

# DRAFT Annual Plan – PY 2026

CITY OF CLEVELAND HEIGHTS

FALLON ROBINSON

## **Executive Summary**

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

#### **1. Introduction**

The Five-Year Consolidated Plan (FY 2025-2029) for the City of Cleveland Heights describes the needs of low- and moderate-income residents, persons with special needs, and homeless individuals and families. The Strategic Plan section outlines the goals, strategies, partners, and anticipated financial resources that will be available to implement projects using HUD Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. This document, the Annual Action Plan, sets forth the specific projects that will be implemented during FY 2026. At the conclusion of each year, the City submits the Consolidated Annual Performance and Evaluation Report (CAPER), describing the results in implementing projects.

HUD funding is intended to assist individuals and families that earn less than 80% of the Median Family Income (MFI) in a metropolitan area. HUD defines these categories based upon household income, adjusted for family size. The maximum income for a family of four in 2025 is: \$32,150 (0-30% of MFI), \$49,700 (31-50% of MFI), and \$79,500 (51-80% of MFI).

#### **Cuyahoga Housing Consortium**

The City of Cleveland Heights is a member of the Cuyahoga Housing Consortium (Consortium). The five Consortium members – the HUD entitlement jurisdictions of Cleveland Heights, Euclid, Lakewood, Parma, and the Cuyahoga County Urban County – formed the HUD-approved Consortium in the early 1990's to leverage HOME program funds for their communities. By acting jointly, the funding amount received by the group is greater than the amount of money that could be obtained by the jurisdictions individually. The Consortium also uses the opportunity of having 55 communities working together – representing two-thirds of all county residents (840,000 persons) – to ensure broader planning and coordination on affordable housing issues within Cuyahoga County.

In some sections, the FY 2025-2029 Five-Year Plan for the Cuyahoga County Urban County incorporates discussions pertaining to the Consortium as a whole.

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

The FY 2025-29 Plan outlines five-year priorities, anticipated financial resources, goals, partners, and programs to address the needs of Cleveland Heights outlined in the Needs Assessment and Market Analysis. The five-year framework is linked to the FY 2025 Annual Action Plan, which describes activities to be implemented. The annual activities and long-term goals/priorities must meet one of HUD's statutory objectives: providing decent affordable housing, creating a suitable living environment, or expanding economic opportunities. In addition to meeting a statutory objective, HUD expects activities to reflect at least one outcome: availability/accessibility, affordability, or sustainability (attachment).

### **PRIORITY NEEDS**

Cleveland Heights has identified three High priority needs for the next five years:

**Affordable Housing:** maintain and create homeownership, which is important for neighborhood stability. Work will concentrate on rehabilitation activities and down-payment assistance.

**Non-homeless Persons with Special Needs:** improve the condition and energy efficiency of housing and offer services to assist persons to remain in their home, focused on elderly, frail elderly, persons with physical disabilities, and persons with developmental disabilities.

**Non-Housing Community Development:** revitalize residential neighborhoods and commercial/industrial areas with infrastructure/public facility investments, along with economic development programs, to focus on retaining and attracting residents and offering a desirable environment for businesses to invest.

Homelessness and Public Housing were noted as Low priority needs due to the agencies and organizations that assist persons through countywide systems.

## **3. Evaluation of past performance**

The City of Cleveland Heights has continued to receive the determination from the Office of Community Planning and Development that the City has the capacity to carry out its CPD programs and has met its reporting requirements. The City has programmed its Community Development Block Grant and HOME funds for activities that significantly address neighborhood and community issues and will continue to do so. For example, housing rehabilitation work eliminates significant health and safety deficiencies; the down payment assistance program strengthens neighborhoods and supports community property values by creating new homeowners and more stable neighborhoods; housing rehab activities over time have resulted in a decrease in the number of housing units with serious exterior violations; the storefront renovation and commercial loan programs strengthen local businesses and retain/create jobs; and essential public services that assist youth, the elderly, and other groups of residents in need of assistance help households with low- and moderate-incomes prevent homelessness and build towards self-sufficiency.

