Division of Community Development
Affordable Housing Financial Assistance
FY26 Funding Request

Martin Castelletti
Programs Manager

FY26 CDBG Funding Request

Affordable Housing Financial Assistance Fund	$105,000
HOME Program Activity Delivery	$30,000
Total DCD FY26 CDBG Funding Request	**$105,000**

Statement of Need

- Lakewood’s housing stock among Ohio’s oldest;
- Median Age is approximately 78 years;
- 60% of City’s housing units built before 1939; 28% built between 1940 and 1969;
- Aging systems & infrastructure require significant, ongoing, expensive maintenance, rehabilitation, and energy efficiency upgrades to remain safe, affordable, livable, and marketable;
- Especially for families of limited means, seniors, and the permanently disabled.

Goals, Impact & Benefits

- Preserves & improve the supply of affordable housing;
- Fortifies Lakewood’s aging housing stock for the next 100 years;
- Promote neighborhood revitalization and property stabilization;
- Strengthen neighborhoods and increase property values;
- Eliminate hazardous conditions that threaten public health & safety;
- Enhance housing affordability for low-moderate income Lakewood families.

Priorities

Lakewood's Affordable Housing Assistance Program prioritizes the following types of improvements.

- correcting code violations
- improving accessibility & visitability for disabled residents and their visitors
- increasing energy efficiency
- addressing hazardous structural conditions that threaten public health & safety
- extending the useful life of the property by addressing conditions that, if left uncorrected, will lead to further deterioration
- emergency repairs

Target Population/Beneficiaries

- Lakewood single-family homeowners whose annual household income does not exceed the HUD-established income limits
- Owners of two- and three-unit residential structures occupied by tenants whose household income does not exceed HUD income limits
- Program participants must be current on all City payments (taxes, water, utilities, parking violations).

HUD Income Limits

2025 HUD Income Limits (Cleveland-Elyria, OH) *(effective 4.1.25 until further notice)*	
Household Size	**Low-Mod Income Limit**
1	$55,650
2	$63,600
3	$71,550
4	$79,500
5	$85,900
6	$92,950
7	$98,600
8	$104,950

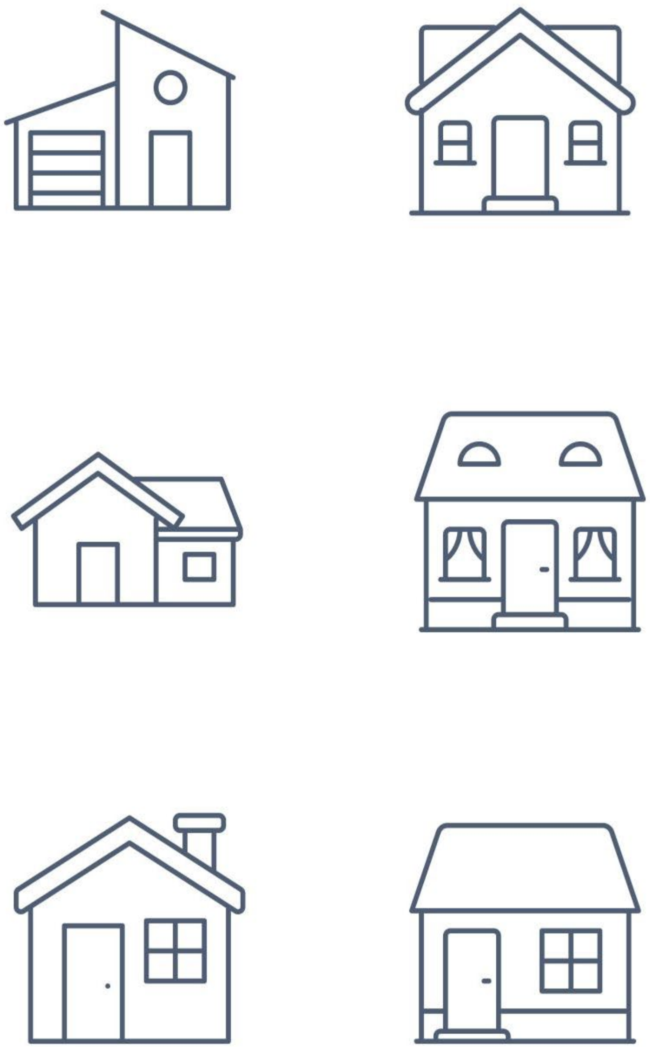
Affordable Housing Financial Assistance Fund
Types of Assistance

- Outright grants & deferred 0% interest, no payment loans repayable upon sale or transfer of the subject property for LI & VLI (≤50% AMI) , low-asset households, seniors (62+), and the permanently disabled;
- 3% repayable amortized loans with flexible terms and affordable monthly payments for LMI (50%-80% AMI) households;
- 50% rebates on total project costs up to $10,000 for LMI households capable of self-financing or paying cash for repairs;
- Loans and grants often combined to fully fund a project.

