# Executive Summary

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

**1. Introduction**

The City of Kent's Program Year (PY) 2025-2029 Consolidated Plan identifies the strategic plan that the City will utilize for the allocation of its federal, state and local funding resources to address identified housing and community development needs over the next five-year period.  The plan also includes the PY2025 Annual Action Plan.

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

The City has identified three primary funding objectives in its 2025-2029 Five Year Consolidated Plan in order to address identified priority needs in the community, including:

**OBJECTIVE #1: Targeted Infrastructure Improvements in Low-to-Moderate Income Residential Areas**

Promote a suitable living environment by allocating CDBG resources to support infrastructure and public facility improvement activities that will assist with addressing the problem of aging and insufficient infrastructure in residential areas that have high concentrations of low-to-moderate income households.

**OBJECTIVE #2: Offer Housing Programs to Provide Safe and Decent Housing for Low-to-Moderate Income Households**

Promote safe and decent housing for low-to-moderate income households throughout the City by providing owner-occupied housing rehabilitation and an energy efficiency repair program that ensures basic housing needs are met.  Citywide, the percentage of households that are classified as low-to-moderate income is 49.17%.  The City’s housing stock is older, with 53.4% of the owner-occupied housing units constructed prior to 1960.  Many of these older residential units have structural deficiencies or code issues which need to be corrected in order to ensure safe and decent housing.

**OBJECTIVE #3: Provide Appropriate Supportive Services for Low-to-Moderate Income Persons**

Provide assistance to nonprofit organizations that provide needed programs, public facilities and supportive services for low-to-moderate income persons living in the community. The City maintains a strong working relationship with the nonprofit organizations operating in the Kent community and has used CDBG funds to support many needed programs.

**3. Evaluation of past performance**

The City’s most recent Consolidated Annual Performance and Evaluation Report (CAPER) for PY2023 was completed and submitted to HUD in October 2024. PY2023 was year four of the five-year Consolidated Planning period that spans from 2020 through 2024.  The PY2023 CAPER reported on performance for the program years 2020 thru 2023. According to this CAPER, the City was above its four-year target goal of achieving 80% of its five-year goal expenditure amounts in the following categories: Housing (91% of five-year goal) and Homelessness (114% of five-year goal).  Expenditures for Community Development activities was at 72% of its five-year goal.  In total, through the first four years of the plan, the City has expended $1,335,308 of its $1,453,189 5-year expenditure goal; this total expenditure level is 90% of the goal set forth in 2015 for the five-year period.

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

The City conducted two public hearings while preparing its 2025-2029 Consolidated Plan. Announcements for these public hearings were posted as legal advertisements that appeared in the local general circulation newspaper.  The 2025-2029 Consolidated Plan was also available for viewing and public comment via the City of Kent's website, at www.kentohio.gov.  Copies of these notices are available in Appendix A, "Public Hearings and Public Notification Information. The City also held discussions with Non-Profit organizations and City personnel from various departments to identify needs and to collect insight on possible priority needs that should be considered for inclusion into the 2025-2029 Consolidated Plan.

**5. Summary of public comments**

No public comments were received.

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

No public comments were received.

**7. Summary**

The City of Kent has developed the following three objectives for the 2025-2029 Consolidated Plan: 1.) Targeted Infrastructure Improvements in Low-to-Moderate Income Residential Areas; 2.) Offer Housing Programs to Provide Safe and Decent Housing for Low-to-Moderate Income Households; and 3.) Provide Appropriate Supportive Services for Low-to-Moderate Income Persons.  These objectives are a result of consultation with local service providers and government officials, the opportunity for citizens of the community to voice their opinions as part of the citizen participation process and the City's past experience with administering the CDBG program.

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# 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 | KENT | Department of Community Development |

Table 1 – Responsible Agencies

**Narrative**

The City of Kent Community Development Department is the lead entity responsible for overseeing the development of the 2025-2029 Consolidated Plan and is responsible for administering programs and activities covered by the 5-Year Plan. The City’s Community Development Department staff has been responsible for addressing all administrative aspects of the CDBG program since the City became an entitlement community in 1984.  Department personnel were responsible for developing and administering the City’s last six (6) 5-Year Consolidated Plans (PY1995-1999, PY2000-2004, PY2005-2009, PY2010-2014, 2015-2019, and 2020-2024) and addressing all regulatory requirements associated with the CDBG program.  The City implements specific CDBG activities on its own or through the use of subrecipients and contractors.

**Consolidated Plan Public Contact Information**

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

**1. Introduction**

The City of Kent’s 2025-2029 Consolidated Plan process incorporated several different methodologies for gathering comments and input in order to identify needs and priorities the City should consider during the development of its 2025-2029 Consolidated Plan.  The City of Kent distributed an email to numerous nonprofit organizations,6 which are summarized in Table 2, requesting information on current affordable housing inventory, the needs of the homeless, supportive services, special needs, community development needs and other proposed services that would benefit low-to moderate-income persons.  The City also held discussions with City personnel from various departments to identify needs and to collect insights on possible priority needs that should be considered for inclusion into the 2025-2029 Consolidated Plan.

**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)).**

Coordination among different service providers is an integral component in providing quality affordable housing opportunities and needed supportive services.  The City has funded and collaborated on numerous housing and supportive service activities through the years with Community Development Block Grant (CDBG) funding, Community Housing Impact and Preservation (CHIP) program funding and local social service funding.  As outlined in Table 2, the City sought input from numerous agencies in the community that provide a variety of housing and social service programs for specific beneficiaries.  The Portage County Housing Services Council is an organization that meets on a quarterly basis and that provides an excellent forum for housing and service providers to discuss needs facing the community and to coordinate the provision of services to meet those needs.

**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 of Kent is part of Region 5 of the State of Ohio’s Continuum of Care Balance of State (BoSCoC) program.  Each year the City verifies and provides certification that the projects undertaken with CoC funding are consistent with the goals of the City’s Consolidated Plan.  The City also funds activities undertaken by both Axess Family Services (formerly Family & Community Services) and Coleman Professional Services, the Region 5 lead agency, on efforts to address the needs of the homeless within the City and in Portage County.  The City currently provides funding to Axess Family Services for operation of the only emergency homeless shelter in Portage County which is located in the City of Kent.  The city also provides support for Axess Family Services, Safer Futures, a domestic violence shelter and their Housing and Emergency Support Services (HESS) program which provides homelessness prevention for those facing eviction and homelessness.  The City has also provided funding to Coleman Professional Services for the construction of new permanent supportive housing for the chronically homeless with severe and persistent mental illness.  Many of the non-housing supportive services that the City supports aim to address some of the conditions that often eventually lead to homelessness.

**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 of Kent is part of Region 5 of the State of Ohio’s CoC Balance of State program which 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** | Portage Metropolitan Housing Authority |
| **Agency/Group/Organization Type** | PHA |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentPublic Housing NeedsHomelessness StrategyHomeless Needs - Chronically homelessHomeless Needs - Families with childrenHomelessness Needs - VeteransHomelessness Needs - Unaccompanied youthNon-Homeless Special NeedsMarket AnalysisAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 2 | **Agency/Group/Organization** | Family & Community Services |
| **Agency/Group/Organization Type** | HousingServices - HousingServices-ChildrenServices-Elderly PersonsServices-Persons with DisabilitiesServices-Persons with HIV/AIDSServices-Victims of Domestic ViolenceServices-homelessServices-HealthServices-EducationServices-Employment |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentHomelessness StrategyHomeless Needs - Chronically homelessHomeless Needs - Families with childrenHomelessness Needs - VeteransHomelessness Needs - Unaccompanied youthNon-Homeless Special NeedsMarket AnalysisAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 3 | **Agency/Group/Organization** | Coleman Professional Services |
| **Agency/Group/Organization Type** | HousingServices - HousingServices-ChildrenServices-Elderly PersonsServices-Persons with DisabilitiesServices-homelessServices-HealthServices-EmploymentHealth Agency |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentHomelessness StrategyHomeless Needs - Chronically homelessHomeless Needs - Families with childrenHomelessness Needs - VeteransHomelessness Needs - Unaccompanied youthNon-Homeless Special NeedsMarket AnalysisAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 4 | **Agency/Group/Organization** | Community Action Council of Portage Cty |
| **Agency/Group/Organization Type** | Services - HousingServices-ChildrenServices-Elderly PersonsServices-Persons with DisabilitiesServices-Persons with HIV/AIDSServices-Victims of Domestic ViolenceServices-homelessServices-HealthServices-EducationServices-Employment |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentHomelessness StrategyHomeless Needs - Chronically homelessHomeless Needs - Families with childrenHomelessness Needs - VeteransHomelessness Needs - Unaccompanied youthNon-Homeless Special NeedsAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 5 | **Agency/Group/Organization** | TOWNHALL II |
| **Agency/Group/Organization Type** | Services-HealthHealth Agency |
| **What section of the Plan was addressed by Consultation?** | Mental Health and Addiction Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 6 | **Agency/Group/Organization** | Summit Medina Business Alliance (SBDC) |
| **Agency/Group/Organization Type** | Services-EducationServices-Employment |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 7 | **Agency/Group/Organization** | Habitat for Humanity of Portage County |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentMarket AnalysisAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was invited to complete an electronic survey that asked questions and requested information about housing, homelessness and community development needs in the community. A blank copy of the survey is attached in the Appendix of this report. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 8 | **Agency/Group/Organization** | NEIGHBORHOOD DEVELOPMENT SERVICES INC. |
| **Agency/Group/Organization Type** | Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentMarket AnalysisAnti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |   |
| 9 | **Agency/Group/Organization** | AxessPointe Community Health Center |
| **Agency/Group/Organization Type** | Services-HealthHealth Agency |
| **What section of the Plan was addressed by Consultation?** | Community Development Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | AxessPointe Community Health Center was consulted through conversation about community development needs. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |
| 10 | **Agency/Group/Organization** | City of Kent |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Community Development Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Various city departments including: Engineering, Public Service, Health, Police and Parks & Recreation were consulted through conversation about community development needs. The anticipated outcome from this consultation is that it will be considered as part of the process in determining the City's 5-year Consolidated Planning objectives, priority needs and goals, as well as which projects will be undertaken as part of each year's Annual Action Plan. |

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

N/A

**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 | Coleman Professional Services | Both plans address the needs of the homeless including efforts to provide stable housing opportunities, as well as needed supportive services. |
| Regional Analysis of Impediments | Northeast Ohio Sustainable Communities Consortium | Both plans have goals to Affirmatively Further Fair Housing. |

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))**

The City coordinates and shares goals with PMHA, the local public housing authority which is a public entity, and also Region 5 of the State of Ohio’s Balance of State Continuum of Care (CoC) as outlined above.  Each year the City works with the CoC to ensure projects undertaken with State of Ohio CoC funding fall in accordance with the goals set forth in the Consolidated Plan, while also meeting important homelessness needs facing in the community.  City staff have also worked with the CoC and participated in the annual Point in Time count.  The City coordinates with the Ohio Development Services Agency (ODSA) Office of Community Development (OCD) under the Community Housing Impact and Preservation (CHIP) Program.  The City maintains a housing rehabilitation revolving loan fund that was initially capitalized through the State of Ohio CHIP program that is available for eligible City of Kent residents. While all the activities outlined in this section don’t fall directly under Consolidated Plan governed funding sources, they do share many of the same goals and objectives.

**Narrative (optional):**

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## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

The City will conduct two public hearings while preparing the 2025-2029 Consolidated Plan and a 30-day comment period is currently underway.

**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 | N/A | N/A | N/A |   |
| 2 | Public Hearing | Non-targeted/broad community | No Comments Received. | No Comments Received. | No Comments Received. |   |
| 3 | Newspaper Ad | Non-targeted/broad community | N/A | N/A | N/A |   |
| 4 | Secon Public Hearing  | Non-targeted/broad community | No Comments Received. | No Comments Received. | No Comments Received.  |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

This section of the Consolidated Plan provides a needs assessment on housing, homelessness, non-homeless special needs, and housing and non-housing community development.  At the end of each section in the discussion section bulleted points of discussion are used to identify trends or points of interest based upon an analysis of the quantitative data that is presented in the tables.

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

**Summary of Housing Needs**

This section of the Consolidated Plan provides a needs assessment on housing.  At the end of each section in the discussion section bulleted points of discussion are used to identify trends or points of interest based upon an analysis of the quantitative data that is presented in the tables.

| **Demographics** | **Base Year: 2020** | **Most Recent Year: 2023** | **% Change** |
| --- | --- | --- | --- |
| Population | 28,215 | 27,601 | -2.1% |
| Households | 10,792 | 10,180 | -5.6% |
| Median Income | 36,809 | $42,524 | 15.47% |

Table 5 - Housing Needs Assessment Demographics

|  |  |
| --- | --- |
| **Data Source:** | 2020 Census, Census.gov (Base Year), 2019-2023 Census.gov (Most Recent Year) |

**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households | 2,760 | 1,675 | 1,370 | 720 | 3,835 |
| Small Family Households | 615 | 480 | 375 | 210 | 1,760 |
| Large Family Households | 115 | 130 | 40 | 80 | 185 |
| Household contains at least one person 62-74 years of age | 145 | 120 | 185 | 120 | 670 |
| Household contains at least one person age 75 or older | 160 | 125 | 170 | 95 | 225 |
| Households with one or more children 6 years old or younger | 390 | 415 | 190 | 70 | 160 |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**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 | 90 | 25 | 30 | 0 | 145 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 4 | 0 | 15 | 0 | 19 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,100 | 325 | 60 | 0 | 2,485 | 85 | 45 | 75 | 0 | 205 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 50 | 610 | 480 | 90 | 1,230 | 0 | 25 | 105 | 85 | 215 |
| Zero/negative Income (and none of the above problems) | 275 | 0 | 0 | 0 | 275 | 0 | 0 | 0 | 0 | 0 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

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 | 2,060 | 1,290 | 450 | 10 | 3,810 | 260 | 120 | 175 | 15 | 570 |
| Having none of four housing problems | 370 | 175 | 545 | 350 | 1,440 | 65 | 90 | 195 | 350 | 700 |
| Household has negative income, but none of the other housing problems | 275 | 0 | 0 | 0 | 275 | 0 | 0 | 0 | 0 | 0 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

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 | 515 | 380 | 140 | 1,035 | 15 | 20 | 50 | 85 |
| Large Related | 95 | 65 | 0 | 160 | 0 | 10 | 15 | 25 |
| Elderly | 159 | 59 | 30 | 248 | 25 | 45 | 105 | 175 |
| Other | 1,440 | 455 | 370 | 2,265 | 45 | 0 | 4 | 49 |
| Total need by income | 2,209 | 959 | 540 | 3,708 | 85 | 75 | 174 | 334 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

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 | 475 | 100 | 0 | 575 | 15 | 20 | 25 | 60 |
| Large Related | 95 | 25 | 0 | 120 | 0 | 0 | 0 | 0 |
| Elderly | 155 | 10 | 0 | 165 | 25 | 30 | 50 | 105 |
| Other | 1,415 | 190 | 60 | 1,665 | 45 | 0 | 0 | 45 |
| Total need by income | 2,140 | 325 | 60 | 2,525 | 85 | 50 | 75 | 210 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

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 | 4 | 4 | 15 | 0 | 23 | 0 | 0 | 0 | 0 | 0 |
| Multiple, unrelated family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 4 | 4 | 15 | 0 | 23 | 0 | 0 | 0 | 0 | 0 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

|  | **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.**

According to the U.S. Census Bureau, 2019-2023 5-Year American Community Survey, there are 1,751 single person households in the City of Kent, which make up 17.2% of the 10,180 total households in the City.  Of these single person households, 291, or 16.6%, are occupied by residents age 65 years or older.  It is likely that the elderly population actually makes up the majority of this category aside from single-person student rental units.  Many elderly households live on fixed incomes and affordability of housing and maintaining quality of housing can be issues.  Many elderly households also have needs for accessibility and safety improvements as they continue to age.

**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.**

According to the U.S. Census Bureau, 2019-2023 5-Year American Community Survey, there are 3,196 disabled individuals in the City of Kent, this makes up about 11.8% of the City’s population.  The age group with the largest proportion of the population reporting a disability is age 65 years and older, with 33.5% of the 3,090 individuals in that age group reporting a disability.

Portage County has one (1) emergency domestic violence shelter.  The facility, known as Safer Futures, is a four (4) unit, twelve (12) bed shelter run by Axess Family Services, a nonprofit agency.   Safer Futures' primary objective is emergency shelter and the facility acts as the initial point-of-entry for victims of domestic violence who are trying to leave an abusive household.  Axess Family Services also administers the Safe Path program which provides eleven (11) units and twenty-three (23) beds of transitional housing, for up to 24 months, for victims of domestic violence.  Both of these programs provide an array of needed emergency services, including case management, housing placement, childcare, employment services, counseling, and connecting victims with available programs in the community to separate themselves from a violent situation.  Given that both of these programs operate at, or near, capacity year-round it is likely that at any given time there are at least thirty five (35) individuals actively a part of the support system that is in place to assist victims of domestic violence.