#### **4. Summary of citizen participation process and consultation process**

The City of Cleveland Heights engages a 22-member Citizen Advisory Committee (CAC) that advises the City Administration and City Council on the community development needs of the community and makes recommendations on the use of CDBG funds. Additionally, multiple public hearings are held throughout the year that include the review of annual applications for CDBG funding, the review of local definitions, and the review of the annual action plans and consolidated plans.

#### **5. Summary of public comments**

To be determined at the end of the public comment period

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

To be determined at the end of the public comment period

#### **7. Summary**

To be determined at the end of the public comment period

## **Expected Resources**

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

The Annual Plan for FY 2026 identifies the federal, state, local, and private resources expected to be available to the City of Cleveland Heights to address priority needs and specific objectives identified in the Strategic Plan (*Table 14 and Section SP-45*). The City of Cleveland Heights is a direct entitlement community for the Community Development Block Grant (CDBG) Program. The city is also a member of the Cuyahoga County Consortium for the HOME Investment Partnership (HOME) Program and receives an annual allocation through that program. The HOME

allocation is discussed in the HUD documents prepared by the Cuyahoga County Urban County, which is the lead entity for the Consortium.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	1,565,000.00	126,500	2,595,000	4,286,500	4,680,000	Remainder of Con Plan dollar figure is an estimate based on FY 2026 allocation times three years (\$1,560,000 x 3 years). Annual allocations may fluctuate. CDBG Funds will leverage private funding, as well as other public funding from local, state, federal funding sources.

Table 1 - 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**

The City of Cleveland Heights has been successful in leveraging additional funds. Many of the City's rehabilitation programs require the homeowner to match funds they receive. For example, the Home Repair Resource Center has established good working relationships with several area banks that contribute to their ability to leverage additional funds. The city works to maximize our infrastructure projects by leveraging federal, state and county resources where possible. Most of our Public Service subrecipients receive funding from multiple public and private agencies and individuals. The city also requires a matching percentage from all commercial businesses which participate in our Commercial Loan or Storefront Renovation projects.

The City of Cleveland Heights is also a partner with the Cuyahoga County Board of Health to implement the Lead Safe Cuyahoga program. This program assists with the removal of lead hazards in low- and moderate-income households where children under the age of six are residing in the home or, in the case of rental units, where there is a high probability of children residing. Property owners must provide a minimum matching percentage to participate in the program unless exempted by an administrative decision.

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

If appropriate, the City will use publicly owned land or property to address needs identified in the plan.

**Discussion**

This question intentionally left blank.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve, Maintain, and Expand Affordable Housing	2026	2026	Affordable Housing	City of Cleveland Heights	Affordable Housing Non-homeless Persons with Special Needs Public Housing	CDBG: \$621,500.00	Homeowner Housing Rehabilitated: 45 Household Housing Units
2	Revitalize Residential Neighborhoods	2026	2026	Non-Housing Community Development	City of Cleveland Heights	Non-homeless Persons with Special Needs Non-housing Community Development	CDBG: \$398,675.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,828 Persons Assisted Buildings Demolished: 2 Buildings Nuisance Abatement/Foreclosed Property Care: 200 Households
3	Provide Needed Public Services	2026	2026	Non-Homeless Special Needs		Affordable Housing Non-homeless Persons with Special Needs Non-housing Community Development	CDBG: \$235,000.00	Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 6,970 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Economic Opportunities	2026	2026	Non-Housing Community Development	City of Cleveland Heights	Non-housing Community Development	CDBG: \$239,000	Facade treatment/business building rehabilitation: 12 Businesses Businesses assisted: 8 Businesses Assisted

