

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, James Cordes, the County Administrator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Lorain Metropolitan Housing Agency  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

County of Lorain, Ohio  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Annual PHA Plan of LMHA continues to preserve affordable housing stock and meets the State Goal of providing funding for a flexible, community-wide approach to the improvement and provision of affordable housing for low- and moderate-income persons, and to help develop local administrative capacity.

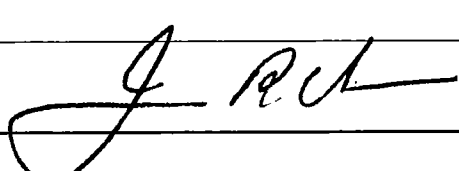
Specifically addressing Goals 2, 3, 4, 5, 7, 8, and 10 found in the State Consolidated Plan

The PHA Plan will continue to move LMHA forward in the following areas:

1. Improve the quality of existing affordable housing.
2. Provide enhanced services for current residents
3. Promote de-concentration
4. Improve and implement safety and security measures
5. Implement and improve green features and initiatives

The mission of the Lorain MHA is to provide decent, safe, affordable housing free from discrimination to qualifying individuals there are important to members of our community and their services serve as an important part of the overall housing and real estate market of our County.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
James Cordes	County Administrator
Signature	Date
	4-9-19

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**Certification by State or Local Official of PHA Plans  
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I, Chase Ritenauer, the Mayor  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Lorain Metropolitan Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Lorain  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The Plan is consistent with the City of Lorain's Consolidated Plan because of the need to assist LMI,  
elderly, disabled individuals with housing needs, i.e., emergency home repair, accessibility, etc.  
Additionally, programs are being developed to decrease homelessness; food deserts via Second  
Harvest Food Bank.

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<u>Chase Ritenauer</u> Name of Authorized Official	<u>Mayor</u> Title
<u>[Signature]</u> Signature	<u>Mayor</u> Date
	<u>FEBRUARY 21, 2019</u>

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U. S Department of Housing and Urban Development

Office of Public and Indian Housing

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**Certification by State or Local Official of PHA Plans  
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I, HOLLY C. BRINDA, the MAYOR  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

LORAIN METROPOLITAN HOUSING AUTHORITY  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the


CITY OF ELYRIA, OHIO  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

\*PLEASE SEE ATTACHED.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
HOLLY C. BRINDA	MAYOR, CITY OF ELYRIA
Signature	Date
	3-25-19

## 2019 LMHA Certification with Consistency with the Consolidated Plan Summary

After review of LMHA's 2019 Annual and 5 Year Capital Fund Action Plan it has been determined that the plan is consistent with the City of Elyria's 2015-2019 Consolidated Plan and Analysis of Impediments to Fair Housing Choice.

The City of Elyria identifies Housing, Homeless and Other Special Needs as priorities in the Five Year Plan. Further, goals and strategies have been identified by the City to support these priorities.

Specifically, the 2019 Annual and 5 Year Capital Fund Action Plan presented by LMHA shows consistency with the City's goals and objectives as follows:

**Housing Priority: There is a need to improve the quality of the housing stock in the community and to increase the supply of affordable, decent, safe, accessible, and sanitary housing for homeowners, renters and home buyers.**

### **Goal/Strategy:**

**HS-1: Housing Rehabilitation:** Rehabilitate the existing owner-occupied and rental housing stock in the City. LMHA is proposing to rehabilitate units as needed, including, but not limited to the following: bath/plumbing, appliances, furnace replacement, kitchen rehab, doors and windows.

**HS-2: Housing Construction:** Increase the supply of affordable, decent, safe, accessible and sanitary housing through new construction. LMHA is proposing to construct new housing units at Wilkes Villa which will include multiple bedroom units. The design will also integrate full mobile accessibility for approximately 10% of the units and for all units to be visitable.