**What are the most common housing problems?**

According to the data presented in the preceding tables, the most common housing problem is cost burden.

Of those paying more than 30% of their household income on housing expenses:

* 2,320 are households with incomes at or below 30% or AMI;
* 1,405 are households with incomes between 30 - 50% of AMI, and
* 549 are households with incomes between 50 - 80% of AMI

Of those paying more than 50% of their household income on housing expenses:

* 2,045 are households with incomes at or below 30% of AMI;
* 425 are households with incomes between 30-50% of AMI, and
* 4 are households with incomes between 50 - 80% of AMI.

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

The following were cited as populations most affected by these problems as part of the consultation process with local service providers: young adults, returning veterans, victims of domestic violence, those with the fewest resources (personal, financial, community), those experiencing generational poverty and/or those with a broken or non-existent family support system.

**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**

Those that are currently housed, but are at an imminent risk of homelessness typically have one or more of the following characteristics that make their housing situation unstable: subsistence wages/income, arrearage of rent/mortgage, poor lease compliance, decision-making that doesn't prioritize housing, susceptibility to health issues or loss of reliable transportation.

**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:**

N/A

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

Many of the characteristics listed above for populations that are currently housed, but at imminent risk of losing housing can also be linked to instability and increased risk of homelessness.  In addition, as the needs sections has shown, housing cost burden is a persistent problem among low-to moderate-income households.  When households are spending much of their income on housing they typically aren't able to financially handle any unplanned expenses that occur which may jeopardize their ability to maintain housing.

**Discussion**

According to the 2011-2015 CHAS data in this section, housing cost burden is the predominant housing problem facing households in the City of Kent when compared to the other housing problems of substandard housing (lacking complete plumbing or kitchen facilities) and overcrowding (over 1 person per room).  **Table 7 – Housing Problems Table**, shows a total of 145 households reported a substandard housing problem, 23 households are overcrowded and a total of 3,715 have either a housing cost burden or severe housing cost burden.

**Table 9 – Cost burden > 30%**, summarizes housing cost burden for households by income range and household type.  This data shows that a total of 3,708 renter households are experiencing a housing cost burden.  Of these households, over half (59.6%) are below 30% of the AMI.  It’s worth pointing out that these figures include the student population that is living and renting in Kent.According to this table, a total of 334 owner-occupied households are experiencing a housing cost burden.  The majority of the owner-occupied households (52.1%) fall within the 50-80% income range and the majority (60.3%) elderly.

**Table 10 – Cost burden >50%**, outlines severe housing cost burden for households by income range and household type.  This data shows that a total of 2,525 renter households are experiencing a severe housing cost burden.  Of these households, 84.8% are below 30% of the AMI and the majority (66.1%) are considered “Other” which includes non-elderly, unrelated households.  As with Table 9, it’s worth pointing out that these figures include the student population that is living and renting in Kent.According to the table, a total of 210 owner-occupied households are experience a severe housing cost burden.  The majority of these households (52.1%) fall within either the 0-30% or >30-50% income ranges, with the elderly household type has the largest percentage of households at 50%.

The cost of housing and household income are important elements in the calculation of housing cost burden for both renters and owners.  **Table 5 – Housing Needs Assessment Demographics**, shows a 33% increase in median income for Kent households from 2009 to 2015.  During this same time period, Fair Market Rent (FMR) has increased at a slightly lower rate.  Using a two-bedroom unit as an example, FMR during this time period increased by $245, or by 32.5%.  The unemployment rate for Portage County dropped from 10.2% in 2009 to 4.9% in 2015.

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## 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**

In this section, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category for the jurisdiction as a whole. This section looks at housing problems which includes housing that has one of the following conditions: 1.) Lacks complete kitchen facilities, 2.) Lacks complete plumbing facilities, 3.) More than one person per room or 4.) Cost Burden greater than 30%.

**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 | 2,335 | 115 | 275 |
| White | 1,740 | 95 | 105 |
| Black / African American | 394 | 10 | 60 |
| Asian | 110 | 0 | 70 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 60 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 1,045 | 415 | 0 |
| White | 835 | 300 | 0 |
| Black / African American | 105 | 110 | 0 |
| Asian | 85 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 20 | 0 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 770 | 860 | 0 |
| White | 580 | 670 | 0 |
| Black / African American | 115 | 50 | 0 |
| Asian | 15 | 85 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 40 | 0 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 175 | 865 | 0 |
| White | 130 | 775 | 0 |
| Black / African American | 40 | 45 | 0 |
| Asian | 0 | 45 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.  Housing problems in this context include: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room or 4. Cost Burden greater than 30%.  According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data as shown in Supplement Tables 13-16, the following demographic groups have disproportionately greater housing needs:

* In the 0-30% of AMI range, Hispanic households have disproportionately greater housing needs.
* In the 30-50% of AMI range, both Asian and Hispanic households have disproportionately greater housing needs.
* In the 50-80% of AMI range, both Black / African American and Asian households have disproportionately greater needs.
* In the 80%-100% of AMI range, both Black / African American and Asian households have disproportionately greater needs.

## 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**

In this section, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category for the jurisdiction as a whole. This section looks at severe housing problems which includes housing that has one of the following conditions: 1.) Lacks complete kitchen facilities, 2.) Lacks complete plumbing facilities, 3.) More than 1.5 person per room or 4.) Cost Burden greater than 50%.

**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 | 2,285 | 165 | 275 |
| White | 1,690 | 145 | 105 |
| Black / African American | 394 | 10 | 60 |
| Asian | 110 | 0 | 70 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 60 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 400 | 1,050 | 0 |
| White | 330 | 800 | 0 |
| Black / African American | 45 | 170 | 0 |
| Asian | 20 | 65 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 4 | 10 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 185 | 1,440 | 0 |
| White | 155 | 1,090 | 0 |
| Black / African American | 10 | 155 | 0 |
| Asian | 15 | 85 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 40 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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 | 0 | 1,040 | 0 |
| White | 0 | 910 | 0 |
| Black / African American | 0 | 85 | 0 |
| Asian | 0 | 45 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*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**

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.  Severe housing problems in this context include: 1.) Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room or 4. Cost Burden greater than 50%.  According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data as shown in Supplement Tables 17-20, the following demographic groups have disproportionately greater severe housing needs:

* In the 0-30% of AMI range, Hispanic households display a disproportionate need.
* In the 30-50% of AMI range, no demographic group displays a disproportionate need.
* In the 50-80% of AMI range, no demographic group displays a disproportionate need.
* In the 80%-100% of AMI range, no demographic group displays a disproportionate need.

## 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:**

In this section, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category for the jurisdiction as a whole. This section looks specifically at housing cost burdens.

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 5,550 | 1,545 | 2,740 | 280 |
| White | 4,865 | 1,185 | 2,065 | 110 |
| Black / African American | 325 | 225 | 445 | 60 |
| Asian | 255 | 65 | 130 | 70 |
| American Indian, Alaska Native | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 24 | 50 | 65 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**Discussion:**

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.  According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data as shown in Supplement Tables 21A-21-C, the following demographic groups have disproportionately greater housing cost burden needs:

* In the 0-30% of AMI range, no demographic group displays a disproportionate housing cost burden.
* In the 30-50% of AMI range, Hispanic households have a disproportionately greater housing cost burden.
* In the 50-80% of AMI range, Black / African American and Hispanic households have a disproportionately greater housing cost burden.

## 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?**

The discussion points after each section: NA15 –  Housing Problems, NA20 – Severe Housing Problems and NA25 – Housing Cost Burdens outline demographic groups that have a disproportionately greater need when compared to the City’s population in each category as a whole.  The below outlines the disproportionately greater needs by racial or ethnic group and income category spanning all three types of housing needs.

**0-30% AMI – Extremely Low Income**

* **Asian:** 1.) Housing Problems
* **Hispanic:** 1.) Housing Problems; 2.) Severe Housing Problems

**30-50% AMI – Very Low Income**

* **Asian:**1.) Housing Problems
* **Hispanic**: 1.) Housing Problems; 2.) Housing Cost Burden

**50-80% AMI – Low Income**

* **Black / African American:**  1.) Housing Problems, 2.) Housing Cost Burden
* **Hispanic:**  1.) Housing Problems, 2.) Housing Cost Burden

**80-100% AMI - Moderate Income**

* **Black / African American:**  1.) Housing Problems.

The CHAS data shows that Asian, Black/African American and Hispanic populations have a disproportionately greater need than the City’s population as a whole.  Across all income categories and types of housing problems, minorities tend to have disproportionately greater housing needs when compared to the population as a whole.  As described in the NA – 10 Housing Needs Assessment discussion point, the predominant housing need is related to housing affordability.  The CHAS data shows that the majority of housing problems in Kent stems from housing cost burden which is directly related to the cost of housing, income, and the many circumstances that can impact these two variables.

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

N/A

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

According to the U.S. Census Bureau, 2019 Quick Facts, in the City of Kent 20.2% of residents are considered to be a racial or ethnic minority.  For the purposes of this report, minority concentration is defined the same way as "disproportionate need" is in this section, or as when the percentage of persons residing in a Block Group who are members of a racial or ethnic minority is at least 10 percentage points higher than the percentage of persons of a racial or ethnic minority in the City as a whole.  Based upon this definition, there is a concentration of minorities in the following Census Block Groups: Census Tract 6013, Block Group 4 (42%), Census Tract 6014, Block Group 1 (30%), Census Tract 6014, Block Group 2 (28%), and Census Tract 6015.03, Block Group 1 (28%).  Three of these block groups are contiguous and encompass the South End of the City which consists of neighborhoods with some of the oldest single family housing stock in the City and also areas with multi-family apartments.  The single family areas in the South End have traditionally been predominantly owner-occupied housing, but more and more units are being converted to rental housing.  The fourth Block Group is located in the northwest portion of the City which has some single family houses and a concentration of multi-family housing, including the large 444-unit apartment complex called the Villages at Franklin Crossing.  Section MA50 – Needs and Market Analysis provides a map of these Census Block Groups and more detail about the areas.

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## NA-35 Public Housing – 91.205(b)

**Introduction**

The below tables outline the Portage Metropolitan Housing Authority’s units in Portage County as reported by PMHA’s 2024 Moving to Work plan and the PIC (PIH Information Center).  The discussion at the end of this section provides a unit inventory within the City of Kent.

 **Totals in Use**

| **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 in use | 0 | 153 | 289 | 1,502 | 291 | 1,396 | 0 | 0 | 64 |

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** |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** |
| Average Annual Income | 0 | 4,633 | 11,962 | 10,360 | 8,618 | 10,161 | 0 | 0 |
| Average length of stay | 0 | 2 | 4 | 5 | 2 | 5 | 0 | 0 |
| Average Household size | 0 | 2 | 2 | 2 | 1 | 2 | 0 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 3 | 46 | 185 | 5 | 166 | 0 | 0 |
| # of Disabled Families | 0 | 13 | 54 | 511 | 4 | 447 | 0 | 0 |
| # of Families requesting accessibility features | 0 | 153 | 289 | 1,502 | 15 | 1,396 | 0 | 0 |
| # 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**

| **Program Type** |
| --- |
| **Race** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled****\*** |
| White | 0 | 100 | 226 | 1,167 | 14 | 1,072 | 0 | 0 | 60 |
| Black/African American | 0 | 53 | 60 | 327 | 1 | 316 | 0 | 0 | 4 |
| Asian | 0 | 0 | 2 | 3 | 0 | 3 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 3 | 0 | 3 | 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) |
|  |  |

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**Ethnicity of Residents**

| **Program Type** |
| --- |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled****\*** |
| Hispanic | 0 | 3 | 2 | 17 | 0 | 15 | 0 | 0 | 1 |
| Not Hispanic | 0 | 150 | 287 | 1,482 | 15 | 1,378 | 0 | 0 | 63 |

|  |
| --- |
| **\*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) |

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

According to the figures issued by the PIC (PIH Information Center), nearly 18% of existing Public Housing residents and just over 30% of current Voucher users are reported as being disabled.  These figures are based upon existing PMHA clients, but are also most likely reflective of the numbers for clients on the waiting lists.  PMHA has identified ADA improvements as a priority for housing it owns, which would further align with 504 compliance, as outlined in its most recent 5-year capital plan.

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

PMHA operates two program waiting lists, one for Public Housing and one for Section 8 Vouchers.  These waiting lists operate independently of each other, in that a program participant in one program remains eligible for the other waiting list. As of March 4, 2020 there were 1,745 potential clients on the waiting list for Public Housing and 2,134 potential clients on the waiting list for Housing Choice Vouchers.    Other inter-related immediate needs include: skills training, stable employment and reliable transportation.  The most immediate needs for clients on the waiting lists mirror the above needs of those currently housed in PMHA subsidized units and additionally include the need for security deposit assistance and the ability to get utilities turned on in their name.

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

The population at large shares the same most immediate need of obtaining safe and decent quality affordable housing.  However, many who are self-sufficient in terms of maintaining stable housing typically don’t share the need for job skills, stable employment or access to reliable transportation.

**Discussion**

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## NA-40 Homeless Needs Assessment – 91.205(c)

**Introduction:**

This section of the Consolidated Plan looks at existing homeless facilities and services.

**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) | 12 | 19 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 6 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 48 | 33 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 2 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 2 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

|  |
| --- |
|  |
| **Data Source Comments:**  |  Ohio BoSCoC: Housing Inventory Count 2019 (all project types) |

|  |  |
| --- | --- |
| 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):**

The figures in **Table 26 – Homeless Needs Assessment** from the 2019 Point-In-Time Count (PIT) best reflect homelessness within the community.  On a year-to-year basis the numbers of the PIT generally remain level, these mostly consistent figures infer that on a yearly basis many times when an individual or family exits homelessness, unfortunately, another individual or family enters homelessness.  The 2019 PIT counted two (2) individuals who meet the definition of being chronically homeless.  The PIT figures reflect thirty-one (31) households of families with children, twelve (12) unsheltered and 19 sheltered; two (2) sheltered veteran households without children; six (6) sheltered households with children only; forty-eight (48) unsheltered households with adults only and thirty-three (33) sheltered adults only households.   The average stay for individuals and families who obtain shelter at Miller Community House, which is the local emergency homeless shelter, have an average stay of twenty-one (21) days.  After a stay at the emergency shelter clients may be exiting to enter a permanent housing situation or one of the transitional housing programs that is offered in the area.

**Nature and Extent of Homelessness: (Optional)**

| **Race:** | **Sheltered:** | **Unsheltered (optional)** |
| --- | --- | --- |
| White | 32 | 47 |
| Black or African American | 46 | 8 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

|  |  |
| --- | --- |
| **Data Source Comments:** | Ohio BoSCoC: Housing Inventory Count 2019 (all project types) |

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

According to the 2019 Point-In-Time Count (PIT) data, households with at least one child and one adult were categorized as follows: sixteen (16) households were in Emergency Shelter, thirty-seven (37) households were in Transitional Housing, and twelve households were unsheltered.  There is a transitional homeless shelter that accommodates homeless veterans’, but it is designated for single males only, not families.  On the night of the PIT count, two (2) Veterans were housed in the Transitional Housing facility for veterans.

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

The following bullet points breaks down the figures in the above **Nature and Extent of Homelessness Table** into percentages in each racial category for sheltered and unsheltered homeless populations (note: the table does not include the category of "multi-race") as reported by the PIT count:

* Sheltered: 37.2% White; 53.5% Black or African American; 8% one or more races, and 1% Does Not Know/ Refused and .01% Missing.
* Unsheltered: 79.7% White; 13.6% Black or African American, and 6.8% Does Not Know / Refused.

The PIT data is for all of Portage County.  According to the U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates, 9.1% of Portage County’s population reports as being either a racial or ethnic minority.  According to this same dataset, 19.2% of the population within the City of Kent was reported being a racial or ethnic minority.  As the table shows, 29.4% of the homeless population counted during the PIT classify themselves as minorities.  These figures show that minorities are more likely to experience homeless when compared to the population as a whole.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Discussion:**

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

**Introduction:**

This section of the Consolidated Plan provides a needs assessment of non-homeless special needs populations.

**Describe the characteristics of special needs populations in your community:**

Through the Consolidated Plan consultation process with local services providers and the City’s involvement and communication with local service providers via the Housing Services Council and other groups, the City of Kent has determined that non-homeless special needs groups that stand out as having more housing needs when compared to the population as a whole include persons with disabilities, particularly those with a mental illness and/or a developmental disability, victims of domestic violence, and persons facing addiction and substance abuse.  This need for quality physical housing is accompanied by the need for a spectrum of services that ranges from a small amount of support to more comprehensive support, intensive oversight and case management.

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

The most immediate housing need is the need for safe and decent, quality, affordable housing.  Supportive services are also crucial for special needs populations to maintain housing.  These needs include: general case management, mental health and/or substance abuse counseling, employment training and reliable transportation.  These needs were determined through the experiences and observations of local service providers who work in the housing field in Portage County and work with clients in need of quality affordable housing and supportive services on a daily basis.