Table 2 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Goal Description</b>	This strategic plan goal includes: HRRC Administration; the HRRC Assist Deferred Loan Match Program; the HRRC Senior Home Stability Grant; HPO Administration; the HPO Senior Home Repair Program; and the HPO Home Repair Program;
2	<b>Goal Name</b>	Revitalize Residential Neighborhoods
	<b>Goal Description</b>	This goal includes: Forest City Community Land Trust; the HPO Nuisance Abatement Program; the Street/Water/Sewer Line Improvements Program; and the Park Improvements Program.
3	<b>Goal Name</b>	Provide Needed Public Services
	<b>Goal Description</b>	This goal includes: Family Connections; Open Doors Academy - Middle School Program; Open Doors Academy - High School Program; Lake Erie Ink; Start Right CDC; Heights Emergency Food Center; Gesher; Office on Aging Senior Programs; WAVE Mentoring Program; Naaleh Cleveland; the Journey Center for Safety and Healing; the Heights Suburban Collaborative; the Chesed Center Food Pantry; and the HRRC Housing Counselor Program.
4	<b>Goal Name</b>	Increase Economic Opportunities
	<b>Goal Description</b>	This goal includes: Economic Development Administration; the Commercial Revolving Loan Program; and the Storefront Renovation Program.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

There are three national objectives under the CDBG program that all projects must meet.

- 1) CDBG regulations require that no less than 70% of a grant can be awarded to projects that benefit low- and moderate-income persons.
- 2) CDBG funds may aid in the prevention or elimination of slum and blighted conditions.
- 3) CDBG funds may be utilized to address other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

The CDBG Program is flexible and allows the City to determine how best to meet the needs of its low- and moderate-income residents. The goals established in the Annual Plan guide the City in awarding CDBG funds.

The City of Cleveland Heights will certify that 70% of the aggregate expenditure of CDBG funds over three years (2026, 2027, and 2028) will benefit persons of low and moderate incomes.

The figures listed for programs do not include funds that were allocated in prior years and funds that will be matched or leveraged through financial institutions and property owners on individual projects. Program income is budgeted back into the program that generated it, with the exception of funds being repaid to programs that no longer operate under CDBG. The defunct Short Term Deferred Loan, Deferred and No Interest housing loan repayments will be budgeted to the Housing Rehab Program.

<b>#</b>	<b>Project Name</b>
1	CDBG Administration
2	Fair Housing Activities
3	Neighborhood Engagement
4	Housing Rehabilitation LMI
5	Commercial District Revitalization
6	Public Facilities
7	Youth Programs
8	Emergency Assistance
9	Senior Adult Programs
10	Housing Counseling
11	LMI Code Enforcement
12	Slum/Blight Removal

#	Project Name
13	Mental Health Services

**Table 3 – Project Information**

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

Maximum priority is given to low-mod activities. Activities that achieve a low-mod housing benefit are given top priority, followed by low-mod area benefit, low-mod limited clientele benefit, and low-mod job seekers.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	<b>Needs Addressed</b>	Affordable Housing Non-homeless Persons with Special Needs Non-housing Community Development Homelessness Public Housing
	<b>Funding</b>	CDBG: \$233,000.00
	<b>Description</b>	CDBG funds contribute to salaries and related administrative expenses for staff in the Department of Planning, Neighborhoods and Development, planning costs, GIS, and accounting assistance from the Finance Department.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Admin activity
	<b>Location Description</b>	Cleveland Heights City Hall (40 Severance Circle)

	<b>Planned Activities</b>	CDBG funds contribute to salaries and related administrative expenses for staff in the Department of Planning, Neighborhoods and Development, planning costs, GIS, and accounting assistance from the Finance Department.
<b>2</b>	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	Activities to affirmatively further fair housing choice.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Admin activity
	<b>Location Description</b>	Various locations throughout Cleveland Heights
	<b>Planned Activities</b>	Rental audits, eviction prevention services, and community outreach and education.
<b>3</b>	<b>Project Name</b>	Neighborhood Engagement
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing Revitalize Residential Neighborhoods Provide Needed Public Services Increase Economic Opportunities

