in time count is zero. The families of veterans is also currently estimated at zero but that number could change rapidly as more veterans are discharged from service and what little affordable housing exists in Mentor becomes more scarce.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness by race is primarily white, 33 with 1 Hispanic while a small number, 3 is recorded as African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of homeless found in Mentor during the last point in time count is zero. The numbers of sheltered and unsheltered persons reported during the last point-in-time count is County-wide. There were 45 persons sheltered and 26 unsheltered. In FY2017 Project Hope reported 36 persons sheltered which is down from an average of 55 who stated Mentor as their last address and Forbes House reported 7 sheltered from the City.

Discussion:

Mentor has a small and relatively constant number of homeless persons as reported during the last Consolidated Plan cycle. Project Hope has reported 50 – 60 homeless persons on average for the past few years, many of those, usually about 35, are suffering with mental health and drug abuse issues, while only about a quarter of the total report lack of funds as a reason for homelessness. This would indicate a need for a 35-50 bed residential shelter focused on assisting those with mental health and drug abuse problems. Mentor itself has a relatively low instance of homelessness but that number may be hidden as social service agencies use the hotel capacity in Mentor to house persons. There are no reported numbers on this aspect of homelessness but anecdotal evidence from Code Enforcement and the Police and Fire Departments would indicate this is not uncommon. In the near future an internal goal of the City will be to monitor this aspect of sheltering homeless persons and develop partnerships with appropriate organizations to address this need should it become documented.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Extended Housing is the only organization in Lake County providing supportive housing for persons with severe and persistent mental illness. The organization provides housing to five people located in Mentor through four rental vouchers and one two-bedroom condominium unit owned by the organization.

Describe the characteristics of special needs populations in your community:

Supportive housing is provided by Extended Housing to people with severe and persistent mental illness throughout the County. In total, five people who reside in the City of Mentor are provided with assistance.

What are the housing and supportive service needs of these populations and how are these needs determined?

In consultation with Extended Housing, they have indicated that there are 141 people on their waitlist that have identified Mentor as their preferred residence. The affordability of housing in Mentor makes subsidizing rents very expensive, as the average rents are over \$700 for a one-bedroom apartment. Mentor continually requests informal proposals to review the need and grant applications from social service providers to address how the City with its limited grant funding can address the needs of this population.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Mentor does not receive HOPWA funding.

Discussion:

The housing needs of the non-homeless special needs populations is identified through consultation with Extended Housing, a provider of housing and services to those persons with severe and persistent mental illness. They currently house five people in the city - one through residency in a two-bedroom condominium unit owned by the organization and four others who are provided rental subsidies. The organization currently has a wait list with 141 people wishing to reside in Mentor. The greatest challenge the City faces is that the small number of persons in such group may go unnoticed and unreported and therefore difficult to plan for. The affordability of housing, the lack of smaller housing units in the City and the low-level of available grant funding creates an insurmountable challenge to provide for this segment of the population directly.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

In determining the need for public facilities, the City of Mentor references its Comprehensive Plan (Adopted April 19, 2011), Capital Improvement Program (CAP Plan), the Community Needs Survey, and consultations with the city’s Director of Parks, Recreation, and Public Facilities. The Comprehensive Plan runs through 2020; the CAP Plan captures 2018 to 2022; and the Community Needs Survey is from May to June 2019. The general public facilities goals identified in the Comp Plan included: the maintenance and expansion of the parks; make maximum use of existing facilities, while ensuring their safety and enjoyment for all residents; the physical expansion of the Senior Center; and improvements to Fire Stations 3 and 5. Through consultations with the Director of Parks, Recreation and Public Facilities, handicap accessibility to the following public facilities were identified as future goals: Old Council Hall, the Eleanor B. Garfield Park Recreation Building, and access to the Mentor Marsh Walk. None of these are used for the general conduct of government and would qualify under current CDBG regulations. Through the Needs Survey the community at-large identified the Maintenance of Parks and the creation of a Youth Center as important uses of its CDBG funds.

1. Regional Response Facility \$2,000,000. FY2019
2. Fire Station # 3 & 5 Improvements \$900,000. FY2021
3. Old Village Hall, Garfield Park Building and Mentor Marsh Access costs and dates not yet programmed.

How were these needs determined?

The City’s needs were determined by assessing the Comprehensive Plan, reviewing the Capital Improvement Program, and evaluating the Community Needs Survey. The Comprehensive Plan was approved by Mentor City Council on April 19, 2011 and remains a valuable tool for identifying community needs. The CAP Plan is updated yearly and contains proposed city projects, including their projected costs when in excess of \$50,000. Lastly, the Community Needs Survey was conducted May to June 2019 and outlines point-in-time data, which is used to direct the City’s annual plans. Outside of document and data review, the City’s Director of Parks, Recreation, and Public Facilities is always consulted, as s/he provides valuable insight into the community’s physical landscape needs.

Describe the jurisdiction’s need for Public Improvements:

Many of the Public Improvements identified included improvements to streets, sidewalks, bikeways and bike paths, and improving handicapped accessibility, including unsafe conditions. The Comp Plan identified the Comprehensive Bikeway Plan as a major quality of life project. The CAP identifies three (3) separate bikeway projects, and the community through the Needs Survey also identified bike paths as important project in the community. The Con Plan and the CAP both identified important stormwater

management goals and specific projects such as the Rice Detention Basin. The goal of improving the quality and appearance of commercial areas found in the Comp Plan is reinforced through the importance of streetscape enhancements found in the Needs Survey. Street tree planting, a companion to streetscape improvements, is also found as an important project in the CAP.

1. Unsafe sidewalk repairs, \$600,000 through FY2021.
2. Bikelane projects (3), \$1,775,000 through FY2021.
3. Seven stormwater drainage projects, \$2,240,000 through FY2021.
4. Street Tree Planting community-wide, \$240,000 through FY2021.

How were these needs determined?

The City's needs were determined by assessing *Vision 2020* (Comp Plan), reviewing the Capital Improvement Program, and evaluating the Community Needs Survey. *Vision 2020* was approved by Mentor City Council on April 19, 2011 and remains a valuable tool for identifying community needs. The CAP Plan is updated yearly and contains proposed city projects, including their projected costs when in excess of \$50,000. Lastly, the Community Needs Survey was conducted May to June 2019 and outlines point-in-time data, which is used to direct the City's annual plans. Outside of document and data review, the City's Director of Parks, Recreation, and Public Facilities is always consulted, as s/he provides valuable insight into the community's physical landscape needs.

Describe the jurisdiction's need for Public Services:

The Community, through the Community Needs Survey, identified the most important public services as those that assist: 1) Seniors, 2) Transportation, 3) Victims of Domestic Violence, 4) those experiencing Drug and Alcohol Abuse, and 5) General Health.

Public Service providers also identified a significant need for Job Training and Employment services, with Substance abuse services, and Services for individuals in crisis. The 211 Call Center reported receiving thousands of calls per year for food assistance that remain unmet. A public service consistently mentioned by survey respondents and consultations was the need for greater transportation access, which continues to hinder access to areas of employment concentrations, affordable housing and areas of higher skilled medical care.

Employment/job training was a concern in every Public Service provider consultation or survey. Poverty, income and living wages were consistently noted as primary concerns.

Medical

- 1) Substance abuse and addictive disorders rehabilitation including treatment for seniors

- 2) Mental health counseling including residential treatment for youths
- 3) Complex medical issues and in-home care for seniors
- 4) Insurance and Access to healthcare

Housing

- 1) Affordability and access to permanent housing
- 2) Transitional and supportive housing
- 3) Home maintenance, down payment assistance, financial education, and foreclosure prevention
- 4) Rent and utility assistance

Transportation

- 1) Inadequate public transportation, both in terms of availability and access, is a concern of every public service provider. It continues to be a hindrance to employment and access to public services and affordable housing.

Hunger

- 1) Assistance in securing food was noted in enough instances and was one of the top requests by callers to 211 that it needs to be emphasized separately.

How were these needs determined?

The need for public services in the City of Mentor was determined through the Community Needs Survey and Consultations with the various Public Service providers listed below.

Beacon Health-mental health services.

Extended Housing-housing for persons with severe and persistent mental illness.

Forbes House-domestic violence shelter.

Lake County Free Clinic-medical and dental services.

Lifeline Community Action Agency-multi-services agency.

The Ecumenical Shelter Network of Lake County-homeless shelters.

Western Reserve Community Development Corporation-housing rehabilitation

Lake Metropolitan Housing Authority - public housing

Laketran - public transportation

How were these needs determined?