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

According to the Center for Disease Control and Prevention’s (CDC) HIV Surveillance Report (1), the Akron Metropolitan Statistical Area (MSA) has an overall estimated rate of 147.3 persons per 100,000 of population who are living with HIV as of the year-end 2015.  The Akron MSA includes the entirety of both Summit and Portage Counties, including the City of Kent.  Using this estimated rate issued by the CDC and the Akron MSA’s population of 703,200 as reported by the 2010 Census, it can be inferred that there were 884 individuals living with an HIV in the Akron MSA during 2015.

(1) Centers for Disease Control and Prevention. Diagnosed HIV infection among adults and adolescents in metropolitan statistical areas—United States and Puerto Rico, 2016.  Accessed March 2, 2020.

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

**Describe the jurisdiction’s need for Public Facilities:**

Public facilities are viewed in two contexts; one is a community facility owned by a non-profit organization that provides a community service, and the second is a facility that is owned and managed by the city itself, such as Kent Parks and Recreation.  When looking at public facilities owned by the City, as is the case with many aging cities, maintaining public facilities that are important to the day-to-day activities of residents can be a challenge.  The City is one of the smallest entitlement communities in the State of Ohio and as such, it has limited CDBG resources to apply towards costly public facility projects.  In the City of Kent, public facilities that would be funded through CDBG would typically be the City’s parks that are owned and managed by Kent Parks and Recreation.  For a public facility to qualify for funding, the facility’s service area needs to contain 51% or more low-to-moderate income residents.  The City of Kent boundary covers a portion of twenty four (24) Census Block Groups and eleven (11) of these Block Groups have 51% or more of the households reporting annual incomes that are at 80% or less of the area median income (AMI).  On a citywide basis, 61.6% of City of Kent households are classified as low-to-moderate income, therefore a public facility that would serve the entire City would qualify for funding.  The City anticipates that it may commit funds to assist with a City public facility project, such as one at a park facility which will generate a citywide benefit.

**How were these needs determined?**

These needs were determined as part of the Consolidated Plan consultation process and through conversations with AxessPointe Community Health Center, Family & Community Services and Parks and Recreation staff about their facilities and potential projects that would benefit low-to-moderate income Kent residents.

**Describe the jurisdiction’s need for Public Improvements:**

As is the case with many aging cities, maintaining public infrastructure that is important to the day-to-day activities of residents can be a challenge.  The City is one of the smallest entitlement communities in the State of Ohio and as such, it has limited CDBG resources to apply towards costly public infrastructure projects.  Despite this financial limitation, the City has identified targeted infrastructure improvements in low-to-moderate income residential areas as a primary funding objective for the 2020-2024 strategic plan period.  The City of Kent boundary covers a portion of twenty four (24) Census Block Groups and eleven (11) of these Block Groups have 51% or more of the households reporting annual incomes that are at 80% or less of the area median income (AMI).  On a citywide basis, 61.6% of City of Kent households are classified as low-to-moderate income.  The low-to moderate-income (LMI) Block Groups located in Kent’s South End neighborhood contain the some of the oldest residential areas of the City.  The South End is a geographic area in which the City anticipates focusing CDBG infrastructure investments.

As is typical in older neighborhoods, the existing infrastructure has aged and deteriorated over time and is in need of major repairs and upgrades.  These residential neighborhoods have had additional housing units added over many decades.  As a result, the original infrastructure is often undersized and unable to adequately meet the public infrastructure needs of today’s residents.  Unfortunately, the need in the community for such infrastructure upgrades and improvements far exceeds the amount of general fund dollars that can be allocated to this need.  Since some of the areas with the greatest need for such improvements are located in low-to-moderate income residential areas, the City can assist in meeting the community development needs of these households by committing CDBG resources to public infrastructure.  The City has identified this as a high priority need and it plans to commit a significant portion of its annual CDBG allocation for the 2020-2024 planning period to assist support infrastructure needs in low income residential neighborhoods.

**How were these needs determined?**

The City utilizes a “Five Year Capital Improvement Plan” in order to identify and prioritize needed upgrades and improvements of the City’s public infrastructure, which includes improvements such as streets, sidewalks, water lines, storm sewers and sanitary sewers.  During the Consolidated Plan consultation process City staff discussed infrastructure needs in the low-to-moderate income areas of the city.

**Describe the jurisdiction’s need for Public Services:**

Public safety is an important need in the community, especially in the LMI areas of the City.  For many years, the City has committed a portion of its annual CDBG allocation to support a crime prevention/community policing initiative.  The program has been effective at reducing inappropriate activity in areas of the City that have high concentrations of subsidized housing and in Block Groups with low-to-moderate income households, which have historically generated a significant number of reports of criminal activity.  This activity continues to remain a high priority need for the City and it is anticipated to be funded every year throughout the 2020-2024 planning period.  The City also plans to continue committing funding for economic development by supporting the Summit-Medina Business Alliance, which is a nonprofit organization that provides technical assistance for low income persons committed to opening their own business within the City of Kent.  The City has several other public service programs that it has funded for many years and it plans to continue funding these programs, including homeless services and other housing activities that benefit low-to-moderate income households.  These programs will be undertaken by local non-profits during the 2020-2024 consolidated plan period, as they have in previous years.  These programs provide critical services for the most at need persons in the community and the City is committed to ensuring these programs are continued in the next planning period.

**How were these needs determined?**

These needs were determined as part of the Consolidated Plan consultation process, through conversations with local services providers and by virtue of the City’s involvement and regular communication with the wide array of community-oriented local service providers.

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

This section of the Consolidated Plan provides a market analysis of housing.  At the end of each section in the discussion section bulleted points of discussion are used to identify trends or points of interest based upon an analysis of the quantitative data that is presented in the tables.

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

**Introduction**

This section of the Consolidated Plan looks at existing housing stock in the City and compares it to the needs in the community for different types of housing.

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 5,060 | 42% |
| 1-unit, attached structure | 800 | 7% |
| 2-4 units | 1,500 | 12% |
| 5-19 units | 3,525 | 29% |
| 20 or more units | 1,255 | 10% |
| Mobile Home, boat, RV, van, etc | 0 | 0% |
| ***Total*** | ***12,140*** | ***100%*** |

Table 27 – Residential Properties by Unit Number

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Unit Size by Tenure**

|  | **Owners** | **Renters** |
| --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 0 | 0% | 325 | 5% |
| 1 bedroom | 60 | 2% | 1,650 | 27% |
| 2 bedrooms | 405 | 10% | 2,530 | 41% |
| 3 or more bedrooms | 3,480 | 88% | 1,665 | 27% |
| ***Total*** | ***3,945*** | ***100%*** | ***6,170*** | ***100%*** |

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 Portage Metropolitan Housing Authority (PMHA) is the primary provider of housing units assisted by local, state, or other federally-funded programs within the City of Kent.  PMHA Public housing is rented to clients at 29.6% of their median income using below Fair Market Rent rates ($465 max).  The PMHA owns and operates two (2) public housing complexes and six (6) scattered site units in the City of Kent.  Athena Gardens, a public housing complex, is a 25-unit structure consisting of eight (8) two-bedroom units, thirteen (13) three-bedroom units, and four (4) four-bedroom units.  The second public housing complex is Heritage Knolls, a 30-unit structure consisting of twenty-six (26) two-bedroom units and four (4) four-bedroom units.  The PMHA also owns and operates six (6) units at scattered sites throughout the City, including five (5) two-bedroom units and one (1) three-bedroom unit.  The majority of PMHA-owned public housing units are occupied by households with reported annual incomes that are at 50% or less of the AMI.  The PMHA also offers Housing Choice Vouchers throughout Portage County.  PMHA has several voucher programs that include a total of 1,641 Vouchers, which includes 1,507 tenant based vouchers and 134 project based vouchers.  Of these, PMHA offers 40 VASH vouchers for veterans and 74 Mainstream Vouchers.  Virtually all of the households that hold a Section 8 voucher issued by PMHA have reported annual incomes that are at 50% or less of the AMI.   In addition to the housing units owned and operated by PMHA, there are several other assisted housing units located in the City of Kent.  More than 90% of the assisted housing units are concentrated in six (6) apartment complexes, namely The Villages of Franklin Crossings (formerly Silver Meadows Apartments), Indian Valley Estates, Kentway Apartments, Tower 43 Apartments, Cherry Estate Apartments and Maplebrook at Golden Pond.  The Villages of Franklin Crossings is a large, multi-family complex consisting of 444 units and all tenants receive some form of rental assistance through PMHA or other assistance program.  Indian Valley Estates is a housing development located in the south-central portion of the City.  The complex consists of 288 units and many of the tenants receive Section 8 voucher assistance through the PMHA.  Kentway Apartments is a 148 unit apartment complex exclusively for elderly persons. The complex consists of a mix of efficiency, one-bedroom and two-bedroom apartment units.  The Cleveland office of the U.S. Department of Housing and Urban Development provides 58 project-based Section 8 vouchers that subsidize rents for extremely low income seniors living in the complex.  Tower 43 Apartments is a high rise apartment building that provides housing for low income elderly and handicapped persons.  All of the tenants receive a rent subsidy through the Section 8 voucher program offered through PMHA.  Project-based Section 8 vouchers also are provided to tenants at the 80-unit Summit Garden Apartments and the 48-unit Cherry Estates complex.  Lastly, the newly constructed, low-income housing tax credit-funded Maplebrook at Golden Pond, provides 68 units of housing for seniors whose income are at or below 60% of AMI.

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

The PMHA is not reporting that any assisted housing units are at risk of being converted to market rate rents and the City has not received any other information concerning the possible conversion of any other assisted housing units at the present time.

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

PMHA operates two program waiting lists, one for Public Housing and one for Section 8 Vouchers.  These waiting lists operate independently of each other, in that a program participant in one program remains eligible for the other waiting list.

As of March 4, 2020 there were 1,745 potential clients on the waiting list for Public Housing and 2,134 potential clients on the waiting list for Housing Choice Vouchers.    Other inter-related immediate needs include: skills training, stable employment and reliable transportation.  The most immediate needs for clients on the waiting lists mirror the above needs of those currently housed in PMHA subsidized units and additionally include the need for security deposit assistance and the ability to get utilities turned on in their name.

 **Describe the need for specific types of housing:**

The lengthy waiting lists for public housing and housing choice vouchers show that quality affordable housing opportunities in the rental market are in high demand.  As outlined in the Needs Section of this Consolidated Plan, housing cost burden remains the largest obstacle for low-to-moderate income Kent households to obtaining decent affordable housing.  The high demand on the waiting lists for PMHA housing exemplifies the need to increase the supply of affordable rental housing opportunities for Kent residents.  In particular, this need exists for at-risk populations, including populations with mental health issues, substances abuse problems and those at risk of homelessness.  The City intends to facilitate the production of new affordable rental housing in the City as part of its application for funding through the State of Ohio’s Community Housing Impact and Preservation (CHIP) Program and through the use of a CHIP revolving loan fund (RLF).

The City is focused on using available resources to help preserve the quality of the housing stock in the City and also improve the affordability of housing for owner-occupied households through their Owner-Occupied Housing Rehabilitation program.  As with rental housing, the City plans to address housing cost burden for owner-occupants by helping homeowners with the affordability of housing.  This need can be addressed as part of the City’s owner-occupied housing rehabilitation program, which is funded through both CDBG and CHIP funding that provides needed housing improvements and addresses code items, through a low interest loan.  Items addressed as part of this program greatly help with housing cost burden because the repairs that are needed are typically above and beyond what the homeowner can afford on their own.  The City also partners with the local Community Action Agency to offer an Energy Efficiency Rehabilitation Program that repairs or replaces hot water tanks and furnaces for low-to moderate-income homeowners.  As part of the City’s Social Service Program, the City has funded a Minor Repair Program for senior homeowners and the Safe at Home program, which provides minor repairs and accessibility improvement for senior homeowners.

**Discussion**

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

**Introduction**

This section of the Consolidated Plan looks at cost of housing and housing that is affordable in different income ranges.

**Cost of Housing**

|  | **Base Year: 2009** | **Most Recent Year: 2015** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 141,200 | 140,000 | (1%) |
| Median Contract Rent | 605 | 648 | 7% |

Table 29 – Cost of Housing

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

| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 1,270 | 20.6% |
| $500-999 | 4,205 | 68.2% |
| $1,000-1,499 | 520 | 8.4% |
| $1,500-1,999 | 135 | 2.2% |
| $2,000 or more | 40 | 0.7% |
| ***Total*** | ***6,170*** | ***100.0%*** |

Table 30 - Rent Paid

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Housing Affordability**

| **% Units affordable to Households earning**  | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 410 | No Data |
| 50% HAMFI | 1,910 | 175 |
| 80% HAMFI | 5,085 | 685 |
| 100% HAMFI | No Data | 1,285 |
| ***Total*** | ***7,405*** | ***2,145*** |

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 | 527 | 623 | 810 | 0 | 0 |
| High HOME Rent | 527 | 623 | 810 | 0 | 0 |
| Low HOME Rent | 527 | 623 | 810 | 951 | 0 |

Table 32 – Monthly Rent

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Is there sufficient housing for households at all income levels?**

According to the CHAS data, there are 410 rental units within the City that are considered to be affordable to households with an income at or below 30% of AMI and there are a total 2,605 renter households at or below 30% of AMI.  This shortage of affordable rental housing is likely greatly impacted by the large number of student renters in Kent, but is also exemplified by the large waiting lists the public housing authority maintains that have been summarized in previous sections.  The table also displays a shortage of affordable owner-occupied units for households who are between 30% and 50% of AMI (245 owner-occupied households versus 175 affordable units).  In both of these cases, households within these income ranges are likely maintaining housing but are paying an excessive amount of their income on housing that results in the housing cost burden problem which was outlined in the Needs Section of this report.

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

As **Table 29 – Cost of Housing** shows, median home value has decreased from $141,000 to $140,000 (-1%) between 2009 and 2015 and median contract rent has increased from $605 to $648 (7%) during the same time period.  As shown in the Needs Section **Table 5 – Housing Needs Assessment Demographics**, during this same time period Median household income increased from $26,800 in 2009 to $35,619 in 2015.  These figures represent a 33% increase in incomes while cost of rent has increased 7%.  Since 2009, median income has increased and median contract rent has decreased, as has the median purchase price of a single family home.  Recent positive indicators that impact the affordability of housing, including lower levels of unemployment (as outlined in the discussion portion of the Needs Assessment) and increasing median incomes may indicate a continuation of this trend.

**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 Kent is not a Participating Jurisdiction under the HOME program, so the City doesn’t receive a direct allocation of HOME funds to be used to address affordable housing needs in the community.  The City does participate in the State of Ohio’s Community Housing Impact and Preservation (CHIP) program.  According to **Table 29 – Cost of Housing**, the median contract rent in 2015 was $648.  As shown in **Table 32 – Monthly Rent**, the current HUD issued Fair Market Rent is $623 and the current HUD high and low HOME rent is $623 for one-bedroom units.  By using CHIP funding from the State of Ohio, the City can help lower rent burdens and increase the availability of affordable housing by partnering with non-profit housing agencies to increase the supply of affordable rental housing.

**Discussion**

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

**Introduction**

This section of the Consolidated Plan looks at the condition of housing in the market.  Table 32 – Condition of Units displays housing conditions on the basis of the following four conditions: 1.) Lacks complete kitchen facilities, 2.) Lacks complete plumbing facilities, 3.) More than one person per room or 4.) Cost Burden greater than 30%.

**Definitions**

A substandard condition exits when one or more systems within the house or on the property is not up to local building code and/or the house does not meet the standard of being safe and decent.  A property that is deemed to be substandard but suitable for rehab, is property that can be brought up to code within the threshold limits of the City's housing rehab program.

**Condition of Units**

| **Condition of Units** | **Owner-Occupied** | **Renter-Occupied** |
| --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| With one selected Condition | 510 | 13% | 3,835 | 62% |
| With two selected Conditions | 0 | 0% | 80 | 1% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 3,440 | 87% | 2,255 | 37% |
| ***Total*** | ***3,950*** | ***100%*** | ***6,170*** | ***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 | 530 | 13% | 450 | 7% |
| 1980-1999 | 420 | 11% | 1,355 | 22% |
| 1950-1979 | 1,775 | 45% | 3,510 | 57% |
| Before 1950 | 1,225 | 31% | 855 | 14% |
| ***Total*** | ***3,950*** | ***100%*** | ***6,170*** | ***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 | 3,000 | 76% | 4,365 | 71% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 325 | 8% | 120 | 2% |

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**

As seen in  **Table 33 – Condition of Units,**13% of owner-occupied housing units within the City have one of the following four housing problems: 1.) Lacks complete kitchen facilities, 2.) Lacks complete plumbing facilities, 3.) More than one person per room, or 4.) Cost Burden greater than 30%.  Owner-occupied housing rehabilitation is important because it not only addresses substandard housing conditions, it also improves the affordability of housing by providing needed repairs.  These costs are many times above and beyond what is affordable for households that are already experiencing a housing cost burden. For this reason, the City has identified housing programs to provide safe and decent housing for low- to moderate-income households as a main funding objective for the 2020-2024 Consolidated Plan Period.  The City intends to promote safe and decent housing for low- to moderate-income households throughout the City by providing owner-occupied housing rehabilitation and an energy efficiency repair program to ensure that basic housing needs are met.  Citywide, the percentage of households that are classified as low-to-moderate income is 61.6%.  The City’s housing stock is older, with 76% of the owner-occupied housing units constructed prior to 1980.  Many of these older residential units have structural deficiencies or code issues which need to be corrected in order to ensure safe and decent housing.  Owner-occupied housing rehabilitation is an important component of the City’s effort to preserve and enhance its owner-occupied housing stock because it promotes pride and stability within the City’s many residential neighborhoods.  **Table 33 – Condition of Units** also shows that about 62% of rental units have at least one of the following four housing problems: 1.) Lacks complete kitchen facilities, 2.) Lacks complete plumbing facilities, 3.) More than one person per room or 4.) Cost Burden greater than 30%.  One percent (1%) have at least two of the four housing problems.  In an effort to improve the affordability of rental housing in the City during the 2020-2024 Consolidated Plan period, the City is planning to use Community Housing Improvement Program (CHIP) funding through the State of Ohio to create a rental rehabilitation program for housing complexes and facilities that are owned by non-profit organizations and house low-to-moderate income populations.