	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	This project is an administrative activity that will provide funding for programs that will support community capacity building in Cleveland Heights neighborhoods.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Admin activity
	<b>Location Description</b>	Various locations throughout Cleveland Heights
	<b>Planned Activities</b>	Neighborhood leadership program, civic group technical assistance and neighborhood advocacy.
<b>4</b>	<b>Project Name</b>	Housing Rehabilitation LMI
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Non-homeless Persons with Special Needs
	<b>Funding</b>	CDBG: \$621,500.00
	<b>Description</b>	This program provides funds for rehabilitation and repairs for low- and moderate-income homeowners. Housing program administration is also charged to CDBG for the operation of LMI Housing Rehabilitation programs.
	<b>Target Date</b>	12/31/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 45 low- and moderate-income households are estimated to be assisted through this project. Of these households, heads of households that are elderly and/or disabled are the primary type of family assisted through the activities in this project.
	<b>Location Description</b>	Various locations throughout Cleveland Heights.
	<b>Planned Activities</b>	HRRC Administration, HRRC Senior Home Stability program, HPO Administration, HPO Senior Home Repair Program, and the HPO Home Repair Program.
5	<b>Project Name</b>	Commercial District Revitalization
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Increase Economic Opportunities
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$239,000.00
	<b>Description</b>	This program provides funding for various activities which address the revitalization of the numerous commercial districts located in Cleveland Heights. CDBG funds also contribute to the administrative costs associated with the program.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12 businesses will be assisted and 8 facades will be rehabilitated.
	<b>Location Description</b>	Activities will take place throughout the City of Cleveland Heights.
	<b>Planned Activities</b>	Planned activities include: the storefront renovation rebate and loan program, the commercial revolving loan program and the microenterprise assistance loan program.
	<b>Project Name</b>	Public Facilities

<b>6</b>	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Revitalize Residential Neighborhoods Provide Needed Public Services
	<b>Needs Addressed</b>	Non-homeless Persons with Special Needs Non-housing Community Development
	<b>Funding</b>	CDBG: \$365,675.00
	<b>Description</b>	This project provides access to public facilities and constructs and rehabilitates public facilities with the intention of improving access.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,020 households living in a low-mod area will benefit from the Street/Sewer/Water Replacement Program. 5,088 persons living with mobility disabilities will benefit from accessibility improvements as a result of the Park Improvements Program. 860 households living in a low-mod area will benefit from the Forest City Community Land Trust project, and 860 households living in a low-mod area will benefit from the Hebrew Academy Sewer Project.
	<b>Location Description</b>	The Street/Sewer/Water Replacement Program will take place on Redwood and Belmar Roads. The Hebrew Academy Sewer Project will take place at the corner of Blanche Avenue and South Taylor Roads. The Park Improvements Program will take place at Denison Park. Lastly, Forest City Community Land Trust will take place on Compton Road (1407.01-3).
	<b>Planned Activities</b>	<p>Planned activities for this project are:</p> <ul style="list-style-type: none"> <li>• Street/Sewer/Water Replacement Program</li> <li>• Park Improvements Program</li> <li>• Forest City Community Land Trust</li> <li>• Hebrew Academy of Cleveland Sewer Project</li> </ul>
	<b>Project Name</b>	Youth Programs