The Community Needs Survey (Needs Survey) which was conducted May-June 2019.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The data below were taken from the 2013-2017 American Community Survey 5-Year Estimates unless it is otherwise noted within the Analysis. The total number of housing units is 20,843; 15,773 or 76% of the total number are single family detached homes, and, of that number, 96.6% of those are two or more bedrooms. The median home value reported is \$169,400, representing a 2% decrease from the last Consolidated Plan, which utilized the 2006-2010 American Community Survey. Of the 2,754 renter occupied units, 56.3% reported paying an average rent between \$500-\$999. There does not appear to be an adequate supply of housing at any price level as evidenced by market dynamics and consultation with the various public service providers in the County. Affordability remains high as the volume of available units remains tight. The majority of the housing stock was constructed between the mid-1960's and the late 1980's, and its condition remains good but age and deferred maintenance is beginning to become more pronounced. This is verified through 15,030 homes reporting no selected housing conditions existing, but experience in the Single-Family Housing Rehabilitation program has shown more complicated housing repairs as becoming more commonplace. Further, 4,330 homes reported only one condition existing and those are overwhelmingly Housing Cost Burdens as revealed in the Needs Assessment section of this plan. There are no known units without complete kitchen or plumbing facilities and overcrowding has not been reported through either the Apartment or the Home Rental Inspection programs. The incidence of Elevated Blood Lead Levels is zero as reported through consultation with the Lake County General Health District. Only 100 homes were reported vacant by the City's Code Enforcement Division. No public housing exists in the jurisdiction, but 107 housing choice vouchers are in use and assisted housing is limited to five rental subsidies.

No homeless facilities exist in the jurisdiction.

Special needs and services are provided through Extended Housing serving persons with severe and persistent mental health issues.

Affordable housing will remain tight as Mentor is a highly desirable location to secure housing and continues to exert basic economic pressures of supply and demand upon the housing marketplace.

Non-housing assets are plentiful in the community which is the contributing factor in high housing costs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing market in Mentor can be summarized as being expensive across all types of housing thus making affordability a challenge. This is driven by market forces outside the control of the City. Mentor is home to regional shopping, manufacturing, well-regarded city amenities, and both a public and a private high school that are very highly regarded. These factors, along with the relatively large size and younger age of the housing stock, makes Mentor a desirable location to secure housing. This fact was evident during the economic downturn that began in 2008, Mentor was not immune to the stresses put on the economy by the collapse, but it fared better than some of its neighboring cities in terms of housing value decline and vacancy rates. Mentor continues to be affected by these economic forces and the stability of residents will always be a concern. The focus of this Consolidated Plan will be to control those housing expenses for the numbers of elderly residents and find ways to bring affordability to a greater number of families.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,570	80%
1-unit, attached structure	1,480	7%
2-4 units	665	3%
5-19 units	1,135	5%
20 or more units	600	3%
Mobile Home, boat, RV, van, etc	260	1%
Total	20,710	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	165	6%
1 bedroom	90	1%	455	15%
2 bedrooms	1,750	11%	1,115	38%
3 or more bedrooms	14,675	89%	1,235	42%
Total	16,540	101%	2,970	101%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The number of housing units assisted with Federal programs is five units through Extended Housing serving, four one-bedroom apartments and a single two-bedroom condominium and 107 Housing Choice vouchers issued through LMHA and all are being used to rent 3-bdrm homes.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No housing units are expected to be lost, although the condominium owned by Extended Housing will be in need of approximately \$6,000 in repairs with the time frame of this plan.

Does the availability of housing units meet the needs of the population?

The availability of affordable housing units is inadequate to meet the desires of people seeking to locate in Mentor. Extended Housing, alone, states 141 persons on their waiting list have indicated Mentor as their city of choice.

Describe the need for specific types of housing:

The need for housing in Mentor is determined through the needs of the clientele Extended Housing serves and the needs of the users of Housing Choice vouchers through LMHA. Extended Housing serves clients with severe and persistent mental illness and would require smaller one-bedroom units located on bus routes. The homes operating under the housing choice voucher program are typically three-bedroom detached homes scattered throughout Mentor's older neighborhoods, again, closer to transportation routes, employment, and shopping choices is most desirable. As noted throughout this report, public transportation infrastructure is highly inadequate in the city. . A good portion of Mentor's most affordable neighborhoods are not within close proximity to public transportation. Additionally, the manufacturing facilities in need of reliable employees are not located along public transportation routes.

Discussion

The overall housing stock in Mentor is generally expensive, as this city is the hub of manufacturing, retail, and quality school districts. All of these features attract people to Lake County. The availability of affordable housing is extremely limited and complicated by the lack of public transportation serving the Headlands (census tract 2026) neighborhood. Census tract 2029 is somewhat more affordable due to home and lot size, but availability is very limited. Though, an advantage is its location along a public transportation route.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As previously stated, housing costs within the city are high; from 2000 to 2010 there was a 4% decrease in median home values and a 9% increase in median contract rents. Keep in mind, this occurred during a severe economic downturn in the national economy. The data show that 74% of rent falls between \$500 and \$999 per month and only 13% pay rent below \$500 per month. Again validating the high cost of housing in Mentor. Of 2,030 units reporting, only 340 are affordable to households making 50% or less of HUD Adjusted Median Family Income (HAMFI) and only 70 to households making less than 30% HAMFI.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	173,400	167,200	(4%)
Median Contract Rent	714	776	9%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	388	13.1%
\$500-999	2,200	74.2%
\$1,000-1,499	305	10.3%
\$1,500-1,999	0	0.0%
\$2,000 or more	90	3.0%
Total	2,983	100.6%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	70	No Data
50% HAMFI	340	770
80% HAMFI	1,620	3,170
100% HAMFI	No Data	5,205
Total	2,030	9,145

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels especially as the cost of housing remains high. The City is nearly built out, and the relative age of the housing stock exerts pressure on availability and affordability. The older housing stock is beginning to need more extensive rehabilitation to maintain its livability and retain its value to the neighborhoods. Of greater concern is the number of mobile homes within the jurisdiction and their quality and livability.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability will continue to remain difficult for households making less than 80% of HAMFI and as new housing is proposed on the last remaining acreage available this trend is not likely to change.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City of Mentor does not receive any grant funds from the HOME program.

Discussion

With regards to the cost of housing in Mentor it has been and will continue to be an expensive location to secure housing. Its suburban style development of larger lots and bigger homes – beginning in the mid-1960's and for the most part culminating in the 1980's – led to the development of a pattern of expensive housing across all levels of homes. The pattern repeated itself through the economic downturn beginning in 2008 as vacancies remained low for the region and values, although depressed, did not follow the downward trend to the same degree as its neighboring communities. Mentor prices and availability has begun to rebound more fully than other locations in the county, however, it cannot be over-emphasized that Mentor still is not as stable as it once was and could yet decline if the employment base in the region were to lag.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Condition of the housing stock is identified through discussion with the City's Code Enforcement Division and its own experience with the Neighborhood Stabilization Program. The City undertook the rehabilitation of 10 units under the Neighborhood Stabilization Program beginning in 2009. According to the Code Enforcement Division there are current 51 registered vacant properties within the city of Mentor. The desirability of Mentor as a place to live has resulted in the private marketplace moving these vacant and abandoned homes through the process and onto the market, but it should be noted that the degree of rehabilitation has been variable.

Definitions

The City of Mentor has not adopted a specific definition of Substandard Condition, in discussion with Code Enforcement and the Building Department there are no known housing units with the criteria identified as substandard (i.e., lack of plumbing or kitchen facilities). Although, there could easily be more than one person per room and costs in excess of 30% for some households that go unrecognized by the City. The primary identification method for these conditions occurs at regular intervals when the City conducts required apartment and rental housing inspections. Also, "suitable for rehabilitation" to overcome the criteria identified is not applicable since there are no units lacking facilities. If such units were to be discovered they would be considered in violation of the zoning and building codes and would need to be rehabilitated or vacated; therefore, no number of potential units can be described for future planning purposes as none are currently identified.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,890	17%	1,285	43%
With two selected Conditions	8	0%	150	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,640	82%	1,530	52%
Total	16,538	99%	2,965	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	980	6%	265	9%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	5,265	32%	385	13%
1950-1979	8,930	54%	1,880	63%
Before 1950	1,365	8%	440	15%
Total	16,540	100%	2,970	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,295	62%	2,320	78%
Housing Units build before 1980 with children present	819	5%	744	25%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Given the city’s experience with the Single-Family Housing Rehabilitation program and the Neighborhood Stabilization Program, the city’s housing stock can currently be considered good overall but declining in those census tracts where the majority of the housing is some of the oldest in Mentor (e.g., the Headlands and Indian Streets neighborhoods, census tracts 2026 and a portion of 2029 respectively). The city continues to inspect single family homes through its rental inspection program, allowing the City to monitor the conditions of homes. The Single-Family Housing Rehabilitation program gives the City insight into the needs of owner occupants throughout the city. The need for rehabilitation of rental homes is kept in check through the rental inspection program and the activities of the Lake Metropolitan Housing Authority and their inspection of Section 8 Housing Choice Voucher participating houses. On average, each year the city accomplishes rehabilitation on 10-15 homes, and that program has shown that rehab activities are generally trending upward in complexity and expense. Specifically, flooding and sanitary sewer line repairs have grown more frequent and have proven to be expensive

requests. The flooding crosses all types of housing in most neighborhoods of the city regardless of age. The sanitary sewer line replacements have begun to reveal itself in older neighborhoods such as the Headlands and as a result of other aging infrastructure, such as roadway collapse.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Nearly 10,650 housing units were constructed prior to 1980 and have the potential for lead-based paint hazards. Although the consultation with Lake County General Health District on this topic reveals no cases of EBLL have been reported in the city of Mentor.