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

As shown in **Table 35 – Risk of Lead Based Paint**, the majority of housing in Kent was built prior to 1980.  Those units built in 1978 or earlier may have a lead-based paint risk.  The CHAS data in the table shows that three hundred twenty-five (325) owner-occupied units and one hundred twenty (120) rental units were built prior to 1980 and have children present in the household.

**Discussion**

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

**Introduction**

**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 | 0 | 144 | 305 | 1,542 | 86 | 1,456 | 0 | 0 | 719 |
| # 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:**

**Public Housing Condition**

| **Public Housing Development** | **Average Inspection Score** |
| --- | --- |
| Athena Gardens | 96 |
| Heritage Knolls | 96 |

Table 38 - Public Housing Condition

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

* Athena Gardens:  All units:  replace Bath vanities, toilets and tub surrounds ($56,412); playground/spray pool ($15,000).
* Heritage Knolls:  All units:  replace roofs ($77,348.75); Community space ($27,629.52); storm doors ($10,000); Landscaping ($52,302.80); Playground/spray pool ($15,000); Site lighting ($20,000); Cabinets, counters, bath vanities and fixtures ($55,334.17).

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

PMHA provides programming for residents of Public Housing through a number of different measures including their Resident Opportunity Self Sufficiency (ROSS) grant program and their Good Neighbor Program which is funded through the City of Kent’s local Social Service Grant Program.  ROSS is a HUD funded program specifically for public housing units that helps families and individuals obtain self-sufficiency and improve quality of life.  The Good Neighbor program provides an array of services that aim to improve the living environment of LMI families residing in public housing. Programming through the Good Neighbor program includes: a forum for interaction between public housing residents and the Kent Police Department, referral and service coordination that to meet needs of residents, distribution literature promoting healthy lifestyles, and employment services.  All of these measures are taken with the goal of improving the living environment of PMHA residents in Kent.

**Discussion:**

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

**Introduction**

**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) | 24 | 0 | 48 | 0 | 0 |
| Households with Only Adults | 1 | 0 | 26 | 12 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 118 | 0 |
| Veterans | 0 | 0 | 0 | 58 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

|  |  |
| --- | --- |
| **Data Source Comments:** | 2019 Point in Time Count |

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**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**

An array of services are available for homeless individuals and families.  The providers of these services are often the same agencies that provide housing for the homeless. The main providers in Kent, and throughout Portage County, include Family & Community Services (F&CS) and Coleman Professional Services (CPS).  Both agencies provide programming and case management aimed at providing for the homeless population’s need to obtain stable housing and receive needed supportive services in order to become self-sufficient.  F&CS is the largest housing provider for the homeless in Portage County and also has a relatively new adult employment program for homeless individuals.  This program that has received a lot of interest and has had some early success.  CPS provides many services, but specializes in mental health counseling and supportive services, CPS owns and manages permanent supportive housing in the area.  Along with a stable housing situation clients receive wrap-around services needed to maintain housing and self-sufficiency.  In addition, the planning phase is currently underway for a new "Health Gateway" in Kent’s South End which includes a partnership between F&CS, AxessPointe Community Health Center and a local church.  The new development provides an unprecedented level of access to both physical and behavioral healthcare services for indigent populations, including the homeless.  F&CS’s Kent Social Services provides many services to the homeless and low-to-moderate population of Kent, including hot meals on a daily basis and a warming center when temperatures fall to ten (10) degrees Fahrenheit by 3:00 P.M.

**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.**

As described in the previous section, many of the services are also offered by the same agencies that provide housing to the homeless, which makes for a very coherent and streamlined approach to the provision of housing and service needs in the Kent community.

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

**Introduction**

This section of the Consolidated Plan looks at existing special needs facilities and services.

**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**

**Elderly** - the elderly and frail elderly may need assistance to "age in place" or remain in their homes, rather than in an assisted living facility.  These residents may need ADA accessibility features, such as ramps, grab bars, and nonskid flooring to remain in their homes. They may also need housekeeping, lawn maintenance, and shopping assistance, as well as nutrition and meal preparation.  Because many are on a fixed income, they may need financial assistance to pay for food, medicine, medical costs, utilities, or rent.

**Disabled** - the services required by a disabled individual will vary by disability:

* Wheelchair users may need:  Gates which are easy to open and close, with catches that are easy to reach and operate, additional space on parking spaces to transfer from their car to their chair, Accessible toilets, handrails at appropriate heights with views unrestricted by handrails or walls, surfaces which are firm, level and nonslip, and space to turn corners.
* People with Walking Difficulties or Dexterity/Balance Problems may need:  level even surfaces on paths, steps with handrails and even treads and risers, minimum gaps in the path surface, and minimum gradients along and across paths.
* Visually Impaired People may need:  clear edges to paths, even and clearly marked steps, warning of hazards at head height, even path surfaces, and easy to use catches on gates.
* People with hearing impairment will need smoke detectors and alarms with flashing lights.

**Chronic Substance Abusers** - in addition to rehabilitation, they may need housing in a group home setting with supportive services, such as counseling, job training, and life skills training.

**HIV / AIDS** - these individuals may need counseling, or they may need financial assistance for housing, food, utilities, and medical care.

**Veterans** - in particular homeless veterans and their families, may need housing assistance, including utility assistance, job training, mental health counseling, drug or alcohol counseling, and assistance finding employment.

**Victims of Domestic Violence** - these individuals may need housing assistance, counseling, job training, childcare, and medical assistance.

The City of Kent provides $70,000 in local public grant funding on an annual basis to support social service programs for a variety of nonprofit organizations that serve special needs populations in the community.  The City typically allocates grant funding to an average of eight (8) nonprofit organizations through its social service grant program.  Agencies that receive social service funding utilize the grant to support various programs that meet the needs of several special needs populations including the elderly, persons with substance abuse issues, and public housing residents.

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

As outlined in previous sections of the plan, the two largest non-profit housing providers in the City, which also provide supportive housing, are Coleman Professional Services (CPS) and Family & Community Services (F&CS).  The City has supported and partnered with both organizations for many years for the provision of housing and needed support services for at-risk populations.

**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 Kent is one of the smallest entitlement communities in the State of Ohio and as such, it receives a limited amount of CDBG funding that must be used to address a myriad of needs in the community.  During the 2020-2024 Consolidated Planning period, the City plans to undertake a number of housing and supportive service activities with CDBG funds and other funding sources in an effort to address the ‘Other Special Needs’ populations that are outlined in 91.315(e).  This section includes the following: elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or drug addiction, persons with HIV/AIDS and their families, and public housing residents.  In addition, activities undertaken as part of the City’s social service funding program on a yearly basis provide for housing and supportive services for special needs populations.  Some examples of projects undertaken with social service program funding that address these populations, includes: Townhall II’s services related to addiction and substance abuse intervention and counseling; Rebuilding Together’s Safe at Home program which provides home modifications and accessibility improvements for the elderly; and PMHA’s Good Neighbor program which assist residents of public housing.

**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))**

N/A

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

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Kent does not have any local public policies that serve as barriers to affordable housing.  The primary barrier to affordable housing for many low-to moderate-income households remains the limited number of affordable housing units in the community.  The City is home to Kent State University and the student population has created a large rental market in the community.  The City recognizes that there still is a need for more affordable housing in the community and that the City’s large student population does limit the availability of rental units for low-to-moderate income households, especially larger families.  The City has implemented code violation and zoning ordinances to address some of the issues that have developed over the years as a result of the student renters.  These ordinances are not restrictive in terms of limiting the availability of affordable housing, but rather, are focused on property maintenance issues to ensure landlords maintain safe and decent housing.  The zoning code also limits the use of boarding/rooming houses in the city, which can be rented out by the bedroom.  Enforcement of the code helps the affordability of housing by lowering rent structures that can escalate as a result of houses rented on a per bedroom basis.  The City does not have tax policies or other public policies that affect the valuation of land or other property in a manner that adversely impacts the availability of housing in the community.  It is also challenging for many low-to-moderate income households to make the transition from being renters to homeowners because of the difficulties associated with saving for a down payment and securing financing from traditional lenders.

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

**Introduction**

This section of the Consolidated Plan looks at non-housing related assets in the City of Kent and economic development activities.

**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 | 23 | 0 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 1,238 | 1,740 | 15 | 28 | 13 |
| Construction | 293 | 86 | 4 | 1 | -3 |
| Education and Health Care Services | 1,534 | 830 | 19 | 13 | -6 |
| Finance, Insurance, and Real Estate | 487 | 330 | 6 | 5 | -1 |
| Information | 134 | 151 | 2 | 2 | 0 |
| Manufacturing | 1,219 | 1,058 | 15 | 17 | 2 |
| Other Services | 312 | 288 | 4 | 5 | 1 |
| Professional, Scientific, Management Services | 845 | 650 | 10 | 11 | 1 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,242 | 869 | 15 | 14 | -1 |
| Transportation and Warehousing | 250 | 10 | 3 | 0 | -3 |
| Wholesale Trade | 473 | 157 | 6 | 3 | -3 |
| Total | 8,050 | 6,169 | -- | -- | -- |

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 | 16,998 |
| Civilian Employed Population 16 years and over | 15,275 |
| Unemployment Rate | 10.15 |
| Unemployment Rate for Ages 16-24 | 24.45 |
| Unemployment Rate for Ages 25-65 | 5.93 |

Table 41 - Labor Force

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 3,040 |
| Farming, fisheries and forestry occupations | 440 |
| Service | 2,025 |
| Sales and office | 3,705 |
| Construction, extraction, maintenance and repair | 639 |
| Production, transportation and material moving | 965 |

Table 42 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 9,710 | 72% |
| 30-59 Minutes | 3,350 | 25% |
| 60 or More Minutes | 455 | 3% |
| ***Total*** | ***13,515*** | ***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** |  |
| --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 275 | 40 | 215 |
| High school graduate (includes equivalency) | 1,520 | 265 | 635 |
| Some college or Associate's degree | 2,365 | 245 | 615 |
| Bachelor's degree or higher | 3,785 | 85 | 750 |

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 | 10 | 4 | 0 | 55 | 105 |
| 9th to 12th grade, no diploma | 210 | 205 | 30 | 230 | 295 |
| High school graduate, GED, or alternative | 1,125 | 580 | 340 | 1,500 | 760 |
| Some college, no degree | 9,235 | 1,380 | 535 | 775 | 375 |
| Associate's degree | 80 | 165 | 110 | 260 | 55 |
| Bachelor's degree | 1,175 | 1,270 | 550 | 920 | 385 |
| Graduate or professional degree | 70 | 625 | 510 | 740 | 475 |

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 | 15,515 |
| High school graduate (includes equivalency) | 25,739 |
| Some college or Associate's degree | 26,536 |
| Bachelor's degree | 31,207 |
| Graduate or professional degree | 49,290 |

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?**

According to the 2011-2015 ACS (Workers) and 2015 Longitudinal Employer-Household Dynamics (Jobs) data in **Table 40 – Business Activity**, the major employment sectors in Kent, as measured by number of workers, are:

1.       Education and Health Care Services (1,534 Workers)

2.       Retail Trade (1,242 Workers)

3.       Arts, Entertainment and Accommodations (1,238 Workers)

4.       Manufacturing (1,219 Workers)

5.       Professional, Scientific, Management Services (845 Workers)

**Describe the workforce and infrastructure needs of the business community:**

The business community is always looking for a skilled and reliable workforce. According to the 2011-2015 ACS (Workers) and 2015 Longitudinal Employer-Household Dynamics (Jobs) data in **Table 40 – Business Activity,** there is a shortage of workers, or a need in the workforce, for the following sectors: Arts, Entertainment, Accommodations (502 more jobs than workers) and Information (17 more jobs than workers).   In most cases, needed public infrastructure, such as adequate roads and rail lines, is in place.   The City does lack direct access to an interstate highway.  Another challenge in Kent, where most of the available land is built-out, is cleaning up former industrial sites that may contain various levels of contamination, for re-use.  However, marketing these sites for prospective development versus green field sites outside the City limits that are already clean and ready for development, and often times closer to a direct interstate highway, is a challenge.  The City actively applies for funding related to the clean-up of properties and has had recent success in receiving Clean Ohio Revitalization Fund (CORF) funding through the State of Ohio.

**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 City of Kent recently completed a large-scale revitalization in the City’s downtown area.  The project involved both public and private sector investment in the City and resulted in over $100 million in new investment.  As part of the revitalization, the local transit authority, known as the Portage Area Regional Transit Authority (PARTA), was awarded a $20 million ARRA grant award for the construction of a new multi-modal transit structure.  In addition to this major investment in Kent’s downtown, the City entered into agreements with Kent State University and two private developers on redevelopment projects, which included a hotel/conference center, new retail space, multiple eateries and office buildings.  Downtown Kent is now home to three new corporate tenants, the Davey Corporation, Ametek and Smithers-Oasis.  Overall the project met the City’s short-term and long-term economic development goals for investment and job creation.  The project generated both a large amount of construction related jobs, as well as permanent jobs.  The City has now turned its focus on leveraging the transformation that has taken place to generate additional investment in the immediate area.  The downtown now provides a better market for office space, which increases demand in business services, and is a better market environment for existing business owners and entrepreneurs who are interested in starting a business.

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

As outlined in a previous section, according to the 2011-2015 ACS (Workers) and 2015 Longitudinal Employer-Household Dynamics (Jobs) data in **Table 40 – Business Activity**, there is a shortage of workers in following sectors: Arts, Entertainment, Accommodations (502 more jobs than workers) and Information (17 more jobs than workers).  These figures point to the sectors where a mismatch exists between the skills and education in demand by employers vs. the skills and education held by individuals looking for employment.

**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.**

Ohio Means Jobs- Portage County office is a workforce investment board and a one-stop service that serves residents and employers in Portage County by connecting workers and jobs, and employers with workers.  Also, the Portage Development Board has a mission to create and retain jobs by coordinating economic development activities that encourages retention, expansion and attraction of businesses. The efforts of both of these groups support the City’s Consolidated Plan because they aim to provide economic opportunities to Portage County residents, including the City of Kent and its low-to-moderate income (LMI) population.  With CDBG funding the City has identified assistance to micro-enterprises as a priority need and will continue to provide funding for to the Summit-Medina Business Alliance, which is the local State of Ohio funded Small Business Development Center, in order to foster the establishment of new businesses by low-to-moderate income persons.  The City is anticipating that the revitalized downtown may provide an enhanced business environment for LMI entrepreneurs.

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

Yes

**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 is a member of the Northeast Ohio Four County Planning and Economic Development Organization (NEFCO), which updates the *Comprehensive Economic Development Strategy (CEDS)*, as required by the Economic Development Administration (EDA), which contains the region’s goals and objectives, and the economic development priorities of NEFCO members.  The CEDs has four (4) projects that are considered tier 1 projects as having a high priority in the region.  Two of these four high priority projects are located in the City of Kent: the City of Kent and Kent State University Research and Development Park and the Lake Street Technology Corridor. Both of these projects align with the Consolidated Plan in that they would provide economic opportunity to Kent residents, including low-to-moderate income residents.

**Discussion**

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## MA-50 Needs and Market Analysis Discussion

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

The areas of the City that contain older housing stock are more likely to have multiple housing problems that are related to the age of the housing.  In addition, many of the City’s low-to-moderate (LMI) income block groups that contain lower income households are more susceptible to housing problems related to housing cost burden.  It is also common that the neighborhoods with older housing stock are also LMI neighborhoods.  Concentration is defined the same way as “disproportionate need” in this Consolidated Plan, or an area that displays at least 10% points greater than the City’s average as a whole.  The attached LMI concentration map shows the Census Block Groups that qualify as LMI by having more than 51% of households earning at or below 80% of area median income.  According to the 2011-2015 American Community Survey, 61.6% of households Citywide are LMI.  Given this information and using the above definition of concentrated, the Census Block Groups with an LMI population of 71.6% or greater, that are primarily residential in use, can be identified as areas that are likely to have a concentration of housing problems.

