

FISCAL YEAR 2005 DRAFT OHIO CONSOLIDATED PLAN

Executive Summary

Introduction

The Ohio Department of Development's (ODOD's) Office of Housing and Community Partnerships (OHCP) annually receives funding from the U.S. Department of Housing and Urban Development (HUD) from four programs: the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons With AIDS (HOPWA) Program. Prior to receiving and distributing these funds, Ohio must first prepare an annual Consolidated Plan, in accordance with the requirement at 24 CFR Part 91 Subpart D, Sections 91.300 – 91.330. HUD regulations require that, in preparing the annual plan, the state must develop and follow a planning process that incorporates a citizen participation plan. The plan must include a method of distribution, as well as a description of other actions that will be undertaken in support of the state's proposed programs and activities. The table below reflects Ohio's FY 2005 allocations and the FY 2004 allocations for comparison. The attached Table 1 shows the proposed method of distribution of the FY 2005 funding among various programs. The entire FY 2004 Ohio Consolidated Plan is posted on OHCP's website at <http://www.odod.state.oh.us/cdd/ohcp>, and the FY 2005 Plan will be posted at the start of the 30-day comment period on or about March 1, 2005.

Fund Source	FY 2005 Allocations	FY 2004 Allocations	Amount Change FY 2004-2005	Percent Change FY 2004-2005
CDBG	\$54,560,938	\$57,083,300	-\$2,522,362	-4.62%
HOME	\$30,395,738	30,816,335	-420,597	-1.38%
ESG	\$3,207,588	3,147,441	60,147	1.88%
HOPWA	\$1,024,000	1,041,000	-17,000	-1.66%
Total =	\$89,188,264	\$92,088,076	-\$2,899,812	-3.25%

Planning and Citizen Participation Process

OHCP carried out a number of activities designed to obtain comments, perspectives, and opinions of citizens during the preparation of the FY 2005 Ohio Consolidated Plan. Notification of all public hearings and meetings was made at least 10 days in advance of the meetings either through direct mailings or through publication in newspapers of general circulation. Records of these actions and documentation are available for review at the OHCP office, located on the 24th floor at 77 South High Street in Columbus, Ohio during regular business hours. The specific citizen participation activities are described below, pursuant to the Citizen Participation Plan that was part of the FY 2004 Consolidated Plan.

Public Hearing On Needs

OHCP held a public hearing on needs issues on October 6, 2004 in the Lobby Hearing Room of the State Office Tower, 30 East Broad Street, in Columbus. Several suggestions and comments were offered at the hearing and these comments were discussed and considered at the Program Advisory Committee meetings.

Program Advisory Committees

Meetings were held with 10 Program Advisory Committees on October 19 and 20, 2004. Each of the Program Advisory Committees was comprised of at least 10 members and included local officials, program administrators, non-profit organizations, and other agencies, organizations and individuals familiar with OHCP's programs.

Formula Allocation/Imminent Threat/Community Distress Program Advisory Committee
Water and Sanitary Sewer Program Advisory Committee
Fair Housing/New Horizons Program Advisory Committee

Economic Development Program Advisory Committee
Microenterprise Business Development Program Advisory Committee
Community Housing Improvement Program Advisory Committee
Housing Development Assistance Program Advisory Committee
Comprehensive Downtown Revitalization Program Advisory Committee
Emergency Shelter Programs/Supportive Housing Program Advisory Committee
Housing Opportunities for Persons With AIDS Advisory Committee

Based on the Program Advisory Committee meetings, a draft FY 2005 Ohio Consolidated Plan was prepared and was presented to the FY 2005 Consolidated Plan Advisory Committee on February 1, 2005. The committee made several suggestions and comments but otherwise supported the proposed plan.

A public hearing was held on March 16, 2005 in the Lobby Hearing Room at 30 East Broad Street in Columbus at 1:30 p.m. The draft FY 2005 Ohio Consolidated Plan and Five-Year Strategy were discussed and copies of the documents were made available. Several comments were made at the hearing and the comments along with the responses are listed in the plan document.