Discussion

At the height of the residential real estate collapse in 2009-2010, there were 30-40 vacant homes in the Headlands neighborhood and 10-20 in the Arrowhead Beach Subdivision neighborhood; this number was an assessment done by city staff for Neighborhood Stabilization Program purposes. Since then, the number of vacant homes has substantially decreased. The rehabilitation needs of renters is monitored through two mechanisms: 1) the City's Single-family Rental Inspection program and 2) the Housing Choice Voucher program, which regularly inspects potentially vacant units. The rehabilitation needs of owners is growing more complicated as deferred maintenance is accumulating as owners are growing older. There is a potential for lead-based paint in about 60% of the total housing stock.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There are no public housing units located within the city of Mentor. The local housing authority (Lake Metropolitan Housing Authority) does provide housing choice vouchers to be used within the city at this time there are a total of 107 being used.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			241	1,457			0	193	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units within the city’s boundaries.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Having no units within the city, there are no restoration or revitalization needs for which to plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Lake Metropolitan Housing Authority has the entirety of its public housing units located in the city of Painesville.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

None of the homeless facilities and services targeting those experiencing homelessness listed in this section operate from a physical location within the City of Mentor. Homeless facilities are provided by Project Hope, the only homeless shelter in Lake County which also provides a homeless family day shelter called Families Moving Forward, and Forbes House, Lake County's only domestic violence shelter. There is no qualified provider of Transitional Housing in Lake County. Project Hope and Forbes House operate from sites in Painesville, Lake County. Forbes House also provides support services for victims of domestic violence. Extended Housing provides permanent supportive housing for persons with severe and persistent mental health problems and works most directly with the on-street homeless population, with a goal of linking them to housing and other support services. Lake County Free Clinic provides medical and dental services; Lifeline is the local Community Action agency providing a link to available security deposit funding and other vital services; Beacon Health is the local mental health services provider; Lake County Job and Family Services provides employment services through One-Stop and the Salvation Army provides meals and other services. These are the primary organizations providing services to the homeless population within Lake County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	42	56	0	0	0
Households with Only Adults	42	0	0	110	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Support Services available to or targeted for those experiencing homelessness are outlined in the document *Home is in Sight*, authored by the Lake County Continuum of Care. The section titled “Support Services” outlines four main categories: 1) Education and Employment; 2) Medical and Mental Health Services; 3) Financial; and 4) Personal and Shelter-type services. Extended Housing works most directly with the on-street homeless population linking them to housing and other support services, Project Hope provides the homeless shelter, Forbes House provides a Domestic Violence shelter and services; Lake County Free Clinic provides medical and dental services; Lifeline is the local Community Action agency providing a link to available security deposit funding and other vital services; Beacon Health is the local mental health services provider; Lake County Job and Family Services provides employment services through One-Stop and the Salvation Army provides meals and day shelter services. These are the primary organizations providing services to the homeless population within Lake County.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See response above.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are no Special Needs facilities located in Mentor. The City of Mentor can only fund those programs from which it receives applications; if the organization does not submit an application because they feel the potential amount of funding is too small to justify the reporting burden, the City must find alternative activities to fund; Special Needs Facilities and Services fall into this category as no organizations have submitted applications for assistance. It should be noted that the amount of funding available to expend on public services is approximately \$25,000 to \$30,000 per year.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

No programs have specifically requested funding from the City for these categories of persons. The City has repeatedly asked Extended Housing, the only provider of supportive housing for persons with severe and persistent mental health problems, for requests to fund programs, but this request has not been greatly successful. Extended Housing currently owns a two-bedroom condominium unit in Mentor and provides rental subsidies for an additional four units. The current Extended Housing waitlist for persons wishing to reside in Mentor is 141 persons.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City has no specific programs or subrecipients who work to ensure persons returning from institutional care receive supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Mentor would like to undertake the funding of housing or support services for special needs persons should applications for assistance from qualifying public service providers be received.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to invite special needs public service providers to apply for funding. It should be noted that the need for these services has not yet been determined or substantiated for Mentor residents.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The housing stock and housing costs are highly market driven and the City's public policies have no impact on these investments.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Mentor has a diverse base of employers providing a range of jobs and income potential. Education, health care, manufacturing, retail, and service-based businesses are the leading employers in Mentor. Though, the number of jobs in elder health care has recently emerged as new facilities are being constructed. Job skills training that meets the emerging trends in the employment sectors needs to be more fully developed to support the economic base.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	105	33	1	0	-1
Arts, Entertainment, Accommodations	2,109	3,782	11	13	2
Construction	895	995	5	3	-2
Education and Health Care Services	3,877	3,221	20	11	-9
Finance, Insurance, and Real Estate	1,506	615	8	2	-6
Information	275	482	1	2	1
Manufacturing	4,250	9,094	22	31	9
Other Services	746	1,075	4	4	0
Professional, Scientific, Management Services	1,670	2,160	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	2,511	5,778	13	20	7
Transportation and Warehousing	407	371	2	1	-1
Wholesale Trade	1,161	1,705	6	6	0
Total	19,512	29,311	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	26,595
Civilian Employed Population 16 years and over	25,390
Unemployment Rate	4.53
Unemployment Rate for Ages 16-24	7.63
Unemployment Rate for Ages 25-65	3.67

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,610
Farming, fisheries and forestry occupations	924
Service	2,250
Sales and office	6,955
Construction, extraction, maintenance and repair	1,544
Production, transportation and material moving	1,275

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,110	67%
30-59 Minutes	7,200	30%
60 or More Minutes	850	4%
Total	24,160	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	470	45	375

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,415	285	1,305
Some college or Associate's degree	7,580	345	1,315
Bachelor's degree or higher	7,995	285	890

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	19	19	19	155	385
9th to 12th grade, no diploma	335	110	160	425	570
High school graduate, GED, or alternative	805	860	1,360	4,785	3,420
Some college, no degree	1,190	1,135	1,130	3,845	1,925
Associate's degree	150	565	650	1,940	460
Bachelor's degree	430	1,425	1,450	3,120	1,095
Graduate or professional degree	0	625	745	1,815	550

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,167
High school graduate (includes equivalency)	32,430
Some college or Associate's degree	41,420
Bachelor's degree	54,158
Graduate or professional degree	72,158

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top five employment sectors within the jurisdiction are:

- 1) Manufacturing, 9,094 jobs in the community;
- 2) Retail Trade, 5,778;
- 3) Arts, Entertainment, Accommodations, 3,782;
- 4) Education and Health Care, 3,221;
- 5) Professional, Scientific & Management Services, 2,160.

Describe the workforce and infrastructure needs of the business community:

Skilled manufacturing training is the greatest workforce need identified through consultations with various public service providers and the greatest infrastructure need is fiber optic connectivity, as reported by the Mentor Economic Assistance Corporation. Public service providers also add that increased availability of public transportation is needed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The desirability of Mentor as a retail and manufacturing center means that the economic impact of those areas is constantly in flux and both those areas will rise and fall as the economy does. To create resiliency, stable job skills training, and public transportation, access needs to also be continually developed. Another growth area that has recently been added is the development of a number of assisted living and similar facilities focused on the elderly. A significant development in the medical area has yet to be announced but may come on-line within the time frame of this plan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and educational attainment appear balanced to economic opportunities in the middle and higher ends of the employment scale but are lacking at the lower ends. All of the social service agencies which have examined this have come to the conclusion that more job training and skills development need to occur for those citizens with the least amount of educational attainment. The employment opportunities currently available are for motivated workers capable of being trained in specialized activities, however, public transportation to those employment centers is lacking and contributing to underemployment in those areas.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are no known workforce initiatives in place that will support any efforts by this jurisdiction to aid in the employment of lower skilled workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Mentor does not participate in any Comprehensive Economic Development Strategy.

