

Department of Community Development

2024 Entitlement Hearing
Development, Planning, & Sustainability Committee



CITY OF CLEVELAND

Mayor Justin M. Bibb

Chapter 1 Departmental Overview & Opening Statement





Department Vision

The Department of Community Development envisions a Cleveland where stakeholders are empowered to build the pathway to equity. This vision is realized by creating quality housing and vibrant neighborhoods that serve as the foundation for generational wealth and community prosperity.

Values: Compassion, Commitment, Collaboration, Equity, Service

Department North Star

PROTECT PRESERVE PRODUCE POSITION

- **Protect 35,600 housing units** through equitable affordability interventions, including down payment assistance, affordable home loans, renter protections and legal aid, rental assistance, and property tax exemptions.
- **Preserve 41,400 housing units** through housing quality interventions, including home repair assistance, small landlord loans, and compassionate code enforcement.
- **Produce 23,000 housing units** through new construction or substantial rehabilitation supported by targeted development incentives, revised zoning, and streamlined approval processes.



Community Development Programs

All Funding Sources

Subrecipient & Partner

- CDC Activity Grants
- Social Service Grants
- Home Repair
- Homeless Services
- Departments
 - Health, Aging, Building & Housing, Economic Development, Public Works

Direct to Recipient

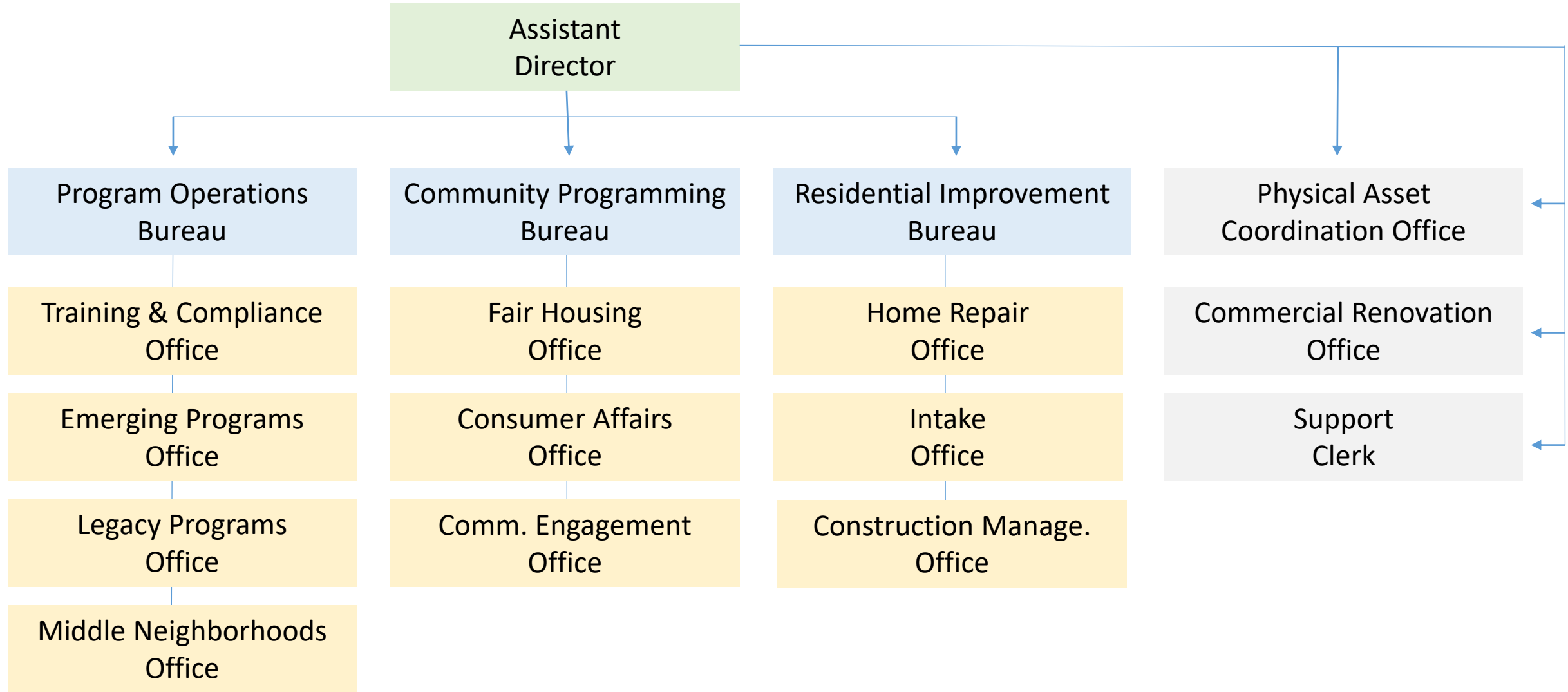
- Home Repair
 - SHAP
 - RAH
 - Paint
 - Healthy Homes
 - Lead Abatement
- Commercial/Storefront Renovation
- Residential Land Bank
- Asset Redevelopment
- Housing Trust Fund
- Tax Abatement