Eligible Improvements

Eligible improvements include, but are not necessarily limited to:

- foundation construction & structural repairs;
- repair/replace electrical systems;
- repair/replace plumbing
- water heater replacement;
- Insulation;
- roof repair/replacement;
- HVAC replacement;
- repair/replace structurally significant damaged wood, plaster siding, and stucco;
- porch repair/replacement;
- exterior paint;
- lead-based paint/asbestos hazard removal;
- removal of architectural barriers to access by disabled persons;
- cost saving energy conservation improvements;



Affordable Housing Project Example

Homeowner Zenaida Martinez
Address 2097 Marlowe Avenue
Income Level Extremely-Low (< 30% AMI)
Age 93 Years
Types & Amounts of Assistance

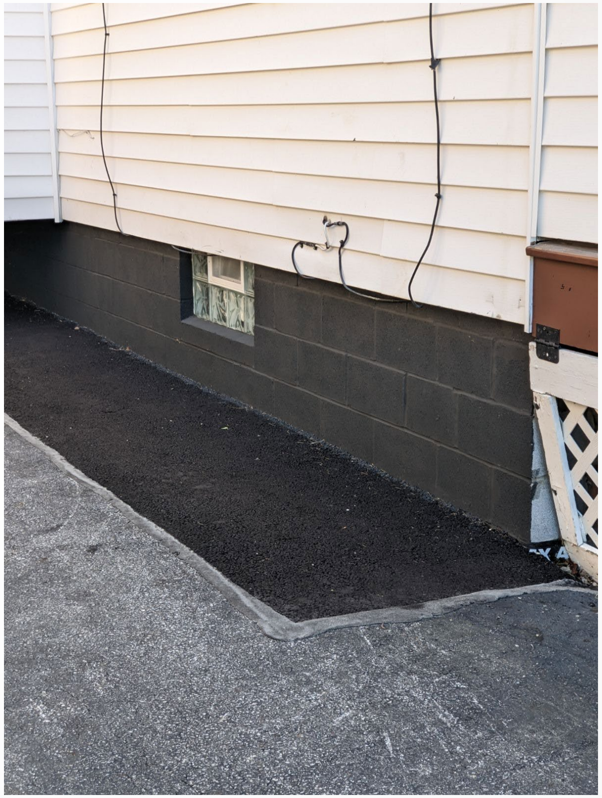
Weatherization Grant **$8,968**
Installed new furnace & hot water heater.

0% Deferred Loan **$23,574**
Porch rebuild & installed new electric panel.

LakewoodAlive Paint Program
Paint donated by Sherwin Williams and volunteer labor organized by LakewoodAlive.

1653 Grace Avenue CDBG Project

1585 Cohassett Avenue CDBG Project



FY26 Projected Beneficiaries

The Division of Community Development's ***Affordable Housing Financial Assistance Program*** anticipates funding approximately **20 *new*** projects comprised of an estimated **25** housing units (**20** owner & **5** renter) during 2026

City of Lakewood CDBG Affordable Housing Financial Assistance Program Owner- & Renter Units Rehabilitated (2015-2024)											
Unit Type	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2015-2024**
Renter	28	5	5	4	6	12	4	2	9	14	**89**
Owner	74	35	37	31	28	37	15	33	22	25	**337**
										Total	**426**

HOME Activity Delivery

- Lakewood receives approximately $200,000 in Home Investment Partnerships Program (HOME) funding each year;

- Because HOME regulations do not provide sufficient funding for program administration, HUD allows grantees to use CDBG funds to cover these costs;

- The Division of Community Development is requesting $30,000 to administer the City's HOME-funded single-family rehabilitation; rental rehabilitation; and first-time homebuyer down payment assistance programs;

- Funds will cover approximately 25% of the Programs Manager's salary & benefits.