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

The definition of concentration used for this report is a variable that is at least 10% points greater than the City’s average as a whole of the same variable.  The attached LMI Concentration map shows the Census Block Groups that qualify as LMI by having more than 51% of households earning at or below 80% of area median income.  According to the 2011 - 2015 American Community Survey, 61.6% of households Citywide are LMI.  Given this information and using the above definition of concentrated, the Census Block Group’s with an LMI population of 71.6% or greater are considered to have a concentration of LMI households.

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

There are two Block Groups in the City where the data shows both a low-to-moderate income and minority concentration.  This includes a portion of the area known as the City’s South End which is south of downtown and west of Water Street, a main thoroughfare.  This area consists of neighborhoods with some of the oldest public infrastructure and single family housing stock in the City that is intermixed with some businesses, Kent Parks and Rec’s Recreation Center, an elementary school and churches; there are also pockets of multi-family apartments.  The single family areas in the South End have traditionally been predominantly owner-occupied housing, but more and more units are being converted to rental housing.

There is also a concentration of LMI households and minorities in a northwest portion of the City which has contains some single family housing, but is primarily multi-family housing.  This part of town includes a large 444-unit apartment complex called the Villages at Franklin Crossing and other assisted apartment complexes.

**Are there any community assets in these areas/neighborhoods?**

Community assets in the South End area include the multiple churches located in the area, a Recreation Center and an Elementary School.  The South End is also in close proximity to the newly revitalized downtown.  The northwest portion of the city has the advantage of a newer housing stock and therefore, fewer issues with the age of infrastructure and housing.  The largest apartment complex in the area changed ownership in 2013 and is now is named the Villages at Franklin Crossing.  The City is encouraged that the new ownership is anticipating on apply for tax credits to substantially invest in the rehabilitation of the property.

**Are there other strategic opportunities in any of these areas?**

The revitalization of the downtown Kent and continued efforts to expand upon this initial investment aim to provide business and employment opportunity for residents in both of these areas.  AxessPointe, a healthcare gateway and social services consolidation on Water Street provides unprecedented access to primary and behavioral healthcare for low-to-moderate income residents throughout the City.  This partnership including, Family & Community Services (F&CS) and AxessPointe Community Health Center provides a health center and also consolidates some of the services offered by F&CS to the site by providing easy access for residents in the area.  This project expanded the availability and accessibility of these supportive services.

Another strategic opportunity that exists is to use available funding sources to capitalize on the assets that are already in place in an effort to improve the neighborhoods.  Some recent investments the city has made in the South End include the full depth reconstruction of Pine Street using CDBG funding, as well as residential demolition activities in the area through the Neighborhood Stabilization Program (NSP) and Moving Ohio Forward (MOF) programs.  The City demolished a blighted house and constructed a new house with NSP funding that was purchased in 2013 at the corner of reconstructed Pine Street and Harris Street. The City also recently provided a Neighborhood Grant for the Unity in the Community event, which was held on the grounds of the Recreation Center and has been in talks with the Community Action Council for Neighborhood Grant funding to develop a community garden at the northeast corner of Pine Street and Dodge Street.  The City has worked with a non-profit organization as part of its social service funding program to provide programming and events targeted at youth in the area, which operates on site at the Villages at Franklin Crossing complex.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband internet is available to 100% of Kent residents.  The three (3) major broadband internet providers are:  Spectrum, AT&T, and Earthlink.  Spectrum covers 100% of the city, while AT&T and Earthlink can provide service to 96% of the city.

For those who do not have access to internet because of affordability issues, free internet access is available at a multitude of businesses, such as:  Tree City Cafe, Food4Thought Cyber Cafe, Panera Bread, and multiple Starbuck locations.  Free internet access is provided on the Kent State University Campus and in all Kent public schools.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Currently, there are three (3) broadband providers that serve the jurisdiction:  Spectrum, AT&T, and Earthlink.  Satellite service is also available through Viasat and HughesNet.

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## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

As a result of the global warming component of climate change, Ohio is experiencing three more weeks of warm, humid weather – plus two fewer weeks of cold, dry days per year – compared to 40 years ago. That also includes more and heavier rainfall.

“On average we’re seeing 20 less days per year of the lake freezing,” says Matt Gray, chief of Cleveland’s office of sustainability. (Ohio Cities Prep Their Game Plan to Confront Climate Change, December 19, 2018, radio.wosu.org, accessed 3/6/2020).

According to "Climate Change and Ohio Summary of Projected Changes in Climate and Associated Impacts," Great Lakes Adaptation Assessment for Cities (GLAA-C), www.graham.udich.edu, accessed 3/6/2020), the following cross-cutting impacts of climate change are predicted for the Great Lakes region:

* Flooding and erosion damage transportation infrastructure, interfere with traffic, and cause economic disruption. More frequent flooding also poses numerous public health concerns.
* Although precipitation is projected to increase, higher temperatures will cause more surface water evaporation and snow melt, reducing Ohio’s surface water levels during the next century.
* Decreased water availability (lower groundwater recharge) timed with increased demand (due to rising temperatures) could lead to new or enhanced water conflicts.
* Reduced soil moisture can cause changes in tree species composition, geographic range, and overall forest health and productivity, leading to a decline in Ohio’s forests of up to 50 percent. A decline of 50 percent of existing forest cover would amount to $8 billion in economic costs and the loss of tens of thousands of jobs.
* Warmer temperatures may increase some crop yields, however, higher ozone and severe weather could decrease overall productivity.
* Climate change will worsen smog and cause plants to produce more pollen, thereby increasing respiratory health threats, particularly for people with allergies and asthma.
* Residents will experience greater health risks from increasing dangerous heat waves, storms and flooding, waterborne illnesses, infectious diseases, declining air quality, and drought.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The increasing number of dangerous heat waves will be particularly hazardous to low- and moderate-income households who are less likely to have air conditioning.  The City of Kent will investigate previously available State funds that were available for the purchase of air conditioning units for LMI residents with a documented medical need.  They will also consider funding a program through a non-CDBG funding source for this type of program.

None of the documented concentrations of LMI households are located in flood zones.

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# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

The strategic plan section of this report lays out a specific plan after taking into account the data gathered and analyzed as part of the Needs Assessment and the Market Analysis sections.

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

**Geographic Area**

Table 47 - Geographic Priority Areas

**General Allocation Priorities**

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

The City of Kent made the determination to target some of its available CDBG and other local resources towards supporting public improvement projects and activities within the neighborhoods of the City that have some of the highest concentrations of low-to-moderate income and minority households.  The City has identified this geographic targeting of public infrastructure improvements and some of the many infrastructure needs in targeted low-to-moderate income and minority concentration areas as a high priority need during the 2020-2024 period.  The City is also identifying non-profit public facility improvements that provide appropriate supportive services as a high priority.  This priority will provide supportive services for low-to-moderate income population on a citywide basis, but will also have more pronounced impact in its immediate area.  The City will continue to commit a portion of its CDBG resources to support owner-occupied housing rehabilitation activities and public service activities that benefit low-to-moderate income households throughout the City.  These housing rehabilitation programs and public service activities are considered high priority needs in the community.  These activities typically do not cost as much as public improvement projects and are targeted towards qualifying households as opposed to a geographic area.  Crime awareness provides additional police outreach to low-to-moderate income geographic areas of the City and is considered a high priority.  Funding for other public facility improvements, such as Parks and Recreation facilities that have either a citywide or neighborhood benefit, will also continue to be considered for funding, but will be considered a medium priority need.  Funding for microenterprise assistance that provides economic opportunity for LMI individuals is a direct benefit activity and rehabilitation of commercial facilities, which eliminates blight on a site specific basis, are both considered medium priority needs.  A thorough evaluation of these types of projects will be completed in order to determine the effectiveness of the project in terms of the number of low-to-moderate income persons that will be assisted through the project and the overall benefit the project will generate for the City’s low-to-moderate income residents.

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

**Priority Needs**

Table 48 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Public Infrastructure Improvements |
| **Priority Level** | High |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Walnut Street Reconstruction |
| **Description** | Promote a suitable living environment by allocating CDBG resources to support public infrastructure activities that will assist with addressing the problem of aging and insufficient infrastructure in residential areas that have higher concentrations of low-to-moderate income (LMI) households. |
| **Basis for Relative Priority** | The priority need of infrastructure improvements in LMI neighborhoods was determined to be high because of the aging infrastructure in the older LMI residential neighborhoods of the City and because these types of improvements are typically expensive and require the pooling of different funding sources to be completed. |
| **2** | **Priority Need Name** | Owner-Occupied Housing Rehabilitation |
| **Priority Level** | High |
| **Population** | Extremely LowLowModerateLarge FamiliesFamilies with ChildrenElderly |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Energy Efficiency Housing Rehabilitation |
| **Description** | Provide safe and decent housing through a housing rehabilitation loan program for low- to moderate-income (LMI) owner-occupied households.  This program will allocate CDBG revolving loan funds for both a substantial housing rehabilitation program and an emergency water/sewer connection repair program.  Substantial housing rehabilitation will also be undertaken with the use of Community Housing Impact and Preservation (CHIP) funds through the State of Ohio.  The Energy Efficiency Housing Rehabilitation program will provide furnace and hot water tank inspections, tune-ups and replacements for low- to moderate-income (LMI) households. |
| **Basis for Relative Priority** | Owner-occupied rehabilitation is considered a high priority because it directly addresses housing cost burden and the other housing problems that negatively impact LMI households as outlined in the Needs Section of this plan.  There are no other funding sources that provide this type of assistance in the City. |
| **3** | **Priority Need Name** | Crime Prevention |
| **Priority Level** | High |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Neighborhood Policing Program |
| **Description** | Crime prevention provides additional police patrols and visibility in low- to moderate-income (LMI) neighborhoods and in assisted housing complexes.  The program has a goal of improving communication, trust and understanding between residents and the Police Department. The program provides additional public safety above and beyond what would be possible without the program. |
| **Basis for Relative Priority** | The Crime Awareness program promotes a suitable living environment in LMI areas of the City by providing expanded police outreach above and beyond what would normally be feasible.  There is no other entity that can provide enhanced public safety in LMI neighborhoods. |

|  |  |  |
| --- | --- | --- |
| **4** | **Priority Need Name** | Homeless Shelter Services |
| **Priority Level** | High |
| **Population** | RuralChronic HomelessnessIndividualsFamilies with ChildrenMentally IllChronic Substance AbuseveteransPersons with HIV/AIDSVictims of Domestic ViolenceUnaccompanied Youth |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Homeless Shelter Services |
| **Description** | This program provides emergency homeless shelter services at the only emergency homeless shelter in Portage County, which is located in the City of Kent. |
| **Basis for Relative Priority** | This facility has a total of twelve (12) beds designated for individuals or families and is the only emergency homeless shelter in Portage County. The shelter nearly always operates at full capacity. |

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| --- | --- | --- |
| **5** | **Priority Need Name** | Non-Profit Public Facilities |
| **Priority Level** | High |
| **Population** | Extremely LowLowModerateLarge FamiliesFamilies with ChildrenElderlyPublic Housing ResidentsChronic HomelessnessIndividualsFamilies with ChildrenMentally IllChronic Substance AbuseveteransPersons with HIV/AIDSVictims of Domestic ViolenceUnaccompanied YouthElderlyFrail ElderlyPersons with Mental DisabilitiesPersons with Physical DisabilitiesPersons with Developmental DisabilitiesPersons with Alcohol or Other AddictionsPersons with HIV/AIDS and their FamiliesVictims of Domestic Violence |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Nonprofit Public Facilities |
| **Description** | Non-profit public facilities that provide appropriate supportive services for the low- to moderate-income (LMI) persons. |
| **Basis for Relative Priority** | CDBG is the primary funding source available to the City for support to non-profit organizations that provide direct supportive services to LMI residents. |
| **6** | **Priority Need Name** | Non-Profit Rental Rehabilitation |
| **Priority Level** | High |
| **Population** | Large FamiliesFamilies with ChildrenElderlyPublic Housing ResidentsChronic HomelessnessIndividualsFamilies with ChildrenMentally IllChronic Substance AbuseveteransPersons with HIV/AIDSVictims of Domestic Violence |
| **Geographic Areas Affected** |   |
| **Associated Goals** |   |
| **Description** | Provide non-profit agencies funding for rental rehabilitation through the State of Ohio's Community Housing Impact and Preservation (CHIP) program, in order to provide quality affordable housing for at-risk low- to moderate-income (LMI) households. |
| **Basis for Relative Priority** | This priority need is high because addresses a gap in the affordable housing market for at-risk LMI populations that often times become homeless. |
| **7** | **Priority Need Name** | Micro-Enterprise Assistance |
| **Priority Level** | Low |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Micro-Enterprise Assistance |
| **Description** | Micro-Enterprise assistance provides technical business assistance and consulting for low- to moderate-income (LMI) entrepreneurs and business owners. |
| **Basis for Relative Priority** | Providing economic opportunity for LMI households in the City is an important priority. This project is also funded through the State of Ohio and is in the process of securing a funding commitment from Portage County. |
| **8** | **Priority Need Name** | Rehabilitation of Commercial Facilities |
| **Priority Level** | Low |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |   |
| **Associated Goals** |   |
| **Description** | Provide funding for commercial facade rehabilitation as part of the City's revolving loan-funded Downtown Facade Rehabilitation Program. |
| **Basis for Relative Priority** | This project fulfills an important need in the City by promoting investment and job creation in the older area of Downtown. The project is an important priority, but not a relative high priority, because it eliminates slum and blight rather than providing a direct benefit to the LMI population as outlined in the City's three primary funding objectives. |
| **9** | **Priority Need Name** | Public Facilities for Parks & Recreation |
| **Priority Level** | Low |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |   |
| **Associated Goals** | Public Facilities for Parks and Recreation |
| **Description** | Provide assistance for development of parks and recreation facilities that typically provide either a city-wide benefit or a benefit within a low- to moderate-income (LMI) neighborhood. |
| **Basis for Relative Priority** | The project is an important priority, but not a relative high priority, because it most often generates a citywide benefit that isn't targeted toward a specific LMI geographic area. |

**Narrative (Optional)**

The City of Kent will utilize its CDBG funds to address these identified needs.  In addition, the City of Kent anticipates receiving CARES Act (CDBG-CV) funding funds to prevent, prepare for, and respond to COVID-19.

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## 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 Portage Metropolitan Housing Authority (PMHA) is the largest provider of affordable rental housing in the City of Kent.  As outlined in more detail in the Needs and Market Analysis Sections of this plan, PMHA's Housing Choice Voucher program currently has a waiting list of over 2,000 applicants.  There is currently an estimated 290 TBRA vouchers issued by PMHA being used for housing within the City of Kent.  In addition, Family & Community Services (F&CS) and Coleman Professional Services (CPS) also provide affordable rental housing in the City.  Housing provided by these agencies is predominantly for the homeless and non-homeless special needs populations. The City anticipates providing tenant-based homelessness prevention funding to both F&CS and CPS during this 2020-2024 Consolidated Planning period as part of the City's Social Service Grant Program. |
| TBRA for Non-Homeless Special Needs | The Portage Metropolitan Housing Authority (PMHA) is the largest provider of affordable rental housing in the City of Kent.  As outlined in more detail in the Needs and Market Analysis Sections of this plan, PMHA's Housing Choice Voucher program currently has a waiting list of over 2,000 applicants.  There is currently an estimated 290 TBRA vouchers issued by PMHA being used for housing within the City of Kent.  In addition, Family & Community Services (F&CS) and Coleman Professional Services (CPS) also provide affordable rental housing in the City.  Housing provided by these agencies is predominantly for the homeless and non-homeless special needs populations. The City anticipates providing tenant-based homelessness prevention funding to both F&CS and CPS during this 2020-2024 Consolidated Planning period as part of the City's Social Service Grant Program. |
| New Unit Production | The City will not use CDBG funds for new unit production because there is no active Community Based Development Organization (CBDO) operating within the City.  The City also plans to use Community Housing Impact and Preservation (CHIP) Program funding through the State of Ohio to help CPS construct a ten (10) unit permanent supportive housing facility for transitional youth. |
| Rehabilitation | The City has identified owner-occupied, energy efficiency and non-profit rental housing rehabilitation as a high priority for the planning period to address the housing problems that were identified in the Needs Section of this plan.  These programs are anticipated to be funded through the City's CDBG program and through the Community Housing Impact and Preservation (CHIP) Program from the State of Ohio. |
| Acquisition, including preservation | The City does not anticipate using CDBG funds for the acquisition of property during this Consolidated Planning period.   |

Table 49 – Influence of Market Conditions

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

**Introduction**

**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 | AcquisitionAdmin and PlanningEconomic DevelopmentHousingPublic ImprovementsPublic Services | 303,766 | 25,000 | 16,301 | 345,067 | 1,315,064 | These funding levels are estimated based upon the most current level of CDBG entitlement funding allocated to the City for PY2020. |
| Other | public - state | Housing | 175,000 | 0 | 0 | 175,000 | 250,000 | The City anticipates applying for State of Ohio Community Housing Impact and Preservation (CHIP) funding during the 2020-2024 Consolidated Planning period to address housing needs through an owner-occupied housing rehabilitation program and a non-profit rental rehabilitation program. |

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**

Leveraging other resources is an important part of the CDBG program and will be vital for meeting the needs and goals of the City’s 5-year Consolidated Plan because it increases the impact of CDBG funding above and beyond what would be feasible through the City’s yearly CDBG allocation on its own.  The importance of leveraged funds is seen in the projects that the City funds and significant weight is given to leveraged funds as part of the City’s project evaluation process.  Most of the projects and activities undertaken provide some sort of leverage whether it be local agency funds into a project, funding through the State of Ohio, or through other sources.  The largest amount of leveraged funds anticipated during the next 5-year period is funding related to the two planned public infrastructure projects.  The costly infrastructure improvements proposed during the 2020-2024 Consolidated Plan period will rely heavily on local capital funding for completion.  The City will continue to value the importance of leveraged funds moving through the 2020-2024 Consolidated Plan.

