

City of Bowling Green, Ohio

FY 2005 through FY 2009 Consolidated Plan

Executive Summary

Introduction

Bowling Green, Ohio, is located about 20 miles south of Toledo in Northwest Ohio. The city encompasses an area of approximately 10 square miles. Based upon 2000 Census data, the population is 29,636, representing a 5.2 percent increase since 1990.

Managing the Process

The mayor has designated the City's Grants Department, under the direction of the grants administrator, to lead and coordinate the consolidated planning and submission process. The Grants Department administers and oversees the implementation of the Community Development Block Grant (CDBG) and housing programs.

In April 2005, the City's Housing Advisory Committee was established to evaluate data, prioritize housing and community development needs, and suggest strategies to address said needs. The City also consulted with representatives from a variety of organizations/ agencies, lending institutions, housing providers, and representatives of the citizens-at-large including low/ moderate-income residents as an added way of determining needs and strategies.

Citizen Participation

Two public hearings were held and the *Consolidated Plan* was available for public review and comment (at the Grants Office, City Administration Building, 304 North Church Street, Bowling Green, OH), for a thirty-day period.

A public hearing will also be held each program year, regarding the Consolidated Annual Performance and Evaluation Report (CAPER). Substantial amendments to the *Consolidated Plan* will require a public hearing and a thirty-day comment period.

Strategic Plan FY2005-FY2009

Homeless Needs/Priority Needs

No homeless shelters currently exist in Bowling Green, Ohio (June 2005). Priority needs include:

- The continued provision of transitional housing for the homeless for FY2005-FY2009.
- A variety of services/programs are also needed to prevent homelessness during the five-year period.

Priority Needs, Non-Homeless, Special Needs

A summary from the CHAS 2000 Data Book of the housing problems for mobility and self-care limitation households was utilized, along with consultations with various local sources, to help estimate the unmet need and priority need level for city's non-homeless, special needs population. Forty-four percent of the low-income frail elderly homeowners cite housing problems due to cost burden and/or condition. CHAS data indicates 86.2 percent of very low-income non-elderly renters (with mobility and self care limitations) have housing problems due to condition and/or cost burden. Among very low-income non-elderly owner households, 75 percent have related housing problems.

The City's collective special needs (non-homeless) population is at an increased risk for losing independence. This population needs programs/activities that will:

- Aid in maintaining independence and prevent incidences of homelessness.
- Improve upon the safety and cost of the existing housing stock.

Housing Needs/Priority Needs

In relation to the city's total number of households, the CHAS 2000 Data Book indicates almost 52 percent (5,242) meet the standards to be categorized as low- to moderate-income. Almost 70 percent of all very low-income renter households in the city are severely cost burdened (paying greater than 50 percent of their total income for housing). In terms of housing affordability, a consumer should not spend more than 30 percent of her/his income for basic housing costs or she/he is housing "overburdened." Housing costs greater than 30 percent mean that income available for other purposes is tied up in a building/structure, not helping a low-income citizen pay for other basic needs or save for the future. The majority of the low- to moderate-income households rent (80.3%) versus own homes (19.6%). The priority needs are for:

- Housing programs that address the rehabilitation of existing owner- and renter-occupied sub-standard units to increase the affordability of housing stock.

- Programs to assist renters to become homeowners. There is also a need for Fair Housing services to increase the number of minority homeowners.
- Housing rehabilitation programs which assist the low- to moderate-income elderly; and other special needs populations; most especially to be able to maintain safe, independent (non-institutionalized) living.

Lead-Based Paint

The high percentage rate of older homes poses the increased potential for lead-based paint hazards. The City utilizes a Wood County Health Department certified risk assessor on all housing inspections for structures built prior to 1978.

Barriers to Affordable Housing

The primary barrier to affordable housing is economic. The cost of housing is not a result of any existing public policies.

Market Analysis

The CHAS Data Book (2000) indicates there are 10,141 total households in Bowling Green, Ohio. Of this total, 4,242 are owner occupied (41.8%) and 5,899 (58.1%) are renter occupied. The proportion of rental to owner-occupied housing has remained fairly consistent since 1990. At that time, rentals comprised 59.7 percent of the housing units versus 40.2 percent owner occupied.

According to Census 2000 data, the total number of housing structures built prior to 1980 is 7,602, representing 71.4 percent of the total housing structures. Of the occupied housing units, only .1 percent lack complete plumbing, and .4 percent lack complete kitchen facilities.