A set of performance measures has been developed by OHCP and OHFA staff, pursuant to HUD recommendations and guidelines. The measures are designed to assess the impact of programs and activities using HUD funds. The proposed performance objectives and measures are attached.

The significant changes to the FY 2005 Consolidated Plan are summarized below. In some instances, where the meaning is self-explanatory, the revised language from the plan was cited and is noted by “*Language added/revised:*”

Community Housing Improvement Program (CHIP)

- **Total Funds:** \$1.8 million in Ohio Housing Trust Funds were allocated to the FY 2005 CHIP, most of which will likely be used for emergency repair activities.
- **Administrative Costs:** The cap on general administrative funds was increased from 10% to 12%, to allow programs to cover the administrative costs encountered in projects that ultimately prove infeasible due to high rehabilitation or lead-hazard mitigation costs.

Housing Development Assistance Program (HDAP)

- **Ineligible Projects:** *Language added:* OHFA reserves the right to evaluate projects that have received other forms of federal subsidy (such as Capital Advance Grants through HUD 202 or 811; HOPE VI; Public Housing Authority funds; Rural Development financing with New Construction) and determine what amounts, if any, the project needs in order to be financially feasible.
- **Programs: Project Preservation:** *Language added:* projects that were required to participate in the HUD Portfolio Reengineering Program and closed on their financing within 24 months of application.
- **Ineligible Projects:** Removed condominiums. Exceptions: Allows OHFA the right to determine whether or not leasehold fees should be assessed by Land Trusts.
- **Projects per Developer:** OHFA will extend its definition of capacity to include the ability to move projects forward once funds have been awarded. This will include status and progress on projects previously funded with HDAP funds. OHFA may also limit the amount of HDAP awarded to any single developer in the non-housing credit funding round.

- **Housing Credit Gap Financing:** Allows projects that qualify under the Housing Credit Program as Permanent Supportive Housing projects in a HUD Participating Jurisdiction up to \$750,000, subject to funding availability. The match requirement may be met, in part, by McKinney Vento Continuum of Care funds.
- **Recapture Requirements:** Allows OHFA the option of letting non-profits retain recaptured funds that are not due to the agency. This would be done on a *limited* basis. Criteria would be established in the program guidelines and would include, at a minimum, the following:
 - Successful track record of developing and selling homes through HDAP;
 - Providing other services, such as homebuyer counseling; and
 - A successful track record of providing status reports to OHFA.
 Allowing non-profits to retain a portion or all of the recaptured funds will provide resources for other eligible activities. These non-profits will be required to provide periodic reports to OHFA on any recaptured funds.
- **Option 2: 1% 30-year loan (homeownership):** Removed this option
- **Application Fees:** In addition to the \$250 partially/fully refundable reservation fee, OHFA will assess a non-refundable \$100 application fee. This is primarily due to the number of non-profits that submitted multiple applications in the 2004 non-housing credit funding round. Added OHFA's the right to waive any State-imposed requirements.
- **Competitive Review:** This section has been divided into Rental and Homeownership.
 - Rental:
 - Added a point category for project owners that submit an funding application on a project within their defined service area.
 - Homeownership:
 - Location points will not be awarded.
 - Added a point category for applicants who had a demonstrated partnership with a homeownership counseling service on a previous project
 - Added a point category for project owners that submit an funding application on a project within their defined service area.

Added a random lottery as a second-tier tie-breaker, if needed.

Community Housing Development Organization (CHDO) Operating Grant Program

- Significant changes are limited to application submission due dates:
 - Friday October 7, 2005 - Application Submission:** Applications must be submitted by Friday at 5:00 p.m. on October 7, 2005. **Please Note: OHFA anticipates administering a competitive funding round in 2004.**
 - Friday October 14, 2005 - Threshold Deficiency Letters:** Applicants will be notified by fax and follow-up regular mail of any Threshold deficiencies.
 - Friday November 4, 2005 – Threshold Cure Period Ends:** Applicants must respond in writing to Threshold deficiency's by 5 p.m. on Friday November 4, 2005.
 - Thursday December 1, 2005 – Awards Announced:** Successful applicants will be sent commitment letters. Other applicants will be sent letters describing to them in detail how their application scored and invite them to reapply for FY06.
 - TBA – Grants Are Executed**