Administrative

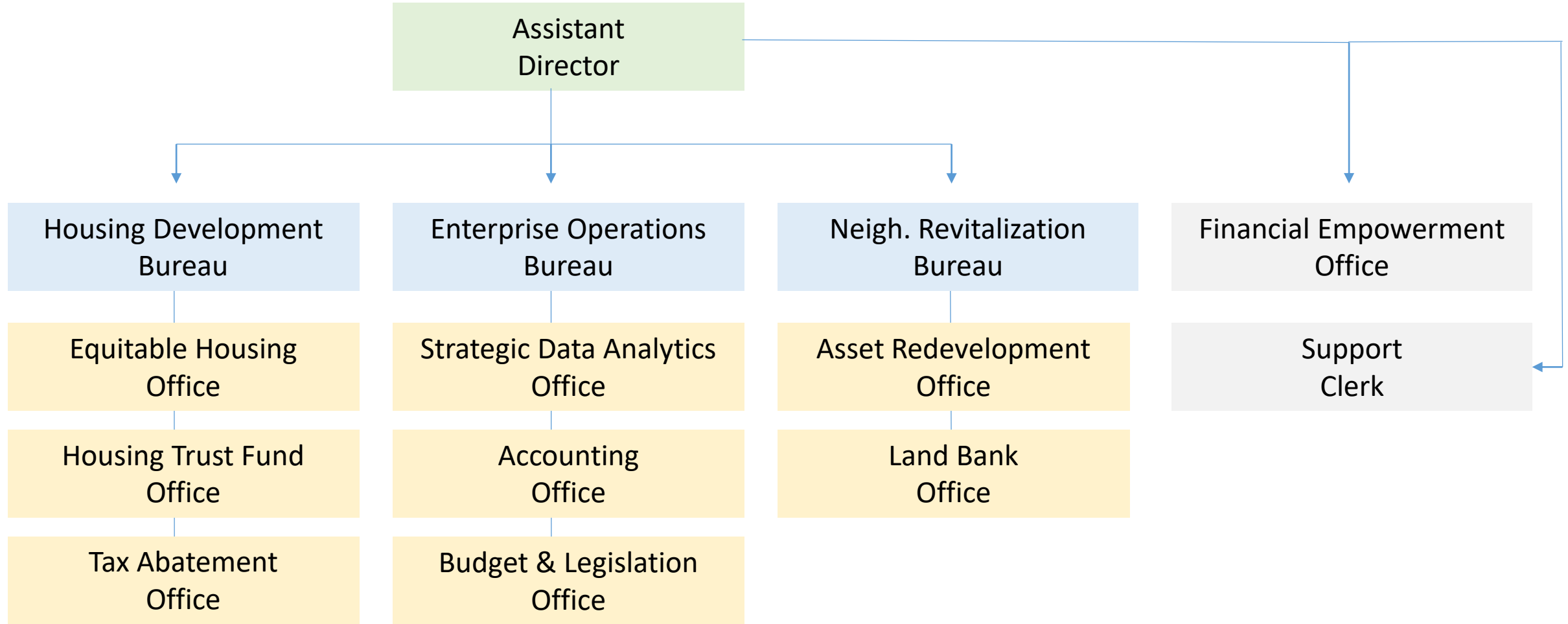
- Middle Neighborhood
- Consumer Affairs
- Fair Housing
- Intake
- Community Engagement
- Budget
- Accounting
- Strategic Data Analytics
- Financial Empowerment
- Personnel
- Compliance