The City is not a Participating Jurisdiction under the HOME Investment Partnerships Program (HOME), so there are no match requirements related to HOME.

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

N/A

**Discussion**

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**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** |
| --- | --- | --- | --- |
| Portage Metropolitan Housing Authority | PHA | HomelessnessPublic HousingRental | Region |
| Family & Community Services | Non-profit organizations | HomelessnessNon-homeless special needsRentalpublic facilitiespublic services | Region |
| Coleman Professional Services | Non-profit organizations | HomelessnessNon-homeless special needsRentalpublic facilitiespublic services | Region |
| AxessPointe Community Health Center | Non-profit organizations | Non-homeless special needspublic services | Region |
| Community Action Council of Portage Cty | Non-profit organizations | Non-homeless special needsOwnershippublic facilities | Region |
| TOWNHALL II | Non-profit organizations | Non-homeless special needspublic services | Region |
| Summit Medina Business Alliance (SBDC) | Non-profit organizations | Economic DevelopmentNon-homeless special needs | Region |

Table 51 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Kent has developed close working relationships with many local nonprofit organizations, affordable housing providers, Kent State University, and several banks and lending institutions that are based in the Kent community.  The City continues to commit CDBG funding to support social service agencies that provide needed services for low-to-moderate income persons in the community.  The City has fostered a good working relationship with these agencies and plans to continue working with these agencies in the future.  The City is an important funding source for these agencies and the commitment of CDBG funds enables these agencies to continue to provide needed supportive services for low- to moderate-income Kent residents, including emergency food bank services, counseling, aid to victims of domestic violence, transportation, crisis intervention, homeless shelter services, and transitional housing.  CDBG funding also enables many agencies to leverage additional support for their project/service.

The City recognizes the importance of maintaining working relationships with these various agencies because it ensures that the City has an understanding of the problems these agencies and organizations may be experiencing as they work to provide services to those in need in the community.  The close working relationship also enables the City to be aware of emerging issues or problems that may need to be taken into consideration when allocating CDBG funds in future program years.

 The City also enjoys a positive working relationship with the Portage Metropolitan Housing Authority (PMHA).  The PMHA provides public housing and rental vouchers through the Section 8 program and many participants from these two PMHA programs reside in the City of Kent.  Both the City and PMHA participate in the Housing Services Council, which is a group of representatives from various housing and social service agencies that share information and collaborate on various housing related initiatives in the County.  The HSC meets quarterly and is a key component in identifying homeless and housing needs in the community.

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**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 | X | X |   |
| Mortgage Assistance | X |   |   |
| Rental Assistance | X | X |   |
| Utilities Assistance | X | X |   |

| **Street Outreach Services** |
| --- |
| Law Enforcement | X |   |   |
| Mobile Clinics |   |   |   |
| Other Street Outreach Services |   |   |   |

|  |
| --- |
| **Supportive Services** |
| Alcohol & Drug Abuse | X | X |   |
| Child Care | X | X |   |
| Education | X | X |   |
| Employment and Employment Training | X | X |   |
| Healthcare | X | X |   |
| HIV/AIDS |   |   |   |
| Life Skills | X | X |   |
| Mental Health Counseling | X | X |   |
| Transportation | X | X |   |

|  |
| --- |
| **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)**

The delivery system that provides services to the homeless is primarily coordinated by Family & Community Services (F&CS) and Coleman Professional Services (CPS).  CPS is the regional leader for the State of Ohio’s Region 5 Continuum of Care, which includes the City of Kent.   Many agencies and groups in Portage County are up-to-date with the needs of the homeless through their participation in the Portage County Housing Services Council, but CPS and F&CS are at the forefront.  Each provides both housing and an array of supportive services for the homeless.  The items shown in the above **Table 57 – Homeless Prevention Services Summary** are services that are primarily provided through one of these two agencies.  The City has provided support to both of these agencies through the years for provision of services for the homeless, including the chronically homeless, families with children, veterans and unaccompanied youth.  The City has provided F&CS with CDBG funding for a number of years to support Miller Community House, which is an emergency homeless shelter located in the City of Kent.  Both agencies will also be using CHIP funding within the next year from the City of Kent for rental rehabilitation of housing that addresses homelessness.  The City also partners with both agencies in homelessness prevention programs through the City’s Social Service Grant Program.

**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 delivery system used to ensure needed housing and supportive services are reaching those most in need in the community is effective because of the quality of the various organizations that provide services in the community.  Despite the presence of a strong delivery system described above, some gaps do exist in the present delivery system because the needs of the low income in the community, particularly the housing needs, are greater than the funding available to address the problems.  The local housing authority, PMHA, maintains a long waiting list for both public housing voucher assistance that exemplifies the need for affordable housing.  This Consolidated Plan identifies the need for quality affordable housing and support services for at-risk populations, including the homeless, and measures are identified throughout this plan in order to target services to the areas of greatest need.

**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**

Continued communication among providers and pooling of resources are the two most important strategies to ensure that any gaps in the institutional structure are covered and so that limited funding is used in the most impactful way to address the housing priority needs identified in this plan.    The Portage County Housing Services Council plays are large role in both of these strategies as it is great forum to share information about needs, programming and funding that is available.

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**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** | Walnut Street Reconstruction | 2020 | 2021 | Non-Housing Community Development |   | Public Infrastructure Improvements | CDBG: $160,000public - state: $807,035 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:1105 Persons Assisted |
| **2** | Public Facilities for Parks and Recreation | 2020 | 2024 | Non-Housing Community Development |   | Public Facilities for Parks & Recreation | CDBG: $75,000public - state: $15,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:16845 Persons Assisted |
| **3** | Neighborhood Policing Program | 2020 | 2024 | Non-Housing Community Development |   | Crime Prevention | CDBG: $90,000 | Public service activities other than Low/Moderate Income Housing Benefit:8097 Persons Assisted |
| **4** | Energy Efficiency Housing Rehabilitation | 2020 | 2024 | Affordable Housing |   | Owner-Occupied Housing Rehabilitation | CDBG: $175,000public - state: $12,423 | Homeowner Housing Rehabilitated:40 Household Housing Unit |
| **5** | Micro-Enterprise Assistance | 2020 | 2024 | Non-Housing Community Development |   | Micro-Enterprise Assistance | CDBG: $25,000public - state: $226,110 | Businesses assisted:15 Businesses Assisted |
| **6** | Nonprofit Public Facilities | 2020 | 2020 | Non-Housing Community Development |   | Non-Profit Public Facilities | CDBG: $30,000public - state: $14,833 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:32 Persons Assisted |
| **7** | Homeless Shelter Services | 2020 | 2024 | Homeless |   | Homeless Shelter Services | CDBG: $75,000public - state: $167,300 | Homelessness Prevention:595 Persons Assisted |

Table 53 – Goals Summary

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**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Walnut Street Reconstruction |
| **Goal Description** | CDBG funds will be used to pay for design costs for the Walnut Street Reconstruction project, which includes full depth reconstruction of Walnut Street from Cherry Street to Bridge Street.   |
| **2** | **Goal Name** | Public Facilities for Parks and Recreation |
| **Goal Description** | CDBG funds will be used for improvements to local Parks and Recreation facilities |
| **3** | **Goal Name** | Neighborhood Policing Program |
| **Goal Description** | CDBG funds will be used to provide a Neighborhood Policing Program in both funded housing complexes and the eight (8) Planning Districts of the City of Kent.  The program will reduce crime through improving communication, trust and understanding between neighborhood residents and police members and raising police visibility through targeted intervention efforts and bicycle patrol. |
| **4** | **Goal Name** | Energy Efficiency Housing Rehabilitation |
| **Goal Description** | CDBG funds will be used to provide energy efficiency improvements to LMI owner occupied housing units.  These improvements may include basic furnace inspection and diagnostics; new furnaces, new hot water tanks and associated expansion tanks as necessary and required by the City of Kent Building Code, and consumer education services. |
| **5** | **Goal Name** | Micro-Enterprise Assistance |
| **Goal Description** | CDBG funds will be use to provide counseling and business development assistance to LMI entrepreneurs living within the City of Kent. |
| **6** | **Goal Name** | Nonprofit Public Facilities |
| **Goal Description** | CDBG funds will be used for improvements to nonprofit public facilities that serve LMI persons. |
| **7** | **Goal Name** | Homeless Shelter Services |
| **Goal Description** | CDBG funds will be used to provide emergency shelter to men, women and children who are experiencing homelessness. |

**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 City isn’t a Participating Jurisdiction under the HOME Investment Partnership Program (HOME), so the cited HOME regulation does not apply.  However, the City will undertake projects to provide safe and decent affordable housing during the PY2020-2024 time period for the homeless as part of the Homeless Shelter Services Program and the Non-Profit Rental Rehabilitation Program for an estimated five hundred and thirty-two (532) persons.  The City also anticipates providing safe and decent affordable housing as part of its Owner-Occupied Housing Rehabilitation and Energy Efficiency Rehabilitation Programs to a total of fifty-two (52) households projected in the following income segments: twenty (20) extremely low-income households, twenty (20) low-income households and twelve (12) moderate-income households.

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## 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 Portage Metropolitan Housing Authority (PMHA) doesn’t have a Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

The Portage Metropolitan Housing Authority has multiple programs geared toward increasing resident involvement.  PMHA provides programming for residents of Public Housing through their Resident Opportunity Self Sufficiency (ROSS) grant program.  ROSS is a HUD funded program specifically for public housing units that helps families and individuals obtain self-sufficiency and improve quality of life.  Additional undertakings that encourage resident involvement include partnerships with:  the Mighty Pack Program to provide weekend food packs during the school year;  Love Light, Inc. for the Summer Weekend Meals Program sponsored by the Ohio Association of Food Banks, which provides weekend food packs during summer break; the Retired Senior Volunteer Program (RSVP) for the Homework Buddies Program at Renaissance Place; the OSU Extension to provide a series of Youth SNAP-Ed nutrition and exercise education classes at Community Estates and Renaissance Place;  Community Action Council (CAC) Summer Food Service Program (SFSP) and Love Light, Inc., to provide children in 45 families with 1845 total lunches at 4 Public Housing sites: Renaissance Place (CAC Summer Food Program), Community Estates (CAC Summer Food Program), Athena Gardens (Love Light), and Heritage Knolls (Love Light), and many more.  PMHA also hosts:  a Community Resources event for HUD’s Strong Families Initiative; weekly free fresh food distribution days, in partnership with the Campus Kitchen at Kent State; Farmer’s Markets at 5 Public Housing sites during the month of August;  nine (9) spring parties at Public Housing family and elderly/disabled sites, including pictures with the Easter Bunny; eight (8) winter holiday parties at Public Housing family and elderly/disabled sites, including pictures with Santa,, and set up and maintained a Hat & Mitten Giving Tree in the PMHA Lobby from late-November through early-March, to provide a variety of warm winter attire including hats, mittens, gloves, scarves, and earmuffs to those in need.

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

No

**Plan to remove the ‘troubled’ designation**

N/A

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

**Barriers to Affordable Housing**

The City of Kent does not have any local public policies that serve as barriers to affordable housing.  The primary barrier to affordable housing for many low-to moderate-income households remains the limited number of affordable housing units in the community.  The City is home to Kent State University and the student population has created a large rental market in the community.  The City recognizes that there still is a need for more affordable housing in the community and that the City’s large student population does limit the availability of rental units for low-to-moderate income households, especially larger families.  The City has implemented code violation and zoning ordinances to address some of the issues that have developed over the years as a result of the student renters.  These ordinances are not restrictive in terms of limiting the availability of affordable housing, but rather, are focused on property maintenance issues to ensure landlords maintain safe and decent housing.  The zoning code also limits the use of boarding/rooming houses in the city, which can be rented out by the bedroom.  Enforcement of the code helps the affordability of housing by lowering rent structures that can escalate as a result of houses rented on a per bedroom basis.  The City does not have tax policies or other public policies that affect the valuation of land or other property in a manner that adversely impacts the availability of housing in the community.  It is also challenging for many low-to-moderate income households to make the transition from being renters to homeowners because of the difficulties associated with saving for a down payment and securing financing from traditional lenders.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City is committed to allocating CDBG funds to affordable housing initiatives and has designated offering housing programs to provide safe and decent housing for low-to moderate-income households as a primary funding objective during the 2025-2029 Consolidated Plan.  In addition, the City is also receiving Community Housing Impact and Preservation (CHIP) funds from the State of Ohio to help expand affordable housing opportunities for the low- to moderate-income households in Kent.  All of these efforts are a strategy to remove barriers to affordable housing by increasing the supply and availability of affordable housing.  The City is always continuing its housing code enforcement that targets illegal boarding and rooming houses that rent to students on a per bedroom basis and limit available housing for larger families and can increase rent levels.  The City of Kent participates in the Portage County Housing Services Council (PCHSC), which is a collaborative volunteer group comprised of nonprofit agencies, developers and government agencies that are involved with housing programs throughout Portage County.  The PCHSC meets quarterly and routinely discusses strategies to remove barriers to affordable housing.

## SP-60 Homelessness Strategy – 91.215(d)

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

A number of the strategic planning goals that are summarized in the **SP-48 Goals Summary** section outline strategies that involve needs assessment and outreach to the sheltered and unsheltered homeless populations.  This outreach and assessment is undertaken regularly by two housing and services providers in the area, Axess Family Services and Coleman Professional Services (CPS).  The City plans to fund both of these agencies during the 5-year planning period for the services that they provide to the homeless.  The City anticipates continuing to fund Axess Family Services’ Homeless Shelter Services Program, which reimburses costs associated with shelter nights at an emergency homeless shelter along with connected supportive services that aim to meet the specific needs of each client.  Additionally, the City has identified rental rehabilitation as a strategic plan goal and anticipates funding a non-profit rental rehabilitation program that will provide quality affordable housing to at-risk populations, who often may become homeless, along with service provision that meets their specific needs.  The goals related to the non-profit public facility will also aim to provide services to the populations most in need in the community, including the homeless.

**Addressing the emergency and transitional housing needs of homeless persons**

The City anticipates continuing to fund Axess Family Services’ Homeless Shelter Services Program, which provides emergency housing for individuals and families, as well as supportive services that may be needed.   Axess Family Services also plans one doing a roof replacement at a two-unit transitional housing development. These programs both provide housing and services to populations that traditionally have a high risk of homelessness and needs for emergency and/or transitional housing.

**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.**

The strategic plan goals mentioned above are designed to help individuals and families transition from homelessness to a stable housing situations.  Services needed for self-sufficiency vary depending on the needs of each specific client and a needs assessment is conducted at intake by local housing providers that identifies the needs of each client with the goal always being sustaining a self-sufficient housing/living situation as expeditiously as possible given the unique characteristics of each client.  Local services providers, including the agencies mentioned in this section who anticipate receiving funding from the City during this 5-year Consolidated Planning period, coordinate well with each other and keep in close contact through a number of different forums.  Most notably, connections are maintained through the Portage County Housing Services Council, which keeps providers up-to-date on all programming that is available in the Community that provides services and emergency, transitional and supportive housing.  These relationships are key to facilitating a housing and support service structure that, to the greatest extent feasible, ensures no gaps exist.

**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**

The support network described in the previous sections is designed to prevent homelessness and provide housing and any needed services to those who become homeless with the intention of limiting the amount of time individuals or families are homelessness and to provide tools for self-sufficiency.  In addition to the projects and activities mention in the previous areas of this sections, including the development of housing specifically for transitional youth, the City allocates social services funding to Axess Family Services and Coleman Professional Services for homelessness prevention rental assistance programs.