Priority Non-Housing Community Development Needs

Through consultations with various sources, the City has identified both employment and environmental needs of its low- and moderate-income residents. Specific community needs have been identified for FY2005 and projected needs have been identified for FY2006 through FY2009. Identified needs include:

- Expanded transportation services;
- Job creation/retention for those at low/moderate income levels;
- Improved suitability of the living environment to include the implementation of various public services, public improvements, economic and community development projects annually, as needed;
- Poverty reduction; and
- Reduced instances of homelessness.

The City anticipates receiving \$348,289 in CDBG funds annually FY2005 through FY2009. Funding will be utilized to address the above-noted needs.

Uses of CDBG Funds/Objectives

FY 2005 through FY 2009

City of Bowling Green

Amended Uses of CDBG Funds/Objectives

Consolidated Plan FY 2005 through FY 2009

Activity	Amount	Time Period	Results	Target
Rental Rehabilitation	\$657,500	FY2005-FY2009	40 units rehabilitated	Low/moderate-income clients
Mobile Home Repair	\$125,000	FY2005-FY2009	50 units rehabilitated	Low/moderate-income clients
Elderly Repair	\$72,000	FY2005-FY2009	15 units rehabilitated	Very low/low- income clients
B.G. Transit	\$100,000	FY2005-FY2009	425 persons assisted	Low-income clients
Transitional Housing for Homeless	\$68,100	FY2005-FY2009	Estimated 500 individuals served	Very low-income clients
Tree Planting	\$13,589	FY 2005	Tree planting in LMA's	Low/Mod clients
Homeless Prevention Program	\$21,152.80	FY 2005	60 LMI persons assisted	Very low/low- income clients
Housing Rehabilitation Implementation	\$171,095	FY2005-FY2009	Implementation of rehabilitation programs	Low/moderate- income clients
The Cocoon Shelter Safety Improvements	\$10,910	FY2005	Security improvements to shelter	Low/moderate income clients
Tree Planting at Carter Park	\$20,821	FY 2006	Planting trees/shrubs (public improvement)	Low-income Area
Various Community Development Activities	\$8,463	FY2007-FY2009	TBD annually FY2007-FY2009	Low/moderate income clients/areas
Fair Housing Services (Admin. Cost)	\$30,000	FY2005-FY2009	500 individuals served	N/A
Administration	\$289,813	FY2005-FY2009	Allowable administrative costs	N/A
Sidewalk Reconstruction	\$10,641.20	FY 2005	2 barriers removed	LMC
Total 5-year CDBG				\$1,599,085

CDBG Annual Action Plan: FY 2005

Amended Uses of CDBG Funds/Objectives

FY 2005

<i>Activity</i>	<i>Planned Objective</i>	<i>Planned Goal</i>	<i>Proposed Funding</i>
<i>Tree Planting</i>	<i>Improved living environment suitability</i>	<i>1 Public Improvement in LMA</i>	<i>\$13,571.00</i>
<i>Homeless Prevention Program</i>	<i>Improved living environment suitability</i>	<i>Assist 60 LMI persons</i>	<i>\$19,667.53</i>
<i>Rental Rehabilitation (Single Units)</i>	<i>Improved access to affordable housing</i>	<i>5 units made affordable</i>	<i>\$69,650.00</i>
<i>Rental Rehabilitation (Multi Units)</i>	<i>Improved access to affordable housing</i>	<i>3 units made affordable</i>	<i>\$56,400.00</i>
<i>The Cocoon Shelter Safety Improvements</i>	<i>Improved living environment suitability</i>	<i>Assist 5 homeless persons</i>	<i>\$10,910.00</i>
<i>Elderly Emergency Home Repair</i>	<i>Improved access to decent housing</i>	<i>3 units made more decent</i>	<i>\$10,075.00</i>
<i>Fair Housing Program</i>	<i>n/a</i>	<i>n/a</i>	<i>\$1,347.30</i>
<i>Sidewalk Reconstruction</i>	<i>Improved living environment suitability</i>	<i>Remove two accessibility barriers</i>	<i>\$7,602.21</i>
<i>Administration</i>	<i>n/a</i>	<i>n/a</i>	<i>\$24,300.91</i>
<i>B.G. Transit</i>	<i>Improved living environment suitability</i>	<i>65 added LMI persons receive access</i>	<i>\$55,641.00</i>
<i>Housing Implementation</i>	<i>Improved access to decent housing</i>	<i>21 units improved</i>	<i>\$64,565.49</i>
<i>Transitional Housing for the Homeless</i>	<i>Improved living environment suitability</i>	<i>Assist 110 homeless persons</i>	<i>\$12,375.00</i>
<i>Mobile Home Emergency Repair</i>	<i>Improved access to decent housing</i>	<i>10 units made decent</i>	<i>\$38,082.00</i>
TOTAL			\$384,187.44