Assistant Director Scott



Assistant Director Wackers



Hiring Accomplishments

We will continue to make hiring a full staff a top priority in 2024.

New Hires

- Inspectors (2)
- Compliance Manager
- Intake Manager

New Positions

- Bank On Fellow
- Regional Community Engagement Specialist (4)
- Emerging Programs Grant Manager (5)
- Emerging Program Manager
- Asset Redevelopment Senior Specialist
- Bureau Chief (6)
- Assistant Director (1/2)
- Physical Asset Coordinator

Promotions

- Dulce Sanchez, Fair Housing Manager
- Carol Madison, Senior Specialist Tax Abatement
- Lana Balyer, Operations Manager
- Elyse Williams, CD Specialist
- Dannette Davis, Bureau Chief Residential Improvement
- Tony Bango, Bureau Chief Housing Development
- Trudy Andrzejewski, Bureau Chief Neighborhood Revitalization
- Brigitte Babasola, Senior Specialist Accounting
- Lindale Hinton, Interim Land Bank Manager
- Cecilia Rodriguez, Senior Specialist Housing Development Office
- Ellen Baker, Senior Specialist Asset Redevelopment



Departmental Accomplishments

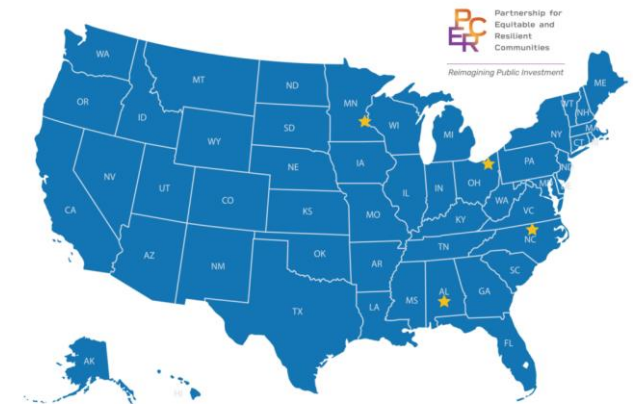
- Reorganization 95% Completed
- Online Applications
 - Tax Abatement
 - Land Bank
 - ARPA Residential Home Repair (in review)
 - Universal Home Repair (in review)
 - Universal Housing Development (in review)
- Spanish Resource Guide
- Fair Housing Brochure (Spanish in review)
- ARPA Program Activation
 - Home Repair
 - Council Programming
 - Gap Financing
- Increase in staffing and capacity
- Staff Training



National Initiatives & Training

ACCELERATOR
FOR AMERICA

- Partnership for Equitable and Resilient Communities (PERC)
- Cities for Financial Empowerment Fund: Bank On
- Cities for Financial Empowerment Fund: City Start
- Living Cities Fair Housing
- Living Cities Closing The Gaps
- Accelerator for America
- Lean Six Sigma



Cities for
**FINANCIAL
EMPOWERMENT**
Fund



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Key Terms & Definitions

HUD

- HUD: Federal Department of Housing and Urban Development
- CDBG: Community Development Block Grant
- ESG: Emergency Solutions Grant
- HOPWA: Housing Opportunities for Persons with AIDS Program
- HOME: HOME Housing Investments Partnerships Program
- CPD: HUD Office of Planning and Development
- CDBG Entitlement Program: annual HUD grant based on a formula
- National Objectives: The three required objectives are Benefit Low and Moderate Income (LMI), Elimination of Slum & Blight, Urgent Need
- MSA: Metropolitan Statistical Area with at least one area above 50K population