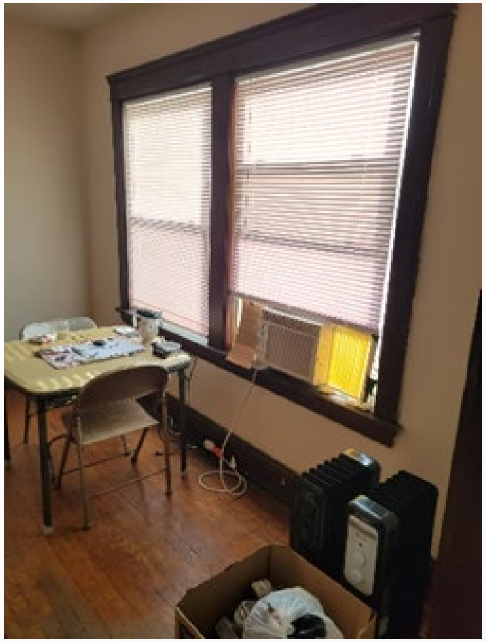
Nelson Court HOME Project
Phases I & II

- Partnership with Emerald Development Economic Network (EDEN)
- $800,000 HOME Investment;
- Comprehensive rehabilitation of 11710-12 & 11714-16 Nelson Court;
- Creating (10) units of high-quality affordable housing for households earning less than 50% AMI;
- Rents must remain affordable to low-income households over 15 year "affordability period."

Nelson Court HOME Project

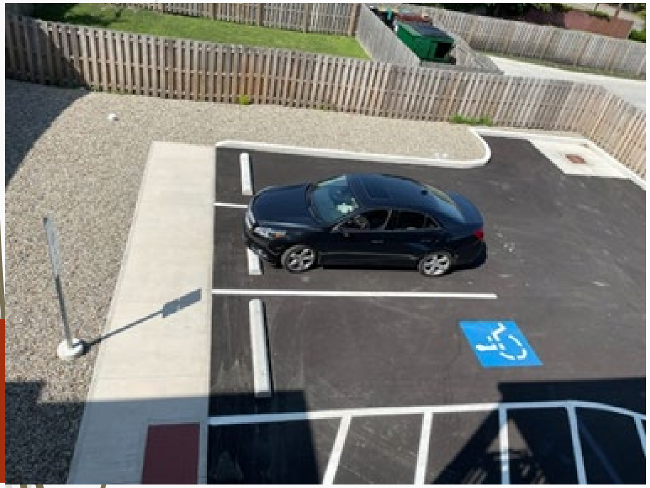
Before

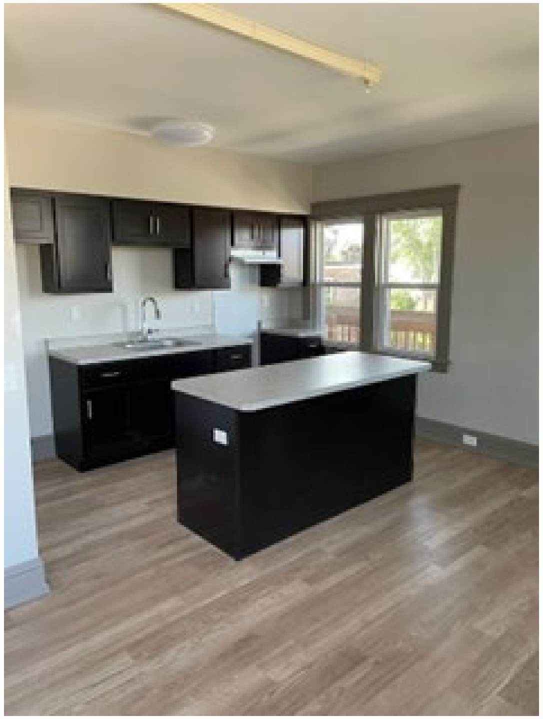




Nelson Court HOME Project

After





1472 Belle Avenue HOME Project

- $375,000 HOME investment;
- Comprehensive rehabilitation & sale to an LMI household earning less than 80% AMI;
- Homebuyer receives $10,000 HOME Downpayment Assistance.

Contact Information

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Affordable Housing Financial Assistance Fund

- Loans either repaid or payment is deferred depending on applicant's income level & situation

- For example, there is a 0% interest, deferred payment option for senior citizens (62+), the permanently disabled, and extremely low-income (less than 30% AMI), low-asset households. In these cases, a lien in the amount borrowed is placed on the home then redeemed when the home transfers

- Moderate-income applicants (60-80% AMI) typically receive a low-interest (1-3%) loan with affordable monthly payments

- Low-moderate income households capable of self-financing or paying up-front qualify for a 50% rebate (grant) of total project costs up to $10,000