Emergency Shelter, Supportive Housing and Housing Assistance RFP Programs

- Activities previously funded through the Emergency Shelter Grant, Supportive Housing for the Homeless and the Housing Assistance Request for Proposal Programs will be funded through one of two new programs: The Homeless Assistance Request for Proposals Program (Homeless RFP) and the Housing Assistance Request for Proposals (Housing RFP) Program. The new Homeless RFP will fund Homelessness Prevention, Emergency Shelter, Direct Housing, Transitional Housing and Permanent Supportive Housing activities (this includes Category 1 and Homelessness Prevention/Emergency Assistance activities previously funded through the RFP). The new Housing RFP will fund only Emergency Home Repair and Downpayment Assistance/Homebuyer Counseling activities. The new programs will be competitive, 2-year awards. To help assure financial stability to current formula ESG and SHH grantees, FY '04 formula grantees will be assured of a 1-year award equal to 80% of their existing award amount in cases where they do not score high enough to receive a competitive award. Beginning with FY '06 funding, this "transition guarantee" will no longer exist and the program will become completely competitive.

Community Development Program

Formula Allocation Grants:

- **Commitment of Formula Allocation Funds:** *Language added:* Grantees committing Fiscal Year 2005 Formula Allocation grant funds to FY 2005 Water and Sanitary Sewer grant projects must reprogram the Formula Allocation funds to other CDBG eligible activities if the Water and Sanitary Sewer grant application is not approved by December 30, 2005.
- *Language added:* **CAS Expenditure Requirement:** Formula grantees (counties and cities) must expend, at a minimum, 50% of their Formula Allocation Program grant award in designated Community Assessment and Strategy (CAS) investment areas **and/or** on Non-Area (NA) projects or activities. Non-Area projects or activities are those that are not located within an identified CAS investment area since the populations addressed are usually dispersed throughout the community.

Community Distress Grants:

- **Eligible Jurisdictions:** *Language added:* There is a limit of the expenditure of Community Distress funds by eligible direct cities to one target area per program year and by eligible counties to two target areas per program year (**if a county submits two target areas, one must be for a target area in an acquired city**).

Water and Sanitary Sewer Program

- *Language added:* **Commitment of Formula Allocation Funds:** Grantees committing Fiscal Year 2005 Formula Allocation grant funds to FY 2005 Water and Sanitary Sewer Grant projects must reprogram the Formula Allocation funds to other CDBG eligible activities if the Water and Sanitary Sewer Grant application is not approved by December 31, 2005.
- **Administrative Cost:** *Language added:* A maximum of 5% of the funds expended for on-site improvements may be used for costs directly related to the delivery of this activity up to a maximum of \$5,000.
- **Ohio STEP (Small Town Environmental Process):** This was removed because local communities simply did not utilize this option.

Comprehensive Downtown Revitalization Program

- **Goals:** A fourth goal was added that states the commitment of the program to implementing the National Trust for Historic Preservation’s Four-Point Main Street Approach.
- **Local Program Benefit/National Objective:**
 - Language pertaining to the Urgent Need national objective was deleted, as it was ineligible under the Comprehensive Downtown Revitalization Program.
 - Language was added stipulating that two public hearings are required prior to submitting an application for funding.
- **Downtown Inventory or building Conditions Survey:** Language was added under each Tier to clarify the requirements pertaining downtown inventories or building conditions surveys, as applicable.
- **Ohio Main Street Program:** The phrase “aspiring Ohio Main Street Community” was changed to “potential Main Street Community.” This is just a change in phrasing to clarify meaning, not a change in policy.
- **Tier One: Downtown Revitalization Planning**
 - **Rating System Principles:** One principle was added to the nine existing principles, which states that activities must be part of a “locally driven” and comprehensive approach toward downtown revitalization.
- **Tier Two: Downtown Building and Streetscape Revitalization**
 - The category of “**Application Invitation**” was added, which states that, within about six weeks the submission of the Preliminary Threshold Application, OHCP will invite applicants who have met thresholds to submit a Tier Two application.
 - **Proposal/Application Evaluation:** The “Program Strategy” rating criteria was modified to include the type and degree of local participation in the physical revitalization process, and the “Program Feasibility/Implementation” rating criteria was changed to include the degree of clarity in the proposed implementation process.