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## SP-65 Lead based paint Hazards – 91.215(I)

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

The City does not administer a standalone lead-based paint testing/remediation program.  The City’s housing rehabilitation program is available to low-to-moderate income households that own and occupy their home and the rental rehabilitation program partners with non-profit agencies to rehabilitate rental units.  The City allows a higher rehabilitation loan than normal in cases where lead abatement may be needed to help address lead hazards.  Lead-risk assessment and remediation/abatement actions under these programs are only used when a lead hazard is present in a housing unit.  Initial determination of the need for a lead-risk assessment is based on the year the housing unit(s) was constructed.  If the housing unit(s) was constructed in 1978 or prior, the following steps are initiated:

* All areas that appear to be a lead hazard, which is defined as areas with deteriorated paint, or that will be disturbed during the rehabilitation, is tested.
* If the unit is occupied by children six (6) years of age or younger or by a pregnant woman, they are encouraged to have a blood lead level test conducted prior to implementing any rehabilitation activities.
* If lead-based paint is identified as a result of the risk assessment testing, the project work specifications will address all lead concerns and require the contractor to implement lead safe practices in all interim control and/or abatement activities.
* At the completion of the work, the housing unit will be clearance tested to ensure it is free of lead dust, paint and particles.

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

The City of Kent housing rehabilitation program complies with all U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* and requirements specified by the Ohio Department of Health and the Environmental Protection Agency (EPA).  The City contracts with a local nonprofit housing development organization for implementation of the City’s rehabilitation program and this organization is responsible for ensuring that all appropriate lead risk assessment is conducted on any housing unit constructed in 1978 or earlier that will be involved in the City’s program.  The local nonprofit housing development organization also verifies that any contractor bidding on a housing rehabilitation project involving lead-based paint issues is a certified in lead safe work practices contractor and holds an active RRP certification.

 Recent changes required under the U.S. Environmental Protection Agency (EPA) Renovation, Repair and Painting (RRP) rule and HUD’s updated Lead Safe Housing Rule (LSHR) mandate that beginning April 22, 2010, everyone that works on a federally-funded project must attend the appropriate lead-based paint abatement training. The local nonprofit housing development organization used by the City for implementation of the City’s housing rehabilitation program will be responsible for ensuring compliance with these new requirements.

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

Measures to address lead-based paint as part of any activities that involve rehabilitation of housing are integrated into the City’s policies and procedures starting with the initial inspection of the property.  A lead hazard assessment, which is conducted by a fully licensed third party agency, and the scope of work planned for the project sets in place a plan for what items need addressed and what measures are needed to properly address lead-based paint.

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

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

As the housing market and economy continue to recover, the City of Kent has seen unemployment rates drop and housing values increase. The City of Kent’s goal for reducing the number of poverty level families in this current economic climate is to promote economic development initiatives that will result in job creation.  The City has completed, and is still building upon, a $100+ million dollar downtown redevelopment project that is generating new employment opportunities.  The initial investment in the core of downtown is substantially completed, and now the City is focusing on leveraging and expanding upon these investments to the areas immediately surrounding the downtown core.  The development of downtown has and is creating many temporary and permanent jobs.  The nature of these jobs is varied and includes everything from white collar business jobs to service related positions.  The City anticipates that some of these new jobs will be filled by persons currently living at the poverty level.  In addition to job creation by investing in the City’s core, the City will also continue to provide financial support to the various nonprofit agencies in the community that work with persons living at the poverty level and anticipates continuing to fund the Summit Medina Business Alliance’s Micro-Enterprise Development Program which provides business counseling and consulting services to low- to moderate-income entrepreneurs and business owners who are below the poverty level.  Many of the services local non-profit agencies provide have been well-documented throughout this Consolidated Plan, including housing initiatives and support services that have a primary goal of reducing the number of families and individuals living under the poverty-level.

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

The City will provide CDBG funding to several organizations to support housing programs in the City, including homeless services and affordable housing initiatives.  The City is committed to ensuring that organizations it provides funding to for housing and supportive service programs are made aware of other activities that could benefit low income families, including employment opportunities that may be generated as a result of the City’s economic development initiatives outlined above.

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## 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 City of Kent’s Community Development Department is responsible for the overall administration of the City’s Community Development Block Grant (CDBG) program.  The Community Development Department also administers the State of Ohio Community Housing Impact and Preservation Program (CHIP), and the housing rehabilitation program which is financed with CDBG and CHIP revolving loan funds (RLF).  The City monitors all projects and activities funded in part or in whole with CDBG or CDBG RLF funding.  Monitoring includes tracking the progress of projects, financial matters, maintaining appropriate records, completion of all reporting requirements, ensuring compliance with local, state and federal regulations, environmental review compliance, and close-out processing for completed projects.  The Community Development Department is also responsible for completing the City’s Consolidated Annual Performance Evaluation Report (CAPER) and submitting it to the U.S. Department of Housing and Urban Development.  The CAPER identifies program expenditures and accomplishments for the previous program period and includes narrative and reports from the HUD Integrated Disbursement and Information System (IDIS).  The CAPER is completed and submitted to HUD within 90 days after the completion of the City’s CDBG program period, which for the City is every July 31st.  Monitoring of the City’s CDBG program also includes tracking the City’s compliance with CDBG timeliness requirements.  The City is continually evaluating expenditures to ensure compliance with timeliness.  CDBG funds from projects that were committed in earlier program years, but have not been expended due to project delays, are re-programmed to activities that are more likely to result in quicker implementation and expenditure of funds.

The City also monitors all sub recipients that received funding for CDBG-eligible projects.  Each sub recipient activity is governed by a detailed contract and also is monitored throughout the projects implementation phase.  Quarterly reports are required that detail persons assisted and supporting documentation is required at the time invoices are submitted to the City for payment.  City Community Development staff also conduct on-site monitoring visits every program year in order to evaluate project files and activities.  Subrecipients receive a written report detailing any issues that were identified during the on-site monitoring visit.  All subrecipients are also required to submit annual audit reports for their agencies in order to determine if a subrecipient is complying with all applicable OMB requirements.  Any construction related work is monitored for minority business contracts and minority business participation is reported to HUD on a semi-annual basis.  When the City advertises for rehabilitation contractors it indicates that MBE participation is encouraged.

# Expected Resources

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

**Introduction**

**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 | AcquisitionAdmin and PlanningEconomic DevelopmentHousingPublic ImprovementsPublic Services | 283,425 | 25,000 | 0 | 308,425 | 0 | The City of Kent anticipates that it will have $308,425 available for the first year of the 2025-2029 Five Year Consolidated Plan. |
| Other | public - state | Housing | 0 | 0 | 0 | 0 | 0 |   |

Table 54 - Expected Resources – Priority Table

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

Leveraging other resources is an important part of the CDBG program and will be vital for meeting the needs and goals of the City’s 5-year Consolidated Plan because it increases the impact of CDBG funding above and beyond what would be feasible through the City’s yearly CDBG allocation on its own.  The importance of leveraged funds is seen in the projects that the City funds and significant weight is given to leveraged funds as part of the City’s project evaluation process.  Most of the projects and activities undertaken provide some sort of leverage whether it be local agency funds into a project, funding through the State of Ohio, or through other sources.  The largest amount of leveraged funds anticipated during the next 5-year period is funding related to the two planned public infrastructure projects.  The costly infrastructure improvements proposed during the 2025-2029 Consolidated Plan period will rely heavily on local capital funding for completion.  The City will continue to value the importance of leveraged funds moving through the 2025-2029 Consolidated Plan.

The City is not a Participating Jurisdiction under the HOME Investment Partnerships Program (HOME), so there are no match requirements related to HOME.

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

N/A

**Discussion**

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# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Neighborhood Policing Program | 2025 | 2029 | Non-Housing Community Development |   | Crime Prevention | CDBG: $10,000 | Public service activities other than Low/Moderate Income Housing Benefit: 8097 Persons Assisted |
| **2** | Energy Efficiency Housing Rehabilitation | 2025 | 2029 | Affordable Housing |   | Owner-Occupied Housing Rehabilitation | CDBG: $44,100 | Homeowner Housing Rehabilitated: 6 Household Housing Unit |
| **3** | Nonprofit Public Facilities | 2025 | 2029 | Non-Housing Community Development |   | Non-Profit Public Facilities |   | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted |
| **4** | Homeless Shelter Services | 2025 | 2029 | Homeless |   | Homeless Shelter Services | CDBG: $15,000 | Homeless Person Overnight Shelter: 45 Persons Assisted |
| **5** | Elm Street Reconstruction | 2025 | 2029 | Non-Housing Community Development |   | Public Infrastructure Improvements | CDBG: $170,000public - state: $300,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18040 Persons Assisted |

**Goals Summary Information**

Table 55 – Goals Summary

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|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Neighborhood Policing Program |
| **Goal Description** |  $10,000 of CDBG Funds will be allocated to the City of Kent Police Department to provide increased Patrols and education to residents of low- to moderate-income neighborhoods and assisted housing complexes. |
| **2** | **Goal Name** | Energy Efficiency Housing Rehabilitation |
| **Goal Description** | $44,100 of CDBG funds will be allocated to Community Action Council to continue its “Kent Furnace Inspection/Targeted Replacement Program” that provides the services of furnace inspections, tune-ups, or the replacement of failing or inefficient furnaces and/or hot water tanks for low-to-moderate income Kent households.  |
| **3** | **Goal Name** | Nonprofit Public Facilities |
| **Goal Description** | $17, 995 of CDBG Funds will be allocated to Axess Family Services to do a complete roof replacement at 161-163 Currie Hall Parkway, a two-family dwelling that provides transitional housing to individuals and families experiencing housing insecurity in the City of Kent.  |
| **4** | **Goal Name** | Homeless Shelter Services |
| **Goal Description** |  This activity will allocate $15,000 of CDBG funds to Miller Community House for the provision of shelter to fifteen (15) homeless individuals |
| **5** | **Goal Name** | Elm Street Reconstruction |
| **Goal Description** | This activity will use CDBG funds to assist with the design and full-depth reconstruction of Elm Street from Dodge Street to South Water Street.  The work involves new sidewalks, concrete curbs and gutters, catch basins, and storm sewers to improve drainage along the roadway.  This is a multi-year project and construction is scheduled for 2027 (Elm St. Reconstruction Phase 2 – Dodge St. to S. Water St.). |

**Goal Descriptions**

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## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The below projects are proposed to be undertaken during PY2025, the first year of the 2025-2029 Five-Year Consolidated Planning period. The proposed projects are a result of an open request for proposal process and after a thorough staff review taking into account the proposed objectives and priority needs outlined in this plan, as well as all regulatory requirements of the CDBG program.

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | 2025 Elm Street Reconstruction Phase II |
| 2 | 2025 Neighborhood Policing Program |
| 3 | 2025 Furnace Inspection/Targeted Replacement Program |
| 4 | 2025 Homeless Shelter Services |
| 5 | 2025 Roof Replacement, 161 & 163 Currie Hall Pkwy |
| 6 | 2025 CDBG Administration |
| 7 | 2025 Fair Housing Services |

Table 56 – Project Information

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

The allocation priorities are driven by the goals and objectives set forth in the City's current 5-year Consolidated Plan that spans the time period PY2025-PY2029 and how the projects that were proposed as part of an open request for proposal process align with the goals and objectives of the Consolidated Plan.  The largest obstacle for addressing underserved needs is the limited amount of funding that is available when compared to the amount of need that is the community.  The City best addresses this issue by keeping in close communication with other service providers in the community to ensure there is no overlap or duplication of services and by expending funds that are targeted towards the largest, and most underserved, needs in the City.

## AP-38 Project Summary

**Project Summary Information**

|  |  |
| --- | --- |
| **Project Name** | 2025 Elm Street Reconstruction Phase II |
| **Target Area** |   |
| **Goals Supported** |   |
| **Needs Addressed** | Public Infrastructure Improvements |
| **Funding** | CDBG: $170,000public - state: $3,730,000 |
| **Description** | This activity provides funding to assist with the design and full-depth reconstruction of Elm Street from Dodge Street to South Water Street. The work involves rehabilitation of the asphalt pavement, new sidewalks, concrete curb and gutter, catch basins and storm sewers to improve drainage along the roadway. This is a multi-year project and construction is scheduled for 2027 (Phase 1 Franklin Ave -S. Water Street). |
| **Target Date** | 12/31/2027 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 8,097 low- to moderate-income residents of the City of Kent. |
| **Location Description** | Elm Street from Dodge Street to South Water Street. |
| **Planned Activities** | The work involves rehabilitation of the asphalt pavement, new sidewalks, concrete curb and gutter, catch basins and storm sewers to improve drainage along the roadway.  This is a multi-year project and construction is scheduled for 2027 (Phase 1 – Franklin Ave -S. Water Street). |
| **Project Name** | 2025 Neighborhood Policing Program |
| **Target Area** |   |
| **Goals Supported** | Neighborhood Policing Program |
| **Needs Addressed** | Crime Prevention |
| **Funding** | CDBG: $10,000 |
| **Description** | The Neighborhood Policing Program provides additional patrols and police visibility primarily in low-to-moderate income neighborhoods and in publicly assisted housing complexes. The program has a goal of improving communication, trust and understanding between residents and the Police Department. Funding for this activity is counted toward the Public Service 15% funding limitation. |
| **Target Date** | 7/31/2026 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 8097 low- to moderate-income individuals.  |
| **Location Description** | Funded (subsidized) housing projects, the Downtown business district, and residential neighborhoods as well as the 8 Planning Districts of the City of Kent will benefit from additional police patrols, bicycle patrols and public education and outreach by the City of Kent police department. |
| **Planned Activities** | The program objectives are to improve police-neighborhood relationships, improve methods of identifying sources of crime and neighborhood disruption, increase the rate at which crimes are reported to the police, enhance crime prevention activities and disseminate security information resources by promoting greater interaction between police officers and residents through additional police patrols, bicycle police patrols, and educational outreach. |
| **Project Name** | 2025 Furnace Inspection/Targeted Replacement Program |
| **Target Area** |   |
| **Goals Supported** | Energy Efficiency Housing Rehabilitation |
| **Needs Addressed** | Owner-Occupied Housing Rehabilitation |
| **Funding** | CDBG: $44,100public - state: $21,075 |
| **Description** | Community Action Council is requesting funding from the CDBG program to continue its Kent Furnace Inspection/Targeted Replacement Program that provides the services of furnace inspections, tune-ups, or the replacement of failing or inefficient furnaces and/or hot water tanks for low-to-moderate income Kent households. |
| **Target Date** | 7/31/2026 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 4 low- to moderate-income households.  |
| **Location Description** | Project location will be an estimated 4 owner-occupied low- to moderate-income housing units on scattered sites throughout the City of Kent.  Specific locations will be determined at a later date. |
| **Planned Activities** | Community Action Council of Portage County will secure applications for CDBG services for at least 4 households.  Services may include basic furnace inspection and diagnostics; installation of high efficiency heating systems; installation of replacement hot water tanks and associated expansion tanks, and consumer education services. |
| **Project Name** | 2025 Homeless Shelter Services |
| **Target Area** |   |
| **Goals Supported** | Homeless Shelter Services |
| **Needs Addressed** | Homeless Shelter Services |
| **Funding** | CDBG: $15,000public - state: $187,600 |
| **Description** | The Homeless Shelter Services program provides services at Miller Community House, which is an emergency homeless shelter. Funding helps pay for shelter nights spent by Kent residents including needed case management, counseling and housing placement. Funding for this activity is counted toward the Public Service 15% funding limitation. |
| **Target Date** | 7/31/2026 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 20 homeless families will receive overnight shelter and wrap around services.  |
| **Location Description** | 1211 Anita Drive, Kent, Ohio 44240.  |
| **Planned Activities** | Community Action Council of Portage County will secure applications for CDBG services for at least 7 households.  Services may include basic furnace inspection and diagnostics; installation of high efficiency heating systems; installation of replacement how water tanks and associated expansion tanks, and consumer education services. |
| **Project Name** | 2025 Roof Replacement, 161 & 163 Currie Hall Pkwy |
| **Target Area** |   |
| **Goals Supported** | Nonprofit Public Facilities |
| **Needs Addressed** | Non-Profit Rental Rehabilitation |
| **Funding** | CDBG: $17,995 |
| **Description** | Axess Family Services will utilize CDBG funds to do a complete roof replacement at 161 & 163 Currie Hall Pkwy, a two-unit transitional housing.  |
| **Target Date** | 7/31/2026 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 10 low- to moderate-income families living in this permanent supportive housing apartments will benefit from the roof replacement.  |
| **Location Description** | 161 &163 Currie Hall Pkwy, Kent, OH 44240 |
| **Planned Activities** | A complete roof replacement at 161 & 163 Currie Hall Pkwy a two-unit transitional housing.  |
| **Project Name** | 2025 CDBG Administration |
| **Target Area** |   |
| **Goals Supported** |   |
| **Needs Addressed** |   |
| **Funding** | CDBG: $3,000 |
| **Description** | These funds are used to cover grant administration costs such as the cost of staff, supplies, advertising, postage, copying, travel costs for trainings, and other related costs. Funding for this activity is counted toward the Planning and Administration 20% funding limitation. |
| **Target Date** | 7/31/2026 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Funds will be used to cover grant administration costs associated with the oversight of CDBG-funded programs. |
| **Location Description** | CDBG Administration activities will be conducted at 930 Overholt Road, Kent, OH. |
| **Planned Activities** | Funds will be used to cover grant administration costs associated with the oversight of CDBG-funded programs. |
| **Project Name** | 2024 Fair Housing Services |
| **Target Area** |   |
| **Goals Supported** |   |
| **Needs Addressed** |   |
| **Funding** | CDBG: $19,000 |
| **Description** | Fair Housing Contact Service will use funds to cover the cost associated with the provision of fair housing service. The consultant will provide counseling in the areas of housing discrimination and landlord-tenant issues. They will investigate fair housing complaints and provide a variety of public education and outreach services in the City. Funding for this activity is counted toward the Planning and Administration 20% funding limitation. |
| **Target Date** | 7/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | An estimated fifty low- to moderate-income residents of the City of Kent will receive Fair Housing services. |
| **Location Description** | Fair Housing Contact Service will provide fair housing services to residents of the City of Kent, OH. |
| **Planned Activities** | Services will include homebuyer counseling, tenant/landlord counseling, investigation of discrimination complaints, educational workshops/trainings and testing. |

## 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 will continue to targeting some of its available CDBG and other local resources towards supporting public infrastructure improvements and activities within the neighborhoods of the City that have some of the highest concentrations of low-to-moderate income and minority households.  The City is continuing this geographic targeting of public infrastructure improvements during the 2025-2029 period.  The other programs being proposed during PY2025 provide benefits to eligible households that could be located anywhere through the City, rather than on the basis of a geographic area.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
|  |  |

Table 57 - Geographic Distribution

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

The City made the determination to shift towards targeting some of its available CDBG and other local resources towards neighborhoods of the City that have some of the highest concentrations of low-to-moderate income households.  The intent of this shift during this 5-year plan, and PY2025, is to ensure that resources are allocated to the areas if greatest need in the City.