<b>7</b>	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Provide Needed Public Services
	<b>Needs Addressed</b>	Non-homeless Persons with Special Needs Non-housing Community Development
	<b>Funding</b>	CDBG: \$116,500.00
	<b>Description</b>	Funds will be provided to support activities which address the needs of youth in low- and moderate-income families.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,245 families with children are expected to benefit from the activities under the Youth Program Project
	<b>Location Description</b>	Various locations throughout the community including, in-homes, Monticello Middle School, Roxboro Middle School, Oxford Elementary School, Noble Elementary School, Boulevard Elementary School, the Cleveland Heights Community Center, and the main branch of the Cleveland Height-University Heights Libraries on Lee Road.
	<b>Planned Activities</b>	Planned activities include: <ul style="list-style-type: none"> <li>• Family Connections</li> <li>• Open Doors Academy (Middle School &amp; High School Programs)</li> <li>• Lake Erie Ink</li> <li>• WAVE Mentoring Program</li> <li>• The Heights Suburban Collaborative</li> </ul>
<b>8</b>	<b>Project Name</b>	Emergency Assistance
	<b>Target Area</b>	City of Cleveland Heights

	<b>Goals Supported</b>	Provide Needed Public Services
	<b>Needs Addressed</b>	Non-homeless Persons with Special Needs Non-housing Community Development
	<b>Funding</b>	CDBG: \$74,000.00
	<b>Description</b>	This project will assist low- and moderate-income individuals and families that seek assistance due to unemployment, fixed incomes, domestic violence or any emergency that has left them in need of adequate food, shelter, etc.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the activities undertaken under this project will benefit 4,525 low- and moderate-income families without adequate food, families eligible for various state and federal programs, or families that have experienced domestic violence.
	<b>Location Description</b>	activities under this category will take place at the Heights Emergency Food Center, the Start Right CDC Food Pantry, the Gesher Benefits Bank Office, the Chesed Center, at the offices of Journey Center for Safety and Healing and in the municipal and county court systems.
	<b>Planned Activities</b>	<p>The planned activities for this project are:</p> <ul style="list-style-type: none"> <li>• Start Right CDC Food Pantry</li> <li>• Heights Emergency Food Center (food pantry)</li> <li>• Gesher (benefits bank)</li> <li>• Journey Center for Safety and Healing (services for victims of domestic violence)</li> <li>• Chesed Center (food pantry)</li> </ul>
9	<b>Project Name</b>	Senior Adult Programs
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Provide Needed Public Services

	<b>Needs Addressed</b>	Non-homeless Persons with Special Needs Non-housing Community Development
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	This project will provide Cleveland Heights senior citizens with social work services as needed.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 900 low- and moderate-income families with senior citizens will benefit from this project.
	<b>Location Description</b>	The Cleveland Heights Office on Aging (1 Monticello Blvd., Cleveland Heights).
	<b>Planned Activities</b>	The Cleveland Heights Office on Aging Resource Assistance program.
10	<b>Project Name</b>	Housing Counseling
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services
	<b>Needs Addressed</b>	Affordable Housing Non-homeless Persons with Special Needs
	<b>Funding</b>	CDBG: \$12,000.00
	<b>Description</b>	This project provides counseling on financial literacy, first-time homebuyer issues, budgeting for home repair projects and other appropriate topics.
	<b>Target Date</b>	12/31/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 families will benefit from this project that are low- and moderate-income households in need of housing or in need of assistance for housing related issues.
	<b>Location Description</b>	The Home Repair Resource Center (2520 Noble Rd)
	<b>Planned Activities</b>	The Home Repair Resource Center's Housing Counseling Program.
11	<b>Project Name</b>	Slum/Blight Removal
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Revitalize Residential Neighborhoods
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$33,000.00
	<b>Description</b>	The Nuisance Abatement Program addresses blighted properties within the City. CDBG funds also contribute to the administration of the Nuisance Abatement Program.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 properties are estimated to be impacted by the Nuisance Abatement Program. The primary beneficiaries of this program are the neighborhoods impacted by blighted conditions.
	<b>Location Description</b>	Residential and commercial properties throughout Cleveland Heights.
	<b>Planned Activities</b>	The Cleveland Heights Nuisance Abatement Program.
12	<b>Project Name</b>	Mental Health Services
	<b>Target Area</b>	City of Cleveland Heights
	<b>Goals Supported</b>	Provide Needed Public Services