Discussion

Specialized job skills training that keeps on track with emerging public sector job creation will be a continuing need within the Mentor economy. Mentor's diverse economic base doesn't make Mentor a true bedroom community. The lack of affordable housing means that those at the lower ends of the economic spectrum must commute into town, while the lack of higher end professional jobs means that people who live in Mentor must commute out of town. This dynamic will not be easily instituted given the high cost of market driven housing and the continuing upward trend for retail and service jobs. There will be continued opportunities for motivated workers with reliable transportation, as public transportation is woefully inadequate as reported by all public service providers. The food and retail sectors prevalent in Mentor will also provide some limited opportunity but not a living wage that is necessary to support families.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing cost burdens is the housing problem most frequently reported in the Needs Assessment; associated with that particular burden is the lack of supply affordable housing. The cost of housing in Mentor is high across all types of housing units. No households reported multiple housing problems, and there are no units lacking either kitchen or plumbing facilities. Overcrowding is a very rare phenomenon and has not been documented in any apartment or rental housing inspection. The condition of the housing stock is highly varied, census tract 2026 and a very limited part of 2029 contain some of the older housing stock in Mentor. Much of the remaining housing was constructed between the mid 1960's through the late 1980's. As this housing stock and its owners age, deferred maintenance accumulates, and the cost burdens related to housing maintenance increases. The City has on average assisted 10-15 households with the Single-Family Housing Rehabilitation program each year for the past decade. The \$10,000 rehabilitation limit per household is quickly becoming inadequate as expenses related to sanitary sewer line repairs and flooding issues increase. There are no Public Housing units located in the jurisdiction; there are 107 Housing Choice vouchers in use within the city. There are also four rental subsidized by Extended Housing, and they also own a two-bedroom condominium. Mentor is a very desirable location to secure housing as evidenced by those numbers and the numbers on each of those organizations waiting lists. The length of time a home for sale stays on the market and the value of that home are also evidence of the high demand of housing in Mentor. All homeless facilities serving Lake County are located in Painesville. The number of beds in the Homeless Shelter are 70. The number of beds in the Domestic Violence shelter stands at 24. Currently, Extended Housing serves 110 clients. The internal capacity of each organization is fully utilized, but the demand for emergency shelter beds will continue to be inadequate as there were 26 street homeless persons and 101 precariously housed persons identified during the most recent Point-in-Time count. Please note that these are persons and numbers of beds identified at the county level and that no homeless persons were identified in Mentor during the PIT count.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no areas of racial or ethnic concentrations other than white in the city of Mentor. Census tract 2026 would have a higher incidence of low-income families but there are no racial or ethnic minority concentrations within the tract.

What are the characteristics of the market in these areas/neighborhoods?

The housing market characteristics in census tract 2026 are not unlike all areas in Mentor in that the desire to live in Mentor has the same basic pressures of supply and demand as in all neighborhoods. The City's experience in operating the Neighborhood Stabilization Program grant has shown that homes in

the areas where there is a greater incidence of lower-income families are just as desirable as elsewhere, with the major difference being the amount of decline or deferred maintenance the house requires to meet minimum standards.

Are there any community assets in these areas/neighborhoods?

Census Tract 2026 is known as The Headlands. The area is isolated geographically by the Mentor Marsh on its southern boundary and Lake Erie on the north. This area holds the most appealing asset in its proximity to Headlands Beach State Park just to the east, along with the aforementioned lake and marsh. It also has a branch of the Mentor Public Library and the underutilized Headlands Community Center building. Additional bike paths will soon be constructed, and it has a neighborhood pool operated by the City. It has two schools in the census tract, including one elementary school and a school for special needs students. The Neighborhood Stabilization Grant program undertook the renovation of 9 homes in this neighborhood. The area has a small neighborhood plaza that holds a grocery store and could benefit greatly from a facade renovation and store expansion. This neighborhood holds the potential to be a diverse and vibrant community, as new homes have been constructed over the past decade and the City's Code Enforcement division has a continual presence in the area.

Are there other strategic opportunities in any of these areas?

There are two underutilized opportunities in this area that could be vital assets to the community. There is a concentration of services at the intersection of Corduroy Road and Jordan Drive that serve this small neighborhood. A small plaza houses an IGA grocery store that could be expanded to more fully occupy the plaza and better serve the neighborhood, a facade improvement is essential to the plaza, as well. The next underutilized asset is the Headlands Community Center located nearly opposite the Plaza, this facility needs more active participation in the community to become a greater asset.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Mentor's Strategic Plan is dictated by the overwhelming incidence as reported in the Needs Assessment of Housing Cost Burdens. These burdens coupled with the knowledge of market conditions and the extremely limited availability of funding compels the City to equitably distribute public service funding to those organizations serving homeless persons and programs which assist low-income individuals. The City does not use Geography as a means to determine funding allocations. The priority needs are to reduce housing cost burdens and maintain housing affordability. Real estate market conditions remain a barrier to those of limited financial means. The only resources available for these activities will be future Block Grant funds, which has historically averaged approximately \$160,000 per year. Institutional delivery structure remains compact with less than a dozen organizations providing services in Lake County. With the limited means to institute significant change, the City will continue to offer residents the opportunity to reduce housing cost maintenance burdens through the Single-Family Housing Rehabilitation program which remains its most effective tool in retaining residents in their homes as they age. There are no public housing units located in the jurisdiction. Barriers to affordable housing remain high as market driven forces at all income levels exert pressure on housing demand. No homeless persons were located in Mentor during the most recent Point-in-Time count. That does not mean, however, that homeless persons do not originate in Mentor, as – on average – 60 homeless persons per year report Mentor as their last address to Project Hope. Though, it's important to note that this fact is complicated by the knowledge that Mentor's hotel capacity is utilized to house some homeless persons that may report this as their last address. The City has and will continue to support those organizations serving the homeless from facilities located in Painesville. There have been no elevated blood lead levels (EBLL) reported originating in Mentor. Any anti-poverty strategy the City would wish to adopt will remain elusive as extremely limited funding hinders the ability to impact any meaningful change should the City in the future identify any poverty level families. Monitoring of the City's programs and its recipients will continue to be performed through regular contact both in-person and electronically by City staff with those recipients.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City of Mentor
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Mentor does not use geography as a basis for allocating investments. The City does not receive any HOPWA funding.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Mentor
	Associated Goals	Safe and Decent Housing Suitable Living Environment

	Description	To provide safe and decent housing through the operation of a program designed to help qualified low and moderate income homeowners located within the City of Mentor to improve housing conditions, provide decent, safe and sanitary housing for homeowners and to extend the economic life of the city's existing housing stock.
	Basis for Relative Priority	The relative priority level was determined by examining the need; consulting with the housing service providers in the City of Mentor
2	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Mentor
	Associated Goals	Assisting Homeless and Special Needs Population Supportive Services

	Description	Provide assistance to nonprofit organizations that provide needed supportive services to low/mod income persons living in the community; including but not limited to job training, senior services, health care, and homeless prevention.
	Basis for Relative Priority	The basis for the relative priority was determined by communicating with social service agencies, individually, through public meetings, and in conjunction with the Lake County Housing Coalition
3	Priority Need Name	Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Mentor
	Associated Goals	Infrastructure Improvements

	Description	Target infrastructure improvements to low-to-moderate income residential areas, and make ADA improvements to infrastructure throughout the jurisdiction.
	Basis for Relative Priority	The relative priority was determined through the Community Needs Survey and discussion within the local non-profits and City of Mentor administration. The total funds requested in the public facilities improvements category, by the local non profits, is consistently high each year
4	Priority Need Name	Economic Development Loans
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City of Mentor
	Associated Goals	Economic Development
	Description	To provide funding to assistance to small business within the city by offering gap financing to businesses that will comply with the job creation requirements
	Basis for Relative Priority	The basis was determined by consulting with the City of Mentor Department of Planning and Development and the Executive Director of the Mentor Economic Assistance Coporation and by assessing the acitivity in the current loan program that was established by the jurisdiction. While the loan program is still active, the rate of loans made have decreased over the past few years.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City had previously supported TBRA through two partners, Lifeline and Salvation Army, both partners have chosen not to re-apply for funding and the City lacks the internal capacity and adequate grant funding makes undertaking this type of program not possible.
TBRA for Non-Homeless Special Needs	The City has continued to seek out a qualified partner to undertake a program for Non-homeless Special Needs individuals but has to date not found a suitable partner willing to undertake such a program and the City lacks the internal capacity and adequate grant funding to undertake such a program.
New Unit Production	The City does not have the available CDBG grant resources to produce new units.
Rehabilitation	The rehabilitation of housing units is the primary tool used by the City to reduce housing cost burdens for home owners as identified in the Needs Assessment.
Acquisition, including preservation	The City does not have the available CDBG grant resources to acquire housing units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The only anticipated resources are those that are received under the CDBG program, which over the past 23 years average \$197,054 per year. The FY2019 grant allocation beginning October 1, 2019 is \$153,766.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	153,766	0	0	153,766	320,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Within the City of Mentor's CDBG allocation, no additional funds are leveraged. However, since the City works in conjunction with the Lake County Continuum of Care and all the public service agencies located in Lake County, each agency could be considered to leverage the minimal funds received from the City of Mentor with other grant funds. Each year the CDBG allocation is completely budgeted, prior year resources occur when the Single-Family Housing Rehabilitation program does not completely utilize budgeted funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used within the jurisdiction to address the needs identified in this plan.

