

CITY OF LANCASTER, OHIO CONSOLIDATED PLAN 2003 - 2007

COMMUNITY DEVELOPMENT NEEDS AND STRATEGY

Housing, public facilities, infrastructure and essential services effects the quality of life of residents within the city. The condition of the public infrastructure further effects the capacity of the city to accommodate new development which influences the city's future economy and the provision of job retention and creation. The city's community development block grant program has made a significant impact regarding the vitality of the downtown area. The downtown area affects both the economic well being of the city and the way in which its residents interact within the community. The city has committed a major portion of further block grant funds to defray the costs of the approximate 7.5 million dollar downtown revitalization project.

The city is determined to continue to support the revitalization efforts in the downtown area. Efforts to establish a Special Improvement District within the area are progressing. The development of both affordable and market rate housing opportunities is illustrating signs of success.

Neighborhood revitalization affecting the existing housing stock will influence the redevelopment and the quality of the older areas of the city. The coordination of public resources to implement neighborhood and downtown revitalization, housing preservation and rehabilitation, public services, and economic development is ongoing. Many of these activities involve ongoing programs in addition to neighborhood public improvement projects.

Non-Housing Community Development Needs

The non Housing community development needs, particularly as they relate to the needs of lower income persons and low to moderate income areas within the city, are examined.

These needs include public infrastructure such as storm drainage, streets, sidewalks, and water and sewer facilities, as well as Community facilities and services, health and educational services, transit services, parks, police and fire protection.

Several infrastructure projects have been completed or are at the completion phase utilizing community development block grant funding. The projects are Downtown Revitalization, Champion Fairfield Neighborhood Revitalization, Hubert Reese Storm Drainage Project, and the Nolder Barr Infrastructure Project.

As outlined in the projected five year infrastructure activity program developed by the City of Lancaster's Engineering Department, the program forecasts the use of various funding elements to complete the following list of projects.

YEAR	+++	2003	2004	2005	2006	2007
Wastewater Treatment Plant Improvements		NONE	NONE	LOW	LOW	LOW
Lynwood Lane Sanitary Sewer Project & Funding Source Identification		HIGH	HIGH	LOW	NONE	NONE
Sanitary Sewer Extension Projects, Including Subdivision Sewers		HIGH	HIGH	HIGH	HIGH	HIGH
Sanitary & Storm Sewer SeparatIO n Projects		HIGH	HIGH	HIGH	HIGH	HIGH
New Water Treatment Plant & South Well Field Project		HIGH	MODERATE	LOW	NONE	NONE
New Water Storage Tanks and Booster Station Projects		HIGH	HIGH	HIGH	HIGH	HIGH
Water Main Extension Projects, Including Subdivision Projects		HIGH	HIGH	HIGH	HIGH	HIGH
Wellhead Protection Program		MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
Stonewall Cemetery Road Landfill, Required OEPA Monitoring & inspections		MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
Residential Subdivision Development		HIGH	HIGH	HIGH	HIGH	HIGH
Commercial Development Projects		MODERATE	MODERATE	HIGH	HIGH	MODERATE
Downtown Improvement Projects		HIGH	LOW	NONE	NONE	NONE
City Building Projects		HIGH	HIGH	HIGH	HIGH	HIGH
City Hall Annex, Firehouses, etc.						
CDBG Target Area Infrastructure Improvement Projects		MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
Rock Mill Corporate Park Infrastructure Projects		MODERATE	HIGH	HIGH	MODERATE	MODERATE
u.S. 33/U.S. 22 By-Pass Project		LOW	LOW	LOW	MODERATE	MODERATE
Street Repaving Projects		MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
New Street Construction or Reconstruction Projects		LOW	HIGH	HIGH	HIGH	MODERATE
Storm Sewer ConstructIO n Projects		MODERATE	HIGH	HIGH	HIGH	HIGH
Bridge & Culvert Projects		LOW	LOW	LOW	LOW	LOW

An extensive summary of a Five Year Potential Capital Improvement Needs Analysis is

YEAR	+++	2003	2004	2005	2006	2007
Access Management Program		LOW	LOW	LOW	LOW	LOW
GIS Program		HIGH	HIGH	HIGH	HIGH	HIGH
Residential Construction & Subdivision Projects		HIGH	HIGH	HIGH	HIGH	HIGH
Zoning Code Administration		HIGH	HIGH	HIGH	HIGH	HIGH
Permit Activity		HIGH	HIGH	HIGH	HIGH	HIGH

also available through the City of Lancaster’s Engineering Department.