Discretionary Grant Program:

- **Eligible Jurisdictions:** “Townships” was removed as a type of eligible jurisdiction. Counties are eligible to apply on behalf of townships seeking funds.
- **Application Procedures:**
 - The language was changed to clarify to whom a project description should be directed (i.e., the appropriate OHCP staff person).
 - Language specific to either Economic Development projects or Downtown Revitalization projects was eliminated or delineated elsewhere in the plan.

Economic Development Program

- **Rating System Principles:** Minor changes were made to the application rating system to lessen subjectivity and to better reward projects that create high technology and living wage jobs, effectively utilize local resources, and demonstrate sound financial management. Specifically the points eligible for the three rating categories were changed as follows: “Program Effectiveness” was increased from 54 to 60 points, and “Program Impact” was decreased from 30 points to 24 points. The points available for “Distress” remain at 16. All other aspects of the application rating system and criteria remain unchanged.

Microenterprise Business Development Program

- **Fifty Percent Expenditure Threshold:** *Removed this as a threshold requirement and added it as a rating criteria.*
- **Rating Criteria:**

Local Capacity/Track Record (30 Points): *Language added:* and existing grantee must have expended at least 40% of any open Microenterprise grant at the time of application deadline;

Program Application Deadlines and Grant Award Cycles

Housing Development Assistance Program/Housing Credit Program Gap Financing

Application Submission: March, 2005
Grant Award: Approximately eight weeks after submission

Community Housing Improvement Program

Application Submission: April 26, 2005
Grant Award: September 1, 2005

Imminent Threat Set-Aside Fund

Application submissions will be accepted and grant awards will be made throughout the program year, beginning on June 13, 2005, based on the availability of funds.

Water and Sanitary Sewer Program

Applications may be submitted on a continuous basis throughout the program year, beginning on June 13, 2005.

Economic Development Program

Applications may be submitted on a continuous basis throughout the program year, beginning on June 13, 2005. Awards will be made approximately 30 days after application submission.

Housing Development Assistance Program/Project Restructuring and Non-profit Housing Development

Applications for Multi-family Tax-Exempt Gap Financing will be due 15 days after the announcement of tax-exempt volume cap awards. Applications for other types of HDAP will be accepted per funding round deadline(s) to be established.

Discretionary Grant Program

Application submissions will be accepted and grant awards will be made throughout the program year, beginning on June 13, 2005, based on the availability of funds.

New Horizons Fair Housing Assistance Program

Application Submission: Throughout the program year, beginning on June 13, 2005
Grant Award: Approximately six weeks after submission

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Program Application Deadlines and Grant Award Cycles

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Comprehensive Downtown Revitalization Program

Tier #1	Application Submission:	Applications may be submitted on a continuous basis during June 13, 2005 to June 9, 2006
	Grant Award:	Approximately eight weeks after submission
Tier #2	Application Submission:	October 4, 2005
	Grant Award:	Approximately eight weeks after submission
Tier #3	Application Submission:	Applications may be submitted on a continuous basis during June 13, 2005 to June 9, 2006
	Grant Award:	Approximately eight weeks after submission

Formula Allocation Program

Application Submission:	July 15, 2005
Grant Award:	September 1, 2005

Community Distress Program

Application Submission:	July 15, 2005
Grant Award:	September 1, 2005

Homeless Assistance RFP Program

Application Submission:	August 1, 2005
Grant Award:	Approximately eight weeks after submission

Microenterprise Business Development Program

Application Submission:	August 5, 2005
Grant Award:	December 5, 2005

Housing Assistance RFP Program

Application Submission:	September 19, 2005
Grant Award:	Approximately eight weeks after submission

CHDO Competitive Operating Grant Program

Application Submission:	October 6, 2005
Grant Award:	December 1, 2005

Housing Opportunities for Persons With AIDS Program

Application Submission:	November 14, 2005
Grant Award:	Approximately eight weeks after submission