Discussion

The City of Mentor's allocation under the CDBG program is not used or adequate to leverage additional resources.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Project Hope	Community/Faith-based organization	Homelessness	Region
Forbes House	Non-profit organizations	Homelessness	Region
Lifeline, Inc.	Non-profit organizations	Non-homeless special needs public services	Region
Lake County Free Clinic	Non-profit organizations	Non-homeless special needs public services	Region
Extended Housing Inc.	Non-profit organizations	Non-homeless special needs public services	Region
Fair Housing Resource Center	Non-profit organizations	Non-homeless special needs public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Currently, the largest service delivery deficiency is the lack of transitional housing and services. The public service providers operating in the areas under discussion in this plan are efficient in the delivery of their services and there are no gaps evident in those services. Internally, the City of Mentor has been successful in the administration and delivery of this grant.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			

Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

It is necessary to emphasize that during the most recent Point-in-Time count no homeless people were located in Mentor. The services targeted to the above populations are not available within the jurisdiction with the exception of mental health services which are primarily available in Mentor; all other services provided to these populations are available in Painesville, Lake County and those are the organizations that the City of Mentor currently supports.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The greatest strength is the compact nature of the social services network within the community, most services - except some mental health services - are available to these populations in Painesville, located only 10 miles east. Existing gaps in the delivery system include the lack of available services because there is no organization to provide some services, including homeless education and prevention or transitional housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Mentor's limited grant resources does not allow it the ability to directly overcome any gap in the delivery structure, such as the creation of a transitional housing facility. Mentor's continuing role and on-going strategy is to address priority needs by providing limited financial support to those organizations that currently exist and provide necessary services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Safe and Decent Housing	2019	2021	Affordable Housing	City of Mentor	Housing Rehabilitation	CDBG: \$255,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Assisting Homeless and Special Needs Population	2019	2021	Homeless	City of Mentor	Supportive Services	CDBG: \$30,000	Homelessness Prevention: 100 Persons Assisted
3	Suitable Living Environment	2019	2021	Non-Housing Community Development	City of Mentor	Housing Rehabilitation	CDBG: \$40,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
4	Supportive Services	2019	2021	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Mentor	Supportive Services	CDBG: \$64,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
5	Infrastructure Improvements	2019	2021	Non-Housing Community Development	City of Mentor	Infrastructure Improvements	CDBG: \$72,766	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 46000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2019	2021	Non-Housing Community Development	City of Mentor	Economic Development Loans	CDBG: \$12,000	Businesses assisted: 1 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Safe and Decent Housing
	Goal Description	To provide safe and decent housing through the operation of a program designed to help qualified low and moderate income homeowners located within the City of Mentor to improve housing conditions, provide decent, safe and sanitary housing for homeowners and to extend the economic life of the city’s existing housing stock.
2	Goal Name	Assisting Homeless and Special Needs Population
	Goal Description	Coordinate efforts between public agencies and continuum of care agencies to address the issues of the Homeless and Special Needs Population; including services such as job training, counseling, and housing opportunities.
3	Goal Name	Suitable Living Environment
	Goal Description	Allocate CDBG resources to support public facility improvement activities that will assist with addressing the problem of aging and insufficient facilities in residential areas that have high concentrations of low-to moderate income households
4	Goal Name	Supportive Services
	Goal Description	Provide assistance to nonprofit organizations that provide needed supportive services to low/mod income persons living in the community; including but not limited to job training, senior services, health care, and homeless prevention.
5	Goal Name	Infrastructure Improvements
	Goal Description	Target infrastructure improvements to low-to-moderate income residential areas, and make ADA improvements to infrastructure throughout the jurisdiction.

6	Goal Name	Economic Development
	Goal Description	Provide increased economic development opportunities in the jurisdiction; offer gap financing to businesses that will comply with the job creation requirements

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The extremely limited grant funds available to the jurisdiction does not make the provision of affordable housing possible.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Mentor has no Public Housing units within its jurisdiction.

Activities to Increase Resident Involvements

The City of Mentor has no Public Housing units within its jurisdiction.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

The City of Mentor has no Public Housing units within its jurisdiction.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The housing stock and housing costs are highly market driven and the City's public policies have no impact on these investments.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City does not have sufficient funding to remove or ameliorate the market driven forces which dictate affordability in the housing market. The aspects that make Mentor a desirable place to live – good public and private schools, a generous mix of retail and industry and a desirable location – all combine to drive up housing affordability. Although Mentor has a variety of housing types, smaller housing units are rare as most units are in the three-bedroom range.

SP-60 Homelessness Strategy – 91.215(d)

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

During the most recent Point-in-Time count no homeless persons were identified within the jurisdiction. The City prioritizes its limited resources to support Project Hope (the homeless shelter) and the Forbes House (the domestic violence shelter) as a means to reach out to people experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Project Hope recently undertook a physical expansion that doubled the number of available beds to 70 and the Forbes House has 24 beds, both serve the entire county. The number of beds appears to be the internal capacity for each of those organizations. There is currently no HUD qualified provider of transitional housing located in the county.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

This is an aspect of the homeless strategy currently being spearheaded by the Lake County Continuum of Care of which the City will participate when requested. Limited grant funding only allows the City to support existing organizations in a minor way.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Again, the city averages \$160,000 per year in grant funding; the maximum 15% permitted under HUD regulations for public services means that approximately \$25,000 per year can be committed to those activities. That restriction translates to the City awarding grant funding to seven organizations serving these needs in the area, meaning the city can only contribute around \$2,500 to \$5,000 per organization.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lake County General Health District reported only one incidence of Elevated Blood Lead Levels in the entire county and that did not occur in Mentor. The City addresses lead based paint hazards when they are encountered in the Single-Family Housing Rehabilitation program Painted surfaces that will be disturbed are tested and abated as required.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of lead poisoning is very rare within the City and has not been recorded recently as stated above.

How are the actions listed above integrated into housing policies and procedures?

When painted surfaces are affected by planned renovation activities they are tested as appropriate and abated as necessary.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City is not aware of poverty level families residing in Mentor. Demographic information will be monitored to alert the City to those conditions should they become a concern within the length of this Consolidated Plan.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Extremely limited funding only allows the City to participate with existing social service providers and the programs they offer and that the City can participate in. As such, no public service provider has approached the city to participate in any poverty reducing programs that may exist.

SP-80 Monitoring – 91.230

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

The on-site monitoring of sub-recipients occurs on an annual basis in the first quarter of the year and internal records are reviewed for the program or service offered. Each submission for payment from each sub-recipient is accompanied by a report on the numbers of people served and additional demographic information. The complexity of the sub-recipient contracts is limited and the services that they provide uncomplicated, therefore, the monitoring of those subrecipients is supplemented through regular telephone communications. The City has only limited instances when it contracts for a service provided, and – when necessary – the City requires federal wage compliance and minority business participation. The Single-Family Housing program is the single largest program by dollar amount and each year minority business participation is a goal of the program. Though, there is an extremely limited pool of contractors willing to bid on the rehabilitation projects.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The only anticipated resources are those that are received under the CDBG program, which over the past 23 years average \$197,054 per year. The FY2019 grant allocation beginning October 1, 2019 is \$153,766.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	153,766	0	0	153,766	320,000	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Within the City of Mentor's CDBG allocation, no additional funds are leveraged. However, since the City works in conjunction with the Lake County Continuum of Care and all the public service agencies located in Lake County, each agency could be considered to leverage the minimal

funds received from the City of Mentor with other grant funds. Each year the CDBG allocation is completely budgeted, prior year resources occur when the Single-Family Housing Rehabilitation program does not completely utilize budgeted funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used within the jurisdiction to address the needs identified in this plan.