<b>Needs Addressed</b>	Non-homeless Persons with Special Needs Non-housing Community Development
<b>Funding</b>	CDBG: \$22,500.00
<b>Description</b>	Naaleh Cleveland seeks to assist approximately 300 residents with at least 51% coming from low-mod households.
<b>Target Date</b>	12/31/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Naaleh Cleveland seeks to assist approximately 300 residents with at least 51% coming from low-mod households.
<b>Location Description</b>	The Naalah Cleveland Office (5010 Mayfield Road)
<b>Planned Activities</b>	Naalah Cleveland's counseling program and the High-Risk Teen Mentoring program.

## **AP-50 Geographic Distribution - 91.420, 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 Cleveland Heights is a diverse community that prides itself on its integrated neighborhoods. The city has a minority population of 23,281, representing 52% of the total population according to the 2019-2023 American Community Survey. The most recent data provided by HUD shows that there are 16 census block groups in the city which qualify as low- and moderate-income eligible areas.

Improvement Target Areas have been identified through a survey developed and conducted by a third-party consultant, Placemark Collaborative, LLC. This process was approved by HUD. The Improvement Target Area survey instrument is used to evaluate the condition of individual properties. An update to the Improvement Target Area study was completed in 2022. The areas determined to be ITAs are the following: the intersection of Noble and Mayfield Roads; the intersection of Mayfield and Lee Roads; and the intersection of Noble and Greyton Roads.

This updated Improvement Target Area study will be utilized in implementing the Storefront Renovation programs described in this plan that address area slum and blight.

The City is in the process of completing and adopting neighborhoods plans for the North Coventry neighborhood (1410.00-1) and the neighborhoods that are a part of the Noble Road Corridor. While all LMH (low-Mod Housing) programming is available city-wide, marketing efforts will be targeting these neighborhoods.

### **Geographic Distribution**

Target Area	Percentage of Funds
City of Cleveland Heights	100

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Most programs are available to low- and moderate-income households throughout the city as they are a direct low-mod housing benefit, low-mod area benefit or limited clientele benefit (Public Service activities). The exceptions are the programs that eliminate a slum/blight condition as determined by a HUD approved blight survey. Some programs only take place in Census designated Low- and Moderate-Income areas. As noted previously, both North Coventry and the Noble Corridor neighborhoods are both recognized as needing additional community development investment and projects in these areas will

be prioritized where necessary.

## **Discussion**

This section has been intentionally left blank.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Cleveland Heights works closely with public and private partners to leverage its resources including various grants from Cuyahoga County and the State of Ohio. This applies to most of our nonprofit partners including the Home Repair Resource Center, the Fair Housing Center for Rights and Research, Start Right CDC, Open Doors Academy, Family Connections, Journey Center, The Forest City Community Land Trust and FutureHeights. In addition, the City also prides itself on a high level of civic engagement.

In 2015 the City began a Master Planning process, in conjunction with the Cuyahoga County Planning Commission, which was completed in 2017. The Master Plan includes policies and implementation strategies to accomplish the City's vision. These are organized into 11 major topic areas: Future Land Use, Vibrant Neighborhoods, Complete Transportation Network, Environmentally Sustainable Community, Business Friendly, Strong Business Districts, High Quality Infrastructure, Hub for Arts and Culture, A Diverse and Open Community, A Safe and Engaged Community, and A Healthy Community. The Master Plan attempts to be a fully integrated plan addressing the various elements that make Cleveland Heights a viable community and it does recognize the efforts already being undertaken and described in this Annual Plan. The implementation section provides additional potential revenue sources that the City can apply for in order to strengthen and expand the community development efforts already undertaken and described in this Annual Plan.