Table 1: FY 2005 Consolidated Plan Program Summary

Programs	Federal And State Funds Total	Pct. of Total	Consolidated Plan Total ⁽¹⁾	Pct. of Total	Funding Sources				
					1	2	3	4	5
					Federal CDBG	Federal HOME ⁽²⁾	Federal ESG	Federal HOPWA	State OHTF ⁽³⁾
Community Housing Improvement Program ⁽²⁾	\$28,242,311	21.2%	\$26,442,311	29.6%	\$8,500,000	\$17,942,311			\$1,800,000
Housing Development Assistance Program ⁽³⁾	\$26,500,000	19.9%	\$8,500,000	9.5%		\$8,500,000			\$18,000,000
CHDO Competitive Operating Program ⁽⁴⁾	\$1,000,000	0.8%	\$1,000,000	1.1%		\$1,000,000			
Emergency Shelter Grant Program - Formula ⁽⁵⁾	\$0	0.0%	\$0	0.0%	\$0		\$0		\$0
Homeless Assistance RFP Program ⁽⁵⁾	\$13,248,000	10.0%	\$3,548,000	4.0%	\$600,000		\$2,948,000		\$9,700,000
Supportive Housing for the Homeless Program ⁽⁵⁾	\$0	0.0%	\$0	0.0%					\$0
Housing Opportunities for Persons With AIDS	\$1,020,000	0.8%	\$1,020,000	1.1%				\$1,020,000	
Housing Assistance RFP Program	\$9,677,500	7.3%	\$0	0.0%					\$9,677,500
Housing, Shelter and Support Subtotal	\$79,687,811	59.9%	\$40,510,311	45.4%	\$9,100,000	\$27,442,311	\$2,948,000	\$1,020,000	\$39,177,500
Community Development Program ⁽⁶⁾	\$23,200,000	17.4%	\$23,200,000	26.0%	\$23,200,000				
Water and Sanitary Sewer Program	\$10,500,000	7.9%	\$10,500,000	11.8%	\$10,500,000				
Community Development Subtotal	\$33,700,000	25.3%	\$33,700,000	37.8%	\$33,700,000	\$0	\$0	\$0	\$0
Economic Development Program	\$6,700,000	5.0%	\$6,700,000	7.5%	\$6,700,000				
Comprehensive Downtown Revitalizatio Prog.	\$2,500,000	1.9%	\$2,500,000	2.8%	\$2,500,000				
Microenterprise Business Development Prog.	\$700,000	0.5%	\$200,000	0.2%	\$200,000				\$500,000
Economic Development Subtotal	\$9,900,000	7.4%	\$9,400,000	10.5%	\$9,400,000	\$0	\$0	\$0	\$500,000
Discretionary Grant Program	\$1,722,500	1.3%	\$700,000	0.8%	\$600,000	\$0	\$100,000		\$1,022,500
New Horizons Fair Housing Assistance Program	\$100,000	0.1%	\$100,000	0.1%	\$100,000				
Training and Technical Assistance Funds	\$629,720	0.5%	\$469,720	0.5%	\$469,720				\$160,000
Community Development Finance Fund	\$1,640,000	1.2%	\$0	0.0%					\$1,640,000
Administration ⁽⁷⁾	\$5,590,733	4.2%	\$4,308,233	4.8%	\$1,191,218	\$2,953,427	\$159,588	\$4,000	\$1,282,500
Totals =	\$132,970,764	100%	\$89,188,264	100%	\$54,560,938	\$30,395,738	\$3,207,588	\$1,024,000	\$43,782,500

(1) The Consolidated Plan is required to cover all federal funds distributed through programs in columns 1 through 4 (CDBG, HOME, ESG and HOPWA); the Consolidated Plan Total includes only these funding sources.

(2) The HOME funds in the Community Housing Improvement Program include the ADDI set aside for FY 2005 funds of \$ 861,462.

(3) Allocation of Ohio Housing Trust Fund dollars is contingent on the OHTF Advisory Committee recommendations, grant awards are contingent on Controlling Board approval. OHFA will administer the Housing Development Assistance Program. OHFA will receive Admin funds of \$ 967,500 and \$250,000 for the Senior Services Program(not shown in Table 1).