Discussion

The City of Mentor's allocation under the CDBG program is not used or adequate to leverage additional resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Safe and Decent Housing	2019	2021	Affordable Housing	City of Mentor	Housing Rehabilitation	CDBG: \$85,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Assisting Homeless and Special Needs Population	2019	2021	Homeless	City of Mentor	Supportive Services	CDBG: \$4,500	Homeless Person Overnight Shelter: 20 Persons Assisted
3	Supportive Services	2019	2021	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Mentor	Supportive Services	CDBG: \$16,640	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Infrastructure Improvements	2019	2021	Non-Housing Community Development	City of Mentor	Infrastructure Improvements	CDBG: \$12,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2019	2021	Non-Housing Community Development	City of Mentor	Economic Development Loans	CDBG: \$4,373	Jobs created/retained: 1 Jobs

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Safe and Decent Housing
	Goal Description	During Fiscal Year 2019 the City of Mentor will provide funding to two (2) organizations which will provide Housing Rehabilitation to qualified homeowners within the City.
2	Goal Name	Assisting Homeless and Special Needs Population
	Goal Description	The City of Mentor will provide funding to the local homeless shelter and otehr organizations which provide assistance to the homeless and at need population within the City.
3	Goal Name	Supportive Services
	Goal Description	The City of Mentor is providng funding to a number of organizations that will provide assistance to the qualified citizens of the city for medical, dental, and other services.
4	Goal Name	Infrastructure Improvements
	Goal Description	The City of Mentor is providing funding during Fiscal Year 2019 to two (2) organizations for improvements to their facilities.
5	Goal Name	Economic Development
	Goal Description	Provide increased economic development opportunities in the jurisdiction; offer gap financing to businesses that will comply with the job creation requirements

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects and activities are proposed for FY 2019. Projects are selected annually on a competitive basis. Each CDBG project meets a national objective as established by HUD. Projects are given priority based on the needs outlined in the Consolidated Plan, established in part through the Citizen Participation process and by the analysis of data provided by HUD.

Projects

#	Project Name
1	Lake County Free Medical Clinic
2	Lake County Free Dental Clinic
3	Project Hope
4	211 Lake County (Lifeline)
5	Special Elders
6	Western Reserve Community Development Corporation
7	Forbes House
8	Beacon Health
9	Stay at Home Rehab Program
10	Fair Housing Resource Center
11	Mentor Small Business Loan Program
12	Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Lake County Free Medical Clinic
	Target Area	City of Mentor
	Goals Supported	Supportive Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$4,000
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	396 medical visits from 143 residents
	Location Description	54 S. State Street #302, Painesville Ohio 44077
	Planned Activities	The organization will provide quality acute and chronic medical care for the qualified residents of the City of Mentor.
2	Project Name	Lake County Free Dental Clinic
	Target Area	City of Mentor
	Goals Supported	Supportive Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$2,000
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	65 dental visits from 35 Mentor residents.
	Location Description	54 S. State Street #302, Painesville, Ohio 44077
	Planned Activities	The Lake County Free Dental Clinic provides dental hygiene, extractions, simple restorations, referrals and education to qualified Mentor residents.
3	Project Name	Project Hope
	Target Area	City of Mentor
	Goals Supported	Assisting Homeless and Special Needs Population
	Needs Addressed	Supportive Services

	Funding	CDBG: \$4,500
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	70
	Location Description	25 Freedom Road, Painesville, Ohio 44077
	Planned Activities	Project Hope provides shelter stays for homeless persons with the goal to help them become self-sufficient and break the cycle of homelessness.
4	Project Name	211 Lake County (Lifeline)
	Target Area	City of Mentor
	Goals Supported	Supportive Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$4,500
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	54 S. State Street, Suite 309, Painesville, Ohio 44077
	Planned Activities	211 Lake County provides 24 hours 365 days a year information and referral services to people in need of health and human services in the City and County.
5	Project Name	Special Elders
	Target Area	City of Mentor
	Goals Supported	Assisting Homeless and Special Needs Population
	Needs Addressed	Supportive Services
	Funding	CDBG: \$6,140
	Description	
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Mentor Senior Center, 8484 Munson Road, Mentor Ohio 44060
	Planned Activities	The Special Elders program provides services to seniors experiencing some issues with aging and as a result need some assistance to participate in Senior Center activities.
6	Project Name	Western Reserve Community Development Corporation
	Target Area	City of Mentor
	Goals Supported	Safe and Decent Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$50,000
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	10-15
	Location Description	
	Planned Activities	The WRCDC is proposing to rehabilitate qualified homes located within the city. The repairs will include furnace and hot water tank replacement, electrical and plumbing repairs and accessibility issues.
7	Project Name	Forbes House
	Target Area	City of Mentor
	Goals Supported	Safe and Decent Housing
	Needs Addressed	Supportive Services
	Funding	CDBG: \$5,000
	Description	
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	
	Planned Activities	Forbes housing is proposing to purchase and another facility which will provide an additional 30 beds for survivors of domestic violence.
8	Project Name	Beacon Health
	Target Area	City of Mentor
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$7,500
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 facility
	Location Description	9220 Mentor Avenue, Mentor Ohio 44060
	Planned Activities	The City is providing assistance to Beacon Health to provide assistance for building improvements for the agency.
9	Project Name	Stay at Home Rehab Program
	Target Area	City of Mentor
	Goals Supported	Safe and Decent Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$35,000
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	10
	Location Description	

	Planned Activities	The City of Mentor is funding Fair Housing resource Center to operate a housing rehabilitation program for qualified Veterans and residents with severe mobility disabilities within the city.
10	Project Name	Fair Housing Resource Center
	Target Area	City of Mentor
	Goals Supported	Supportive Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$15,500
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City of Mentor is providing funding to the Fair Housing Resource Center (FHRC) to provide fair housing services for the City. The services include investigation of fair housing complaints, landlord/tenant hotline, providing Fair Housing information and educational seminars.
11	Project Name	Mentor Small Business Loan Program
	Target Area	City of Mentor
	Goals Supported	Economic Development
	Needs Addressed	Economic Development Loans
	Funding	CDBG: \$4,373
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The City of Mentor is providing the Mentor Economic Assistance Corporation (MEACO) with funding to assist small business with a loan.
12	Project Name	Administration
	Target Area	City of Mentor
	Goals Supported	Supportive Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$15,253
	Description	
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The administration funds will be used by the City in the operation of the CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Mentor is the geographic boundary for this grant program. The City assists persons based on income and not geographic location within the city.

Geographic Distribution

Target Area	Percentage of Funds
City of Mentor	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate investments geographically.

Discussion

The City does not use geography as a means to determine investments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City cannot produce new housing units or acquire existing units with available grant funds. The Needs Assessment section of this plan identifies housing cost burdens as the most pressing need. As the most cost-effective way to assist the most number of households, the City will continue to provide funding to Single Family Housing Rehabilitation programs as its primary method of addressing those burdens and maintaining housing affordability for LMI persons and families.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	0
Special-Needs	0
Total	20

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Total available grant funds, which average approximately \$160,000. per year are inadequate to address the production of new units or the acquisition of units. The Needs Assessment section of this report identifies housing cost burdens as the single greatest need and affects primarily home owners to a greater degree than other groups. The City will continue to fund the Single Family Housing Rehabilitation program as its most cost effective method of impacting the greatest number of households and thereby maintaining housing affordability.

AP-60 Public Housing – 91.220(h)

Introduction

There are no multi-family or public housing developments located within the City of Mentor.

Actions planned during the next year to address the needs to public housing

No specific actions are planned, not applicable.

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

No specific actions are planned, not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

There are no multi-family or public housing developments located within the City of Mentor.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The goals of the jurisdiction to reduce and end homelessness in the coming year include continuing to support the existing organizations that are successful in providing shelter and services to homeless persons, while continually reviewing those programs for effectiveness. The City will continue its support of Project Hope and the Forbes House as the lead organizations serving homeless persons, homeless families, and victims of domestic violence.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Goal: The City will assist, when requested, the Lake County Continuum of Care in a capacity that is equal to our funding to provide outreach to homeless persons in Mentor. The most recent Point-in-Time count did not locate any homeless people in Mentor.

Information on homeless persons is reported to the city from two sources – Project Hope and the Forbes House. Project Hope, the county's only homeless shelter, reported 57 people identified Mentor as their last permanent address during FY18. The Forbes House, the county's only domestic violence shelter, reported sheltering five adults and seven children originating from Mentor during FY18. The City's best use of its resources is to continue to support both these organizations with funding that is equitable in relation to the City's public service limits and also in relation to the number of residents served.