Economic development ranks as the most pressing non-housing priority for the city. Providing quality jobs is a major component of the Lancaster Economic Development Department. The department works closely with the Lancaster Community Development Department along with several economic committees to meet the common goal of poverty elimination, increase in job opportunities and the overall increase in the tax base for the community.

The need for a neighborhood community center was identified as a priority in previous editions of the *Consolidated Plan*. The West Side After School Center and Community Center was recently developed. The center provides an after school tutoring program and involves volunteer tutors helping at risk elementary students. Lancaster community development block grant funding was vital in making the center a reality.

Anti-Poverty Strategy

The city’s anti-poverty strategy supports activities and services provided to the Lancaster Economic Development Department. The creation of jobs and employment opportunities provides the best long term strategy for elimination of poverty and improving the lives of low and moderate income persons within the city. The community development block grant funding along with other resources provides available affordable housing and economic resources and opportunities to assist persons most in needs.

Coordination

The Community Development Department serves as the lead agency to oversee the implementation of the *Consolidated Plan* component and serves as the agency responsible for the administration and implementation of the city’s community development block grant program. The department coordinates with many community based non profit and governmental agencies. Activities are implemented by a wide range of organization and agencies within the city.

Community Development Objectives

Based on community development needs, the City of Lancaster has identified the following locally determined community development objectives in relevancy to the City of Lancaster's Community Development Block Grant Entitlement Program.

- There is a need to provide adequate assisted housing coupled with necessary supportive services for special needs populations, particularly severely mentally disabled, handicapped, and developmentally disabled persons.
- There is a need to provide emergency and transitional housing and supportive services for homeless individuals and families, including emergency respite services for individuals with special needs, including the severely mentally ill, developmentally and physically disabled persons, and victims of domestic violence.
- Affordable housing to meet the needs of very low income persons.
- There is a need for programs to assist lower income homeowners to maintain and rehabilitate substandard and deteriorated owner-occupied, single-family dwellings throughout the city.
- There is a need to assist low-and moderate-income households to participate in homeownership.
- There is a need for a variety of supportive housing services in conjunction with transitional and emergency housing to meet the housing needs of homeless families and individuals.
- There is a need for supportive housing services for the elderly, particularly those services which will enable elderly persons to remain in their homes.
- There is a need for homeless prevention programs for families and individuals at risk of homelessness.
- The need exists to reduce the hazards associated with lead-based paint in residential structures and to prevent and treat childhood lead poisoning.
- There is a need to continue to affirmatively further equal housing opportunity through compliance with fair housing laws, fair housing education and community outreach activities, and continuing to identify and assess barriers to fair housing and housing choice.
- There is a need to further neighborhood preservation and eliminate conditions of blight and neighborhood deterioration.

- There is a need for the construction, reconstruction, repair, and replacement of deteriorated or inadequate public infrastructure and public facilities within low-and moderate-income areas.
- Assist in the provision of health and public services to benefit low-and very low-income individuals.
- Economic development which will result in the expansion of employment opportunities for lower income persons.
- Provide for neighborhood recreational facilities within specific LMI areas with a demonstrated lack of suitable facilities, as well as community facilities and services, health services, transit, services, parks, police, and fire protection.
- Provide for the efficient administration and provision of adequate housing and community development planning, program design, and implementation of Lancaster's Community Development Block Grant Program.

The following geographical areas were among the most critical areas identified as having major infrastructure needs:

Nolder Barr Infrastructure Area (area off of West Fair Avenue); Spring Street Reconstruction and Drainage Improvements (800 block of Spring Street off of South Broad Street); Allen-Lake Infrastructure Area (area off of North High Street); Maple-Cherry Street Infrastructure Area (area south of Main Street); Continuation of the Hubert Reese Storm Sewer Separation project (area off of South Broad Street).

Note: the Allen-Lake infrastructure area is not located within a low and moderate income census tract for determining CDBG funding eligibility criteria.