(4) CHDO Competitive Operating Program will be administered by OHFA

(5) The Emergency Shelter Grant Program (ESGP-Formula) and the Supportive Housing for the Homeless Program are being combined to create the Homeless Assistance RFP Program. The Homeless Assistance RFP Program will include the 7% emergency shelter housing and 6% transitional and permanent housing OHTF restrictions as required by ORC Section 174.02 and additional unrestricted OHTF dollars.

(6) The Community Development Program, is the combination of the previously funded Formula Allocation and Community Distress Programs.

(7) A portion of the HOME and ESG administrative dollars will be distributed to grantees, 40% and 60%, respectively.

Housing Performance Measures

Activities: **CHIP**
 Community Development Program
 Water and Sanitary Sewer Program (Service lines and tap-ins)

Goal: To provide 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.

Primary Objectives (Outputs) and Secondary Objectives (Outcomes):

Housing Preservation and Accessibility

Objective 1: Preserve affordable owner and renter housing for lower-income households by bringing the housing unit up to program standards and codes, eliminating hazards and deficiencies in major systems, and reducing maintenance cost.

Measure 1: Owner / Renter units brought to standard

Objective 2: Eliminate lead-based paint hazards through the application of interim control measures based on a risk assessment followed by a clearance examination.

Measure 1: Number of units where lead hazards have been mitigated and passed clearance.

Objective 3: Improve affordability by reducing housing cost to lower income housing through energy efficiency improvements.

Measure 1: Number of units made more energy efficient

Objective 4: Make modifications to dwelling units occupied by persons with disabilities or special needs to improve accessibility.

Measure 1: Number of units that have been modified to improve accessibility for special needs persons.

Creating New Affordable Housing Opportunities

Objective 5: Expand housing opportunities for LMI households, by providing assistance that will enable them to acquire affordable housing that meets program and local standards.

Measure 1: Number of new affordable housing units added to the housing stock

Measure 2: Number of families provided assistance to enable them to become first-time homeowners through acquisition of an existing affordable and appropriate housing unit.

Measure 3: Number of persons or families provided with rental assistance to enable them to acquire or maintain affordable, safe and sanitary housing.

Measure 4: Households assisted with acquiring housing to relieve an overcrowded housing situation (1.01 persons per room or more)

Measure 5: Number of affordability/unit years created

Measure 6: Households that could not be assisted due to poor credit or other problems.

Homelessness Prevention

Objective 6: Prevent homelessness and address immediate threats to health and safety caused by emergency housing issues, such as roof leaks, or failure of water/sewer systems, heating systems, and electrical systems, or temporary housing assistance payments.

Measure 1: Number of LMI households assisted with emergency repairs to basic housing systems to maintain occupancy and habitability.

Measure 2: Households provided with temporary housing payments to prevent homelessness.

Neighborhood Revitalization

Objective 7: Employ housing resources as part of an overall neighborhood revitalization strategy to address locally-designated neighborhood revitalization areas that have multiple housing and community development needs and a high concentration of lower income populations.

Measure 1: Number of housing units rehabilitated as part of a neighborhood revitalization strategy

Measure 2: Number of in-fill housing units constructed as part of an overall neighborhood revitalization strategy

Supportive Housing Counseling Activities

Objective 8: Provide supportive housing counseling services to assist lower-income households with acquiring or maintaining housing.

Measure 1: Persons or families provided with housing counseling services to help them acquire housing or maintain their current housing.

Strategies:

Strategy 1: Commit CDBG and HOME funds annually to the support the Community Housing Improvement Program (CHIP) to provide housing assistance to local communities with an approved housing plan to address locally-identified housing and community development needs.

Strategy 2: Enable Community Development programs to utilize CDBG funding for housing, housing-related and supportive housing activities.

Housing Performance Measures

Activities: **Housing Development Assistance Program (HDAP)**

GOAL: The goal of the Ohio Department of Development's Ohio Housing Finance Agency's (OHFA) Housing Development Assistance Program (HDAP) is to support the capacity of housing development organizations and to provide financing for eligible housing projects to expand the supply of decent, safe, affordable housing for very low-income to moderate-income persons and households in the state of Ohio.