Addressing the emergency shelter and transitional housing needs of homeless persons

Goal: to fund the emergency shelters Project Hope (57 persons) and Forbes House (12 persons).

Project Hope and Forbes House are the emergency shelters operating in proximity to and serving clients from Mentor. Currently the transitional housing landscape is itself in transition and no organization offering transitional housing that meets fair housing regulations has made an application request for the current Action Plan cycle. The City has requested those organizations new to meeting this need make application for the next Action Plan cycle. Mentor has and will continue to support Project Hope and Forbes House with grant funding and will continue to request and review any grant requests from new transitional housing providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Currently, the City of Mentor supports Project Hope – the homeless shelter, and the Forbes House – a domestic violence shelter, and related services, as those are the only available options to meet the needs described above. The City has requested that the providers currently offering transitional housing services submit applications for funding and identify persons from Mentor requiring those services. The City can not undertake any goals to serve these populations without identified need and adequate partners.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City does not have the means within this grant to positively impact persons from becoming homeless. The best it can do with its limited means is to continue to participate when requested with existing providers and the Lake County Continuum of Care to ensure that our limited means are funding the most necessary programs and services that those organizations can offer.

Discussion

The aim of the City will continue to be the support of the existing organizations within Lake County that have effective programs and services and fund those to the level that the City is able.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Mentor's Comprehensive Plan completed at the beginning of the economic downturn in 2008/9 examines land uses in detail. This information has been useful in determining the effects of public policy on the affordability of housing in Mentor. Market forces outside the control of the City is the driving force on affordability in Mentor. Mentor has one of the best school systems in the region and a desirable private high school that also contributes to the desirability of residing in Mentor; the schools, coupled with the younger age of the housing stock results in Mentor becoming a desirable and expensive place in which to live. Mentor is nearly built-out, which will contribute to and continue the trend of generally expensive housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As of 2007, vacant land in the city accounted for only 14% or 1,627 acres of the total buildable land area. That number has since been reduced further as the Newell Creek and Marshview Landing developments have opened. Both developments have been non-traditional, in terms of lot sizes, and in the case of Newell Creek, the residential use of the land as senior housing has been put in place. These new housing developments have been priced on the higher end and will continue to put pressures on affordability. Although the most recent phases of Newell Creek will be smaller, less expensive homes they will still be priced above entry level for most buyers.

Discussion:

Market forces driving development in Mentor will continue to make affordability a challenge for all buyers at all levels. Development fees in Mentor have been reasonable and remained affordable since the City's incorporation. Most recent development has been small lot development in Newell Creek and Marshview Landing but the quality of the housing have priced these developments out of the reach of most first-time buyers. As Mentor continues to fill in available residential land with higher-end developments this will maintain higher home prices and continue to put pressure on housing affordability.

AP-85 Other Actions – 91.220(k)

Introduction:

The main factors at work in addressing underserved needs for residents of the City of Mentor are the inadequate funding level of the CDBG grant; at an average of \$160,000 per year it can be difficult to fund those activities identified in the Needs Analysis as well as those identified as important to the goals of the CDBG program at the national level. Affordable housing is especially difficult as market forces outside the City's control makes all types of housing in Mentor expensive. The relative age and the general upkeep of the housing stock has made lead based paint hazards extremely rare but as those hazards are identified within the Single Family Housing Rehabilitation program they are abated. As poverty level families have not been identified in Mentor no specific actions are planned at this time, but should families be identified at some point in the duration of this plan the City will adjust its plan accordingly.

Actions planned to address obstacles to meeting underserved needs

The City will continue to discuss needs with funded, marginally funded and unfunded public service organizations serving the housing needs, especially needs relating to Housing Cost Burdens, within the City of Mentor with the goal of reducing those burdens and maintaining the existing housing stock. A continuing underfunded need is related to homeless prevention and transitional housing.

Actions planned to foster and maintain affordable housing

The City will continue to use CDBG funding to assist LMI owners who occupy single family homes to maintain those homes and reduce housing cost burdens identified in the Needs Assessment section.

Actions planned to reduce lead-based paint hazards

Lead based paint hazards will be addressed through the City's Single-Family Housing Rehabilitation program as required when such activities disturb those painted surfaces.

In discussion with the Lake County General Health District which oversees and monitors elevated blood lead levels no incidence of elevated blood lead levels has been reported in the city.

Actions planned to reduce the number of poverty-level families

No specific actions can be funded at this time with available grant funds however the City will continue to monitor and adjust its plan in the future and for the duration of this Consolidated Plan should poverty level families become a priority. It will accomplish this by maintaining contact with Lifeline, the local community action agency operating the 211 Call Center and the Lake County Continuum of Care both of

which are excellent resources that have first hand knowledge of poverty and homeless trends.

Actions planned to develop institutional structure

Participation as requested in the Lake County Continuum of Care will continue to develop and monitor institutional structure in county-wide public service organizations.

Actions planned to enhance coordination between public and private housing and social service agencies

All public service agencies operating in Lake County are encouraged each year to participate in the CDBG program and assisted in submitting grant applications for qualifying projects.

Discussion:

The actions planned to address obstacles to meet the underserved needs of the residents in the jurisdiction are to continually discuss needs with both funded and unfunded public service organizations and to encourage participation of those organizations in the grant process and to develop viable programs to meet those needs, especially in the areas of affordable housing. The level of funding available to the City is a deficit in promoting programs that meet all the expectations and goals at the national level and the city will continue as requested to participate in the Lake County Continuum of Care as that organization becomes more facile in its role working with those public service organizations.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Mentor does not receive program income on a frequent or regular basis, therefore the City cannot project any program income in the future. The City does not have any income from Section 108 loan guarantees, Urban Renewal settlements or Float Funded Activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

No program income is expected to be received. The City of Mentor does not have any Section 108 loans or Urban Renewal settlements. The City does not have any Float Funded activities, or urgent need activities. The percentage of CDBG funds to be used to benefit LMI persons is 100%.

Appendix - Alternate/Local Data Sources

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/09/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Mentor

* b. Employer/Taxpayer Identification Number (EIN/TIN):

34-6001861

* c. Organizational DUNS:

0953306350000

d. Address:

* Street1:

8500 Civic Center Boulevard

Street2:

* City:

Mentor

County/Parish:

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

440602418

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Stephanie

Middle Name:

L

* Last Name:

Johnson

Suffix:

Title: Grant Supervisor

Organizational Affiliation:

* Telephone Number:

440-974-5714

Fax Number:

440-974-5710

* Email:

johnson@cityofmentor.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Mentor, Ohio
Community Development Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="153,766.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="153,766.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Mentor	DATE SUBMITTED 08/09/2019

The News-Herald

News-Herald.com

04/16/19

7085 Mentor Avenue,
Willoughby, Ohio 44094

Phone: (440) 951-0000 Fax: (440) 975-2836

Account: 71162	Date: 04/16/19	<table border="1"> <thead> <tr> <th colspan="2">Publication</th> </tr> </thead> <tbody> <tr> <td colspan="2">The News-Herald Daily OH, news-herald.com</td> </tr> </tbody> </table>	Publication		The News-Herald Daily OH, news-herald.com	
Publication						
The News-Herald Daily OH, news-herald.com						
Name: Marie Samec	Ad Date: 04/18/19					
Company: City of Mentor	Class: 1201					
Address: 8500 CIVIC CENTER BLVD MENTOR, OH 44060	Ad ID: 1788102					
Telephone: (440) 255-1100	Ad Taker: CRJPETTIT					
Description: NOTICE OF PUBLIC HEARING City of Men	Sales Person: Jan Pettit (029352)					
	Words: 193					
	Lines: 24					
	Agate Lines: 52					
	Depth: 2.78					
	Inserts: 2					
	Blind Box:					
	Gross: \$123.05					
	Paid Amount: - \$0.00					
	Amount Due: \$123.05					

Ad sample

**NOTICE OF PUBLIC HEARING
City of Mentor
Community Development Block Grant (CDBG)
FY 2019-2022 Consolidated Plan and FY 2019 Action Plan**

Notice is hereby given that the City of Mentor will hold a Public Hearing prior to the submission of the FY 2019-2022 Consolidated Plan and the FY 2019 Action Plan for the FY 2019 Community Development Block Grant (CDBG) application. The City of Mentor is expecting to receive an allocation of approximately \$175,000 in CDBG funds for FY 2019. The Public Hearing will be held at Mentor City Hall, 8500 Civic Center Boulevard on **April 25, 2019 at 4:00 P.M.** This facility is ADA compliant; if you require special accommodations arrangements can be made. The purpose of the Public Hearing will be to inform citizens about the CDBG program; provide information concerning eligible and ineligible activities; receive citizen input and comments on the City's community development needs and priorities for the use of CDBG funds; and to distribute the CDBG program application materials.