**Discussion**

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# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

**Introduction**

The section outlines the number of households anticipated to be assisted during PY2025 to further affordable housing opportunities in the City.

| **One Year Goals for the Number of Households to be Supported** |
| --- |
| Homeless | 119 |
| Non-Homeless | 11 |
| Special-Needs | 0 |
| Total | 130 |

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 | 11 |
| Acquisition of Existing Units | 0 |
| Total | 11 |

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

**Discussion**

During PY2025, as outlined in **Table – 58 One Year Goals for Affordable Housing by Support Requirement**, it is anticipated that one-hundred and nineteen (119) homeless individuals will be provided with emergency housing through Miller Community House, which is administered by Axess Family Services. The eleven (11) non-homeless households being supported include an expected two (2) owner-occupied housing rehabilitation projects and nine (9) energy efficiency rehabilitation projects, both of these programs are funded with CDBG.

As **Table – 59 One Year Goals for Affordable Housing by Support Type** shows, it is anticipated that there will be a total of eleven (11) units to be rehabilitated, two (2) as part of the CDBG-funded owner-occupied and nine (9) as part of the energy efficiency housing rehabilitation programs.

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## AP-60 Public Housing – 91.220(h)

**Introduction**

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

The City is one of the smallest entitlement communities in the State of Ohio and receives a limited amount of CDBG funding on an annual basis.  The City does not have the funding available to support a Tenant-Based Rental Assistance program or to complete rehabilitation activities at PMHA units located within the City.  Although the City cannot provide financial assistance, it works collaboratively with the PMHA on various housing issues, including possible homeownership programs that may benefit households participating in PMHA’s public housing or Section 8 voucher assistance program.

The Portage Metropolitan Housing Authority (PMHA) has approximately 303 public housing units that can be used for housing extremely low-income (0-30% of AMI) and low-income households (31-50% of AMI) which includes households with annual household incomes between 0 - 50% of the area median income (AMI).  The PMHA’s 2025 Annual Agency Plan identified the following goals and objectives:

1. Achieve and Maintain Excellence in Tenant-Based Housing Programs

• Two households will become new homeowners through the Housing Choice Voucher Homeownership Program

1. Improve Productivity and Cost Effectiveness

• Examine opportunities to improve productivity and cost effectiveness through technology

1. Collaborate with Community Partners to Leverage Resources to Benefit Households Assisted by PMHA and Portage County

• PMHA will investigate opportunities to develop and manage permanent supportive housing.

• PMHA will investigate methods of inter-agency cooperation that will lessen barriers to assistance for applicants and participants

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

PMHA provides programming for residents of Public Housing through a number of different measures including their Resident Opportunity Self Sufficiency (ROSS) grant program and their Good Neighbor Program which is funded through the City of Kent’s local Social Service Grant Program.  ROSS is a HUD funded program specifically for public housing units that helps families and individuals obtain self-sufficiency and improve quality of life.  The Good Neighbor program provides an array of services that aim to improve the living environment of LMI families residing in public housing. Programming through the Good Neighbor program includes: a forum for interaction between public housing residents and the Kent Police Department, referral and service coordination that to meet needs of residents, distribution literature promoting healthy lifestyles, and employment services.  All of these measures are taken with the goal of increasing resident involvement and improving the living environment of PMHA residents in Kent.  PMHA offers a homeownership program through its Housing Choice Voucher Program.  PMHA’s most recent Moving to Work plan had a goal for four (4) residents to obtain homeownership.

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

N/A

**Discussion**

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

**Introduction**

**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**

Services for the homeless in Portage County are usually undertaken by one of two housing and services providers in the area, Axess Family Services and Coleman Professional Services (CPS).  The City plans to fund both of these agencies during PY2025 for the services that they provide to the homeless.  The City anticipates to fund Axess Family Services’ Homeless Shelter Services Program, which provides emergency shelter nights at an emergency homeless shelter along with connected supportive services that aim to meet the specific needs of each client.  Services through Coleman Professional Services will be funded through the City of Kent's Social Services program.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will use CDBG funding for Axess Family Services’ Homeless Shelter Services Program during PY2025, which provides emergency housing for individuals and families, as well as supportive services that may be needed.

**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**

The goals mentioned above are designed to help individuals and families transition from homelessness to a stable housing situations.  Services needed for self-sufficiency vary depending on the needs of each specific client.  An assessment is conducted at intake by local housing providers that identifies needs with the goal always being sustaining a self-sufficient housing/living situation as expeditiously as possible given the unique characteristics of each client.  Local services providers, including the agencies mentioned in this section who are scheduled to receive funding from the City during PY2025, coordinate well with each other and keep in close contact through a number of different forums, most notably the Portage County Housing Services Council.  These agencies, including the City of Kent, are cognizant of programming that is available in the Community that provides services and emergency, transitional and supportive housing.  These relationships are key to facilitating a housing and support service structure that, to the greatest extent feasible, ensures no gaps exist.

**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 support network described in the previous sections is designed to prevent homelessness and provide housing and any needed services to those who become homeless.  This support structure is in place with the intention of limiting the amount of time individuals or families experience homelessness and to provide tools for them to become self-sufficient.  In addition to the projects and activities mention in the previous areas of this section, the City allocates local social service funding to Family & Community Services and Coleman Professional Services for homelessness prevention rental assistance programs.  Social Service funding is also provided to the local Community Action Agency for a job training program designed to provide marketable computer skills for low-to moderate income Kent residents.Unfortunately, the City of Kent is one of the smallest entitlement communities in the State and the needs for many different services far outweigh the resources that are available with CDBG funding alone.  For this reason the City and local service providers rely on the pooling of different funding sources and good coordination among providers to ensure the best housing and service delivery network is in place, given the amount of resources that are available, to meet the needs of the homeless.

**Discussion**

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

**Introduction:**

**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**

The City of Kent does not have any local public policies that serve as barriers to affordable housing.  The primary barrier to affordable housing for many low-to moderate-income households remains the limited number of affordable housing units in the community.  The City is home to Kent State University and the student population has created a large rental market in the community.  The City recognizes that there still is a need for more affordable housing in the community and that the City’s large student population does limit the availability of rental units for low-to-moderate income households, especially larger families.  The City has implemented code violation and zoning ordinances to address some of the issues that have developed over the years as a result of the student renters.  These ordinances are not restrictive in terms of limiting the availability of affordable housing, but rather, are focused on property maintenance issues to ensure landlords maintain safe and decent housing.  The zoning code, and its enforcement, also limits the use of boarding houses in the city, which can be rented out by the bedroom.  This enforcement helps the affordability of housing by lowering rent structures that can escalate as a result of houses rented on a per bedroom basis.  The City does not have tax policies or other public policies that affect the valuation of land or other property in a manner that adversely impacts the availability of housing in the community.  It is also challenging for many low-to-moderate income households to make the transition from being renters to homeowners because of the difficulties associated with saving for a down payment and securing financing from traditional lenders.

The City is committed to allocating CDBG funds to affordable housing initiatives and has designated offering housing programs to provide safe and decent housing for low-to moderate-income households as a primary funding objective for PY2025 and during the 2025-2029 Consolidated Plan.  In addition, the City will utilize Community Housing Impact and Preservation (CHIP) funds from the State of Ohio to help expand affordable housing opportunities for the low- to moderate-income households in Kent.  All of these efforts are a strategy to remove barriers to affordable housing by increasing the supply and availability of affordable housing.  The City is always continuing its housing code enforcement that targets illegal boarding houses that rent to students on a per bedroom basis that limit available housing for larger families and can increase rent levels.  The City of Kent participates in the Portage County Housing Services Council (PCHSC), which is a collaborative volunteer group comprised of nonprofit agencies, developers and government agencies that are involved with housing programs throughout Portage County.  The PCHSC meets quarterly and routinely discusses strategies to remove barriers to affordable housing.

## AP-85 Other Actions – 91.220(k)

**Introduction:**

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

The City will continue its collaboration with area nonprofit organizations in order to identify possible funding sources that can be accessed to address the needs of the underserved in the community.  The City provides CDBG funding for several programs that serve the needs of the underserved in the City of Kent.  Often organizations that received CDBG funding through the City use the grant award as match to try and secure additional funding from other government or private sources in order to expand or create new programs in order to meet the needs of the underserved.

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

The City has identified offering programs to provide safe and decent housing for low-to moderate-income households as a primary funding objective during the PY2025-2029 Consolidated Plan and anticipates undertaking activities on a yearly basis that further this objective.  During PY2025, the City plans to foster and maintain affordable housing by undertaking its Owner-Occupied Housing Rehabilitation through its substantial and emergency water/sewer connection housing rehabilitation programs and the Energy Efficiency Housing Rehabilitation program.  The City also plans to continue to fund the Homeless Shelter Services program, which provides emergency housing for the homeless.  Lastly, during the program year the City anticipates using Community Housing Impact and Preservation funding from the State of Ohio to rehabilitate owner-occupied, LMI housing.

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

The City and its subrecipient agencies that are involved in housing rehabilitation activities, continue to implement the current requirements involving the reduction of lead-based paint hazards.  The City requires that contractors working on housing rehabilitation projects have the proper certifications and a licensed third-party vendor is used for conducting lead risk assessments and clearance testing.

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

The City of Kent’s goal for reducing the number of poverty level families in this current economic climate is to promote economic development initiatives that will result in job creation.  The City has completed, and is still building upon, a $100+ million dollar downtown redevelopment project that is generating new employment opportunities.  The initial investment in the core of downtown is substantially completed, and now the City if focusing on leveraging and expanding upon these investments to the areas immediately surrounding the downtown core.  The development of downtown has and is creating many temporary and permanent jobs; the nature of these jobs is varied and includes everything from white collar business jobs to service related positions.  The City anticipates that some of these new jobs will be filled by persons currently living at the poverty level.  In addition to job creation by investing in the City’s core, during PY2025, the City will also continue to provide financial support to the various nonprofit agencies in the community that work with persons living at the poverty level.  Many of the services local non-profit agencies provide have been well-documented throughout this Consolidated Plan, including housing initiatives and support services that have a primary goal of reducing the number of families and individuals living under the poverty-level.

**Actions planned to develop institutional structure**

The City plans to work closely with local social service agencies and nonprofit housing providers during the PY2025 Action Plan year to identify local needs within the community and to identify possible methods for minimizing the gaps in service.  By maintaining its working relationship with local agencies, the City maintains an ongoing understanding of the needs of special needs populations within the community.  The local institutional structure is further bolstered though the coordination of activities provided through the Portage County Housing Services Council.  The City will continue its involvement in the PY2025 year because such involvement creates an important link to a number of social service agencies and housing providers in Kent and throughout Portage County.

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

Coordination between the City of Kent and the Portage Metropolitan Housing Authority (PMHA) and various social service agencies is an ongoing process.  The City, PMHA and many area nonprofit service and housing providers are active members of the Portage County Housing Services Council (HSC).  The HSC provides a forum for the exchange of ideas and discussions on affordable housing needs within Portage County.  Information gathered through these meetings is utilized by the City in the development of its housing goals and is used by other HSC participating organizations to identify the needs of the homeless during the annual Continuum of Care (CoC) process.

**Discussion:**

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# Program Specific Requirements

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

**Introduction:**

**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 |
| **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. | 0.00% |

**Appendix - Alternate/Local Data Sources**

|  |  |
| --- | --- |
| **1** | **Data Source Name**HUD Fair Market Rent (FY2015) |
| **List the name of the organization or individual who originated the data set.**U.S. Department of Housing and Urban Development |
| **Provide a brief summary of the data set.**The Fair Market Rent figures reflected in this report are for FY2015 and are the most up-to-date figures at the time of writing. |
| **What was the purpose for developing this data set?**The data shows fair market rent. |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**The data is provided for Portage County. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**The Fair Market Rent figures reflected in this report are for FY2015 and are the most up-to-date figures at the time of writing. |
| **What is the status of the data set (complete, in progress, or planned)?**Complete |
| **2** | **Data Source Name**HUD HOME Program Rents (April, 2014) |
| **List the name of the organization or individual who originated the data set.**U.S. Department of Housing and Urban Development |
| **Provide a brief summary of the data set.**The HOME rents reflected in this report are the 2014 HOME Program Rents and are the most up-to-date figures at the time of writing. |
| **What was the purpose for developing this data set?**To develop rents ceilings that are affordable on the basis of family size. |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**The rents are published for the Akron, OH MSA. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**The HOME rents reflected in this report are the 2014 HOME Program Rents and are the most up-to-date figures at the time of writing. |
| **What is the status of the data set (complete, in progress, or planned)?**Complete |
| **3** | **Data Source Name**2014 Point in Time (PIT) Count |
| **List the name of the organization or individual who originated the data set.**Family & Community Services, Inc. & Coleman Professional Services |
| **Provide a brief summary of the data set.**The 2014 PIT was conducted for the 24-hour period from 12:00 a.m. to 11:59 p.m. on January 28, 2014.  The PIT included a count of sheltered homeless individuals and families as well as a count of unsheltered homeless on the street and in public places.  The PIT also utilized surveys and on-site interviews of persons at risk for homelessness who were seeking assistance from agencies that typically provide services to the homeless or persons at risk for homelessness, including the emergency food bank, local mental health providers, and the local free clinic. |
| **What was the purpose for developing this data set?**To determine the nature and extend of sheltered and unsheltered homelessness in Portage County. |
| **Provide the year (and optionally month, or month and day) for when the data was collected.**January 28, 2014 |
| **Briefly describe the methodology for the data collection.**See the above summary. |
| **Describe the total population from which the sample was taken.**See the above summary. |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**This data gathered is specifically outlined in NA - 40 Homeless Needs Assessment. |
| **4** | **Data Source Name**Portage Metropolitan Housing Authority 2014 Plan |
| **List the name of the organization or individual who originated the data set.**Portage Metropolitan Hosing Authority (PMHA) |
| **Provide a brief summary of the data set.**2014 Annual Moving to Work Plan |
| **What was the purpose for developing this data set?**The plan is required by HUD on a yearly basis. |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**The report covers Portage County. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**2014 |
| **What is the status of the data set (complete, in progress, or planned)?**Complete and approved by HUD. |
| **5** | **Data Source Name**U.S. Census Bureau, 2009-2013 5-Year ACS |
| **List the name of the organization or individual who originated the data set.**U.S. Census Bureau, 2009-2013 5-Year American Community Survey |
| **Provide a brief summary of the data set.**U.S. Census Bureau, 2009-2013 5-Year American Community Survey |
| **What was the purpose for developing this data set?**U.S. Census Bureau, 2009-2013 5-Year American Community Survey |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**The data set covers the City of Kent. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**2009-2013 |
| **What is the status of the data set (complete, in progress, or planned)?**Complete |
| **6** | **Data Source Name**RealtyTrac.com |
| **List the name of the organization or individual who originated the data set.**RealtyTrac.com |
| **Provide a brief summary of the data set.**RealtyTrac.com provides data on residential foreclosures and bank-owned property. |
| **What was the purpose for developing this data set?**RealtyTrac.com provides data on residential foreclosures and bank-owned property. |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**RealtyTrac.com provides data on residential foreclosures and bank-owned property throughout the United States. Data accessed for this report was specific to the City of Kent. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**The data was accessed in February of 2015. |
| **What is the status of the data set (complete, in progress, or planned)?**The data sets are consistently updated as market conditions and the inventory of foreclosed and bank-owned housing changes. |

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