In 2018, Cleveland Heights City Council passed a Complete and Green Streets Policy that sets requirements for improving all modes of transportation throughout the City. The Policy directs coordination among City Departments and defines metrics for measuring success. Persons of low- and moderate-income and persons with disabilities particularly benefit from such a policy due to the decreased access and utilization of personal motorized vehicles. In 2019, the City of Cleveland Heights won the award for Best Complete Streets Policy by Smart Growth America.

Additionally, the City has completed a Comprehensive & Equitable Safety Action Plan, a Climate Action and Resiliency Plan, and several streetscape plans that will be utilized to strategically invest public funds into actions that will strengthen our community.

### **Actions planned to address obstacles to meeting underserved needs**

The greatest obstacle to meeting underserved needs in our community is the uncertainty of the amount of Community Development Block Grant as well as other federal and state resources. City Council and the administration work diligently to ensure that all residents are able to have the highest quality of life and healthy sustainable neighborhoods.

The City has programmed much of its American Rescue Plan Act (ARPA) funds to community development purposes. The State of Ohio and Cuyahoga County have also assisted Cleveland Heights

with ARPA funds, particularly in the area of lead-based paint hazard remediation and abatement in housing and childcare facilities.

The City has also been fortunate to receive grants from various sources in recent years that have enabled us to undertake projects that have or will benefit the community when completed. These include four Transportation for Livable Communities Initiative (TLCI) grants through the Northeast Ohio Areawide Coordinating Agency, two Surface Water Improvement Fund (SWIF) grants from the Ohio EPA and transportation enhancement funds from the state of Ohio and American Rescue Plan Act funds.

### **Actions planned to foster and maintain affordable housing**

The City will continue to offer programs that make or keep housing affordable in the city. Cleveland Heights is a community with a wide variety of housing opportunities including apartment buildings, modest single-family homes, two-family homes, medium priced to very high-end single-family homes, townhomes and condominiums. With our large rental market and competitive house prices, the city is often affordable with regard to housing options.

The City of Cleveland Heights has entered into an agreement with Cuyahoga County and the cities of Euclid, Lakewood and Parma to jointly participate in HOME program funding by creating the Cuyahoga Housing Consortium. The consortium has allowed for the coordination of housing program delivery by CDBG entitlement communities.

Most of our housing was built prior to 1945 and therefore home repairs can be a barrier to low- and moderate-income homeowners. Housing rehabilitation costs are barriers that we are addressing to assist low and moderate-income households remain in their homes. We work closely with our Housing Inspections Department and our Office on Aging to provide information to low- and moderate-income homeowners who are cited for code violations about the availability of the City's federally-funded grants and low-interest financing for home improvement projects. Home Repair Resource Center programs also provide education, counseling and funding opportunities to low-and moderate-income residents to help prevent code violations and related safety issues. We also have a HOME funded down-payment assistance program that assists LMI households to be able to afford purchasing their own homes.

The City, through local funds and technical assistance has been working with an emergency shelter provider and a transitional housing provider that focuses on aged-out foster youth to expand services in Cleveland Heights.

Lastly, Start Right CDC is partnering with the City to take advantage of the OFHA Single-Family Housing Tax Credit. They are also partnering with affordable housing developer, TWG, to build a 44-unit LIHTC

building on Noble Road.

### **Actions planned to reduce lead-based paint hazards**

The City of Cleveland Heights will continue to partner with the Cuyahoga County Board of Health and the Cuyahoga Department of Housing and Community Development to implement the Lead Hazard Control/Lead Hazard Reduction Grants. Funds for these programs were successfully secured from the Department of Housing and Urban Development and the State of Ohio. The programs provide grants of up to \$30,000 per unit for the removal of lead hazards from LMI households. Households with children under the age of six are prioritized. Additionally, Cuyahoga County granted the City \$200,000 in 2023 in order to reduce LBP Hazards in properties that are above the 80% AMI requirement or who cannot provide required match funds.