Further information may be obtained by contacting the Planning and Development Department at 974-5740, between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.
1788102/April 18, 2019

*We Appreciate Your Business!
Thank You Marie Samec!*

The News-Herald

News-Herald.com

07/05/19

7085 Mentor Avenue,
Willoughby, Ohio 44094

Phone: (440) 951-0000 Fax: (440) 975-2836

Account: 71162	Date: 07/05/19	Publication The News-Herald Daily OH, news-herald.com
Name: Marie Samec	Ad Date: 07/08/19	
Company: City of Mentor	Class: 1201	
Address: 8500 CIVIC CENTER BLVD MENTOR, OH 44060	Ad ID: 1835258	
Telephone: (440) 255-1100	Ad Taker: CRRRACICH	
Description: PUBLIC HEARING The City of Mentor wi	Sales Person: Rebecca Racich (029353)	
	Words: 127	
	Lines: 17	
	Agate Lines: 36	
	Depth: 2.0	
	Inserts: 2	
Gross: \$85.45		
Paid Amount: - \$0.00		
Amount Due: \$85.45		

Ad sample

PUBLIC HEARING

The City of Mentor will hold a public hearing, the purpose of receiving public input and comments regarding the use of FY2019 CDBG funds prior to the submission of the FY2019 Action Plan to the U.S. Department of Housing and Urban Development (HUD). The public hearing will be held on **July 18, 2019 at 3:00 pm** in the Second Floor Conference Room, Mentor Municipal Center, 8500 Civic Center Boulevard, Mentor, Ohio.

Further information may be obtained by contacting Larry Rastatter, Jr, Department of Planning and Development at (440) 974-5740 between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Written comments should be addressed to Kathy Mitchell, Director Department of Planning and Development, 8500 Civic Center Boulevard, Mentor Ohio 44060.

1835258/July 8, 2019

*We Appreciate Your Business!
Thank You Marie Samec!*

The News-Herald

News-Herald.com

07/05/19

7085 Mentor Avenue,
Willoughby, Ohio 44094

Phone: (440) 951-0000 Fax: (440) 975-2836

Account: 71162	Date: 07/05/19	Publication The News-Herald Daily OH, news-herald.com
Name: Marie Samec	Ad Date: 07/08/19	
Company: City of Mentor	Class: 1201	
Address: 8500 CIVIC CENTER BLVD MENTOR, OH 44060	Ad ID: 1835248	
Telephone: (440) 255-1100	Ad Taker: CRRRACICH	
Description: LEGAL NOTICE CITY OF MENTOR CDBG PRO	Sales Person: Rebecca Racich (029353)	
	Words: 384	
	Lines: 57	
	Agate Lines: 118	
	Depth: 6.45	
	Inserts: 2	
Gross: \$278.15		
Paid Amount: - \$0.00		
Amount Due: \$278.15		

Ad sample

**LEGAL NOTICE
CITY OF MENTOR CDBG PROGRAM
CONSOLIDATED PLAN FY 2019-2021 AND FY 2019 ACTION
PLAN PROPOSED ACTIVITIES**

The City of Mentor may receive through the U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) program, grant funds estimated to be in the amount of \$153,766 for FY2019 beginning October 1, 2019. A public hearing will be held on **July 18, 2019** for the purpose of seeking community input and comments regarding the FY 2019-2021 Consolidated Plan and the FY2019 Action Plan budget. Comments will be received until July 29, 2019.

FY2019 PUBLIC SERVICES – limited to 15% of the total grant amount \$23,064.90 funded – \$26,140.

- **Activity 1:** Lake County Free Clinic (Dental): \$2,000
Purpose: To provide funds for dental clinic services for low to moderate income persons.
- **Activity 2:** Lake County Free Clinic (Medical): \$4,000
Purpose: To provide funds for medical clinic services for low to moderate income persons.
- **Activity 3:** Mentor Special Elders Program: \$6,140
Purpose: To provide funds for the operation of programs designed to assist persons 80 years of age or older.
- **Activity 4:** The Ecumenical Shelter Network of Lake County, Project Hope: \$4,500
Purpose: To provide funds for staff costs for the operation of a homeless shelter.
- **Activity 5:** 211 Call Center: \$4,500
Purpose: To provide funding for the operation of a call center for persons in crisis situations.

FY2019 PROJECTS

- **Activity 6:** Beacon Health: \$7,500
Purpose: To provide funds for the HVAC improvements.
- **Activity 7:** Forbes House: \$5,000
Purpose: To provide funding for building improvements for a domestic violence shelter
- **Activity 8:** Stay at Home: \$35,000
Purpose: To provide funding for the veteran/mobility disability single family housing improvements
- **Activity 9:** Western Reserve Community Development Corporation: \$50,000
Purpose: To provide funding for the Single-Family Housing Rehabilitation program.
- **Activity 10:** Mentor Economic Assistance Corporation (MEACO): \$4,373
Purpose: To provide funding for a small business revolving loan program

FY2017 ADMINISTRATIVE ACTIVITIES – limited to 20% of total grant amount \$30,753.20 funded - \$30,753.

- **Activity 11:** Fair Housing Resource Center: \$15,500
Purpose: To provide funding for Fair Housing Services provided to the City of Mentor and residents.
- **Activity 12:** Program Administration: \$15,253
Purpose: To provide funds for the administration of the Community Development Block Grant (CDBG) program. 1835248/July 8, 2019

We Appreciate Your Business!
Thank You Marie Samec!

From: Rastatter, Larry
To: [Thomas, Trevia \(trevia.thomas@hud.gov\)](mailto:trevia.thomas@hud.gov); [Filipiak, Kenneth](#); [Zampedro, Tony](#)
Cc: [Mitchell, Kathleen](#); [Johnson, Stephanie](#)
Subject: FY 2019-21 Consolidate Plan and FY 2019 Action Plan
Date: Friday, August 09, 2019 10:59:00 AM
Attachments: [SF-424 & 424D.pdf](#)
[Fair Housing Response.pdf](#)

Trevia Thomas
CPD Representative
U.S. Department of Housing and Urban Development
Ohio State Office
200 North High Street
Columbus, OH 43215-2499

Ms. Thomas,

I am writing to inform you that I have submitted the Fiscal Year 2019-2021 Consolidate Plan and Fiscal Year 2019 Action Plan today, August 9, 2019 at 10:47:23 AM EDT. I will send the original signed copies of the SF-424 and SF-424D forms to you via FedEx. I have also attached a letter addressed to you concerning the Fair Housing requirement and were the City of Mentor is at in the process. If you have any questions or concerns I can be reached at rastatter@cityofmentor.com or by phone at (440) 974-5740, extension 1408.

Sincerely

Larry Rastatter, Jr., AICP, Planner

CITY OF MENTOR | 8500 Civic Center Boulevard | Mentor, OH 44060

OFFICE (440) 974-5740 | FAX (440) 205-3605 | cityofmentor.com

the city of choice!SM



CITY OF
MENTOR

8500 Civic Center Boulevard, Mentor, Ohio 44060-2499 • (440) 255-1100 • www.cityofmentor.com

August 8, 2019

Ms. Trevia Thomas
CPD Representative
U.S. Department of Housing and Urban Development
Ohio State Office
200 North High Street
Columbus, OH 43215-2499

RE: City of Mentor Compliance with Fair Housing

Dear Ms. Thomas:

This letter is being submitted to acknowledge the City of Mentor's awareness and understanding of the Fair Housing requirements associated with the Community Development Block Grant (CDBG). The City of Mentor has been working with Janice Harris of the Columbus Fair Housing Center of Housing and Urban Development (HUD) in regard to the preparation and completion of the Analysis of Impediments to fair housing. The City and its contractor, Fair Housing Resource Center, are currently compiling the necessary data for the completion of the report, with the final report scheduled to be completed by October 1, 2019.

Due to the finalizations needed to complete the report and data deficiencies in the most recently submitted Analysis of Impediments, the City has not included any priorities or goals for furthering Fair Housing in the 2019-2020 Consolidated plan.

The City of Mentor has been and continues to be dedicated to Fair Housing within its borders. As such, a representative from the City has served on the Board of Trustees of the Fair Housing Resource center since its inception. And the City was one of the first entities in Ohio to complete the requirements of the Analysis of Impediments to Fair Housing 2003.

Thank you for your understanding as the City works to enhance its Fair Housing programming. Should you have any questions, please do not hesitate to contact me at rastatter@cityofmentor.com or 440-974-5740.

Sincerely,

Larry Rastatter, AICP, Planner