**HS-4: Home Ownership:** Assist low- and moderate-income households to become home owners through credit counseling, housing counseling and financial incentives. LMHA provides homeowner counseling services. The Authority's Housing Choice Voucher Program has 83 active participants and has assisted 171 participants in purchasing homes since the inception of the program. LMHA also continues to work with current households to raise their incomes. Twelve (12) participants became new homeowners in 2018. LMHA has a goal of seven (7) new homeowners in 2019.

**Homeless Priority: There is a need for housing opportunities and services for homeless persons and persons at-risk of becoming homeless.**

### **Goal/Strategy:**

**HO-1 Housing Support:** Support local agencies efforts to provide emergency shelter, transitional housing and permanent supportive housing. LMHA provides affordable housing to families/individuals at the extremely low income range. Without support, many of these families would lack housing. LMHA intends to work with community partners to identify specific target populations to be served through project-based vouchers. The Authority may also issue project based vouchers to developer(s) who assist

homeless persons or who have more disabling conditions that complicate a person's ability to find and maintain housing.

**HO-3 Housing Development:** Support the development of housing for the homeless and disabled by non-profit organizations and governmental agencies. LMHA provides affordable housing to those at risk for becoming homeless. LMHA is proposing to increase the number of units that are handicap accessible with a goal of establishing at least 72 mobility accessible public housing units. Further, LMHA has exceeded its goal of having 2%, or 29, units for persons with sensory impairments. LMHA has 396 (28%) of its public housing units accessible for persons with sensory (hearing) impairments.

**Other Special Needs Priority:** There is a need for housing opportunities, services, and facilities for persons with special needs. LMHA is proposing to increase the number of units to those with special needs in the 5 year plan.

**Goal/Strategy:**

**SN-1 Housing:** Increase the supply of decent, safe, accessible, and sanitary housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation, new construction, and reasonable accommodation. LMHA will continue its efforts to rehabilitate construct and provide reasonable accommodations, as provided throughout the plan.

The City of Elyria identified the Quality of Rental Housing vs. Affordability and the Continuing Need for Accessible Housing Units as impediments in the 2015-2019 Analysis of Impediments to Fair Housing Choice. Specifically, LMHA's proposed plan is consistent with assisting in the alleviation of these impediments as follows:

**Impediment 1: Quality of Rental Housing vs. Affordability**

**Goal:** Promote the development of affordable, safe, sound, and decent rental housing outside the areas of low-income concentration.

**Strategy 2-C:** Partner with the LMHA to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership. The PHA has a program that encourages self-sufficiency and homeownership. In 2018, twelve families have exited the Section 8 program into homeownership.

**Impediment 3: Continuing Need for Accessible Housing Units**

**Goal:** Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

**Strategy 3-A:** Promote programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements. LMHA will continue to modify units for accessibility in the Plan as previously noted.

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**Certification by State or Local Official of PHA Plans  
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I, Robert Hillard, the City Manager of the City of Oberlin, Ohio  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Lorain Metropolitan Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

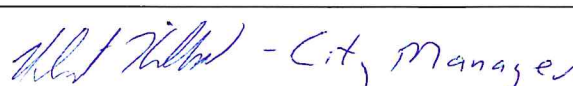
State of Ohio/State Consolidated Plan  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA's programs described in its Annual Plan are consistent with the following goals of the State's Consolidated Plan: providing direct assistance to LMI persons, such as housing assistance or needed services currently unavailable in the community; providing supportive housing services to assist lower income households with acquiring or maintaining housing; and providing funding for preserving and making accessible affordable rental housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Robert Hillard	City Manager
Signature 	Date 4/4/19

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**Certification by State or Local Official of PHA Plans  
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I, Mark Costilow, the Mayor of the City of Amherst  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Lorain Metropolitan Housing

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Amherst, Ohio

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan meets the goals of providing funding for the  
improvements of affordable housing for low to moderate income families.  
The reinvestment in the units and the services provided by Lorain  
Metropolitan Housing is crucial for those living in the City of Amherst.

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Name of Authorized Official

Mark Costilow

Signature



Title

Mayor

Date

03/27/2019