In 2024, the City of Cleveland Heights began implementing its new Lead Safe Rental Registration Program. This phased-approach program requires rental units to pass a lead clearance exam in order to register their rental property with the City.

The State of Ohio has allocated both Cuyahoga County and the City of Cleveland Heights funds to address lead-based paint hazards. The direct allocation from the State will be used to help implement the City's Lead Safe Rental Registration Program by assisting landlords with the cost of lead clearance exams. Pass through funds from the County is allowing us to address lead-based paint hazards in childcare facilities.

Lastly, all contractors which are under contract for Federally-funded rehabilitation projects are monitored to ensure that they are following lead-safe practices.

### **Actions planned to reduce the number of poverty-level families**

The City of Cleveland Heights utilizes its Commercial Loan program as a method to reduce the number of households living below the poverty line. The fund provides assistance to businesses for acquisition, expansion, and rehabilitation activities. The City looks for the creation of low-moderate income jobs because of these loan activities. Also, housing counseling is provided to low- and moderate-income homeowners. The counseling includes financial management of the household budget, which assists those persons having few financial means.

In addition, CDBG funds are used to support public service activities that have a direct impact on poverty. CDBG funds provide support to Gesher, a benefits referral and job placement program. CDBG funds also provide support to the Heights Emergency Food Center, Start Right Food Pantry and the Chesed Center in order to help facilitate the assistance to low- and moderate-income families with

three-day supplies of food every month.

### **Actions planned to develop institutional structure**

The City of Cleveland Heights administers its Community Development Block Grant entitlement grant through its Department of Planning and Development. The institutional structure through which Cleveland Heights carries out its affordable and supportive housing strategy consists of public sector agencies, non-profit organizations, and the private sector. The City works with non-profits at various stages of their development in order to increase the institutional capacity of the non-profit sector working in community development.

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

The City of Cleveland Heights continues to foster coordination among public and private housing and social service agencies through several methods. The City allocates CDBG resources to subrecipients who handle a variety of issues, such as housing rehabilitation, affordable homeownership, fair housing and landlord/tenant concerns. Also, through the allocation of CDBG resources to city departments and social services organizations, the City is assisting entities who are linked into networks of service providers within the metropolitan area, such as the Cleveland Heights Office on Aging, Family Connections of NE Ohio, the Heights Emergency Food Center, the Ohio Fair Lending Coalition, the Greater Cleveland Reinvestment Coalition and many more.

The CDBG funds augment other revenue sources for these organizations, such as memberships, grants, fund-raising efforts, and other in-kind donations of goods and/or services.

### **Discussion**

The City of Cleveland Heights is committed to fair housing. The City of Cleveland Heights has a Fair Practices Ordinance and staff from several departments who work to ensure fair housing.

In 2020, the City completed an updated Analysis of Impediments to Fair Housing Choice. The AI identified 5 impediments and the City is actively working to overcome and/or remove these barriers. Of priority for the last several years has been to: continue to implement programs that reduce housing cost and evictions in the City for low-mod populations; make special considerations for accessibility in public spaces and encourage accessibility in new housing construction; and continue to monitor banking practices in order to promote fair lending.

The City has also allocated funding to on-going programs that assist in furthering fair housing. These include landlord and tenant counseling, eviction prevention services, fair housing education and outreach, sales and rental audits, leadership training that targets members of protected classes, and efforts to monitor lending institutions to ensure and promote fair lending.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

The City of Cleveland Heights is estimating \$126,500 of Program Income for FY 2026. Program income is budgeted back into the program that generated it, with the exception of funds being repaid to programs that no longer operate under CDBG. The CDBG Short-Term Deferred Loan, Deferred and No Interest housing loan repayments will be budgeted to the HPO Home Rehab Program.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	78.39%

## **Discussion**

The City of Cleveland Heights will certify that 70% of the aggregate expenditure of CDBG funds over three years (2026, 2027, 2028) will benefit persons of low and moderate incomes.