Cleveland

- HDO: Housing Development Office
- Subrecipient: Organization that receives funds to implement programs
- CDC: Community Development Corporations
- Equitable Development Cluster includes City Planning Commission, Building and Housing, Economic Development, Community Development
- RFP: Request for Proposals

[CDBG Appropriation Process](#)



Chapter 2 Budget Overview



Entitlement Budget

Formulaic allocations

Category	2024	2023	Difference \$	Difference %
CDBG	\$19,833,456	\$20,779,240	-\$895,784	-4.3%
HOME	\$4,200,829	\$5,462,346	-\$1,261,517	-23.1%
ESG	\$1,826,276	\$1,856,678	-\$30,402	-1.6%
HOPWA	\$2,374,534	\$2,356,937	\$17,597	0.7%
Total	\$28,285,095	\$30,455,201	-\$2,170,106	-7.1%

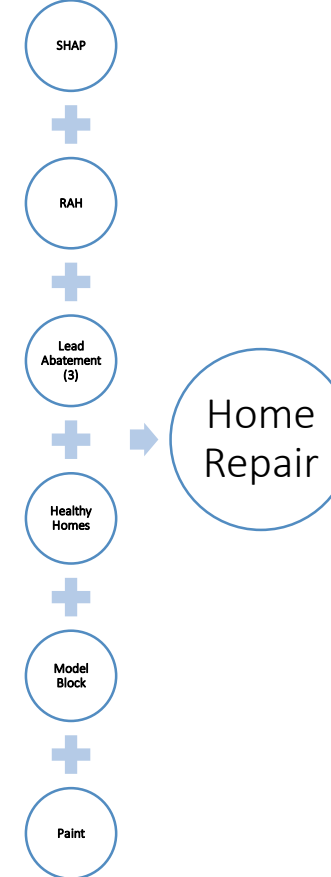
Examples
<ul style="list-style-type: none"> ▪ CDBG <ul style="list-style-type: none"> ▪ Public Services, Administrative Costs ▪ HOME <ul style="list-style-type: none"> ▪ Gap Financing ▪ ESG <ul style="list-style-type: none"> ▪ Support for unhoused Clevelanders ▪ HOPWA <ul style="list-style-type: none"> ▪ Housing support for residents living with AIDS

Chapter 3 Residential Improvement

Home Repair

□ Philosophical Change

- Accomplishments
 - Increased the number of contractors
 - Universal home repair application
- Challenges
 - Contractors
 - Payment
 - Contracting
 - Technology
- Implementation Vendor
 - One Contract
 - Manage Contractors
 - Payment
 - Recruitment
 - Accountability
 - Create Scope of Work
 - Set price per accomplishment
 - Professionalize service for our residents
 - Goal: Increase production



Chapter 4 Housing Development

Housing Trust Fund

Annual Budget:

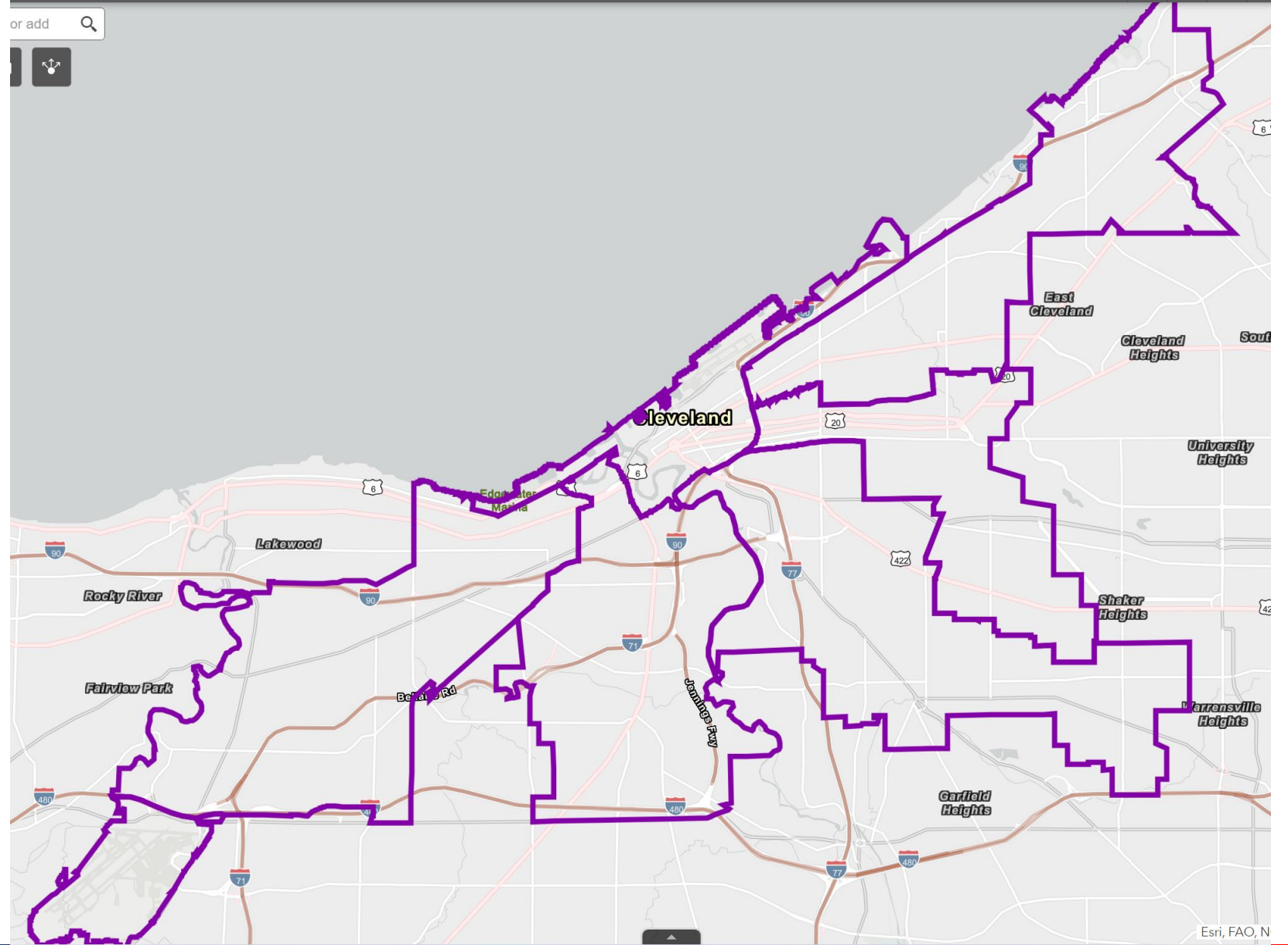
- \$4.7M Total
 - \$3M – HOME (Non CHDO)
 - \$1.7M – HOME (CHDO)
- Allocation Process
 - RFP was issued in April 2024
 - Closes July 1st
- Awards Announced in August
 - During this period, staff are reviewing proposals for eligibility and scoring.
- Projects Initiate Closing 1-2 years from award announcement
 - Federal Compliance Requirements occurring this time
 - The loan closing process typically takes about 3 months
- Projects complete construction and closeout within 2 years of loan closing



2024 Housing Trust Fund Scoring Criteria		
Non-Financial Factors		Max Points
1	Capital Investment	7
2	Public Infrastructure Improvements	10
3	Transportation Access	9
4	Equity	10
5	Adaptive Reuse of Existing Vacant Building	3
6	City-Issued Redevelopment Opportunities	3
7	Blighted Properties	3
8	Outside Funding	5
9	Utilization of City Land Bank Property	3
10	Environmental Remediation	3
11	Alignment with Neighborhood Plans	5
12	Commercial Corridors	5
13	Affordable Housing	10
14	Climate Resiliency	8
Financial Factors		Max Points
15	Practicality of Financial Commitments	15
16	Efficient use of HOME Funding	5
Total		104



Chapter 5 Neighborhood Revitalization & Support



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Questions?



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