Primary Objectives (Outputs):

Objective 1: Expand affordable rental housing opportunities for lower-income persons and families in Ohio by using HOME funds to provide gap financing in conjunction with other funding sources, including Ohio Housing Credits, to fund approximately 30 projects and create about 1,200 units of affordable rental housing units annually.

Measure 1: Number of new affordable housing (units) created for lower-income households as a result of HOME participation (affordable housing means units in projects that meet the HOME Program affordability and occupancy requirements).

Secondary Objectives (Outcomes):

Objective 2: Create long-term affordable housing opportunities for residents of rental housing.

Measure 1: Number of unit years of affordability in rental projects based on the investment of HOME dollars.

Objective 3: Expand rental opportunities for very low-income households by targeting families earning at or below 35% AMGI.

Measure 1: Number of units occupied by households with incomes of 35% AMGI or less.

Objective 4: Establish linkages between projects and local supportive services agencies.

Measure 1: Number of projects/units that provide linkage to local supportive service agencies.

Objective 5: Reduce housing costs by 10% for lower-income families by encouraging energy-efficient units that also provide universal design features.

Measure 1: Number of affordable projects/units that incorporate both energy-efficient measures for heating, cooling, appliances, and lighting as well as a variety of universal design features that are projected to reduce housing cost by an average of 10%

Objective 4: Encourage the development of housing that serves households with MR/DD, Severe and Persistent Mental Illness or Mobility/Sensory Impairments.

Measure 1: Number of projects/units that serve special needs populations.

Objective 5: Encourage energy-efficient units that also provide universal design features.

Measure 1: Number of affordable projects that incorporate both energy-efficient measures and a variety of universal design features.

Objective 6: Continue to review and refine the application process, minimizing barriers to accessing the program.

Measure 1: Provide for advisory groups for all funding rounds. Create opportunities for feedback from users (such as mailings, on-line feedback forms) to increase the number of suggestions received from program users and encourage participation.

Objective 7: Use housing resources to improve the quality of living for low- to moderate-income households and provide housing for residents of Ohio with special needs.

Measure 1: A greater number of affordable projects within Ohio that provide additional community services, universal design/energy efficient features, and/or serve populations that are traditionally difficult to serve.

Strategies:

Strategy 1: Require housing credit projects, which typically receive gap financing, to provide a minimum number of universal design features. Provide incentives (competitive points) to projects that serve special needs populations with supportive services; provide energy efficient features; and provide additional universal design features.

Strategy 2: Provide incentives (competitive points) to non- housing credit projects that serve special needs populations with supportive services; provide energy efficient features; and provide universal design features. Seek feedback annually from program users on ways to improve the application process so that it does not become a barrier.

Housing Performance Measures

Activities: **Community Housing Development Organization (CHDO) Operating Grant Program**

GOAL: To provide limited operating support to organizations to continue affordable housing development and to provide capacity building opportunities to new organizations.

Primary Objectives:

Objective 1: Offer continued support for eligible existing grantees that meet agreed upon benchmarks and milestones in the production of affordable housing.

Measure 1: The number and percent of existing CHDO grantees that meet identified benchmarks and milestones and housing production goals.

Measure 2: Number of affordable housing projects and units produced

Objective 2: Expand the program to include Sustaining Grants to CHDO's with service areas located in City/County Participating Jurisdictions.

Measure 1: Number and percent of CHDO's with service areas located in City/County Participating Jurisdictions producing an agreed number of affordable housing units.

Measure 2: Number of affordable housing projects and units produced

Objective 3: Offer Capacity Building Grants to CHDO's new to the program.

Measure 1: Number of CHDO's new to the program with service areas located outside of city/county Participating Jurisdictions producing an agreed upon number of affordable housing units.

Measure 2: Number of affordable housing projects and units produced

Strategies:

Strategy 1: Fund the CHDO Operating Grant Program at \$1 million annually.

Homeless and Supportive Housing Performance Measures

Activities: Homeless Assistance RFP Program

Goal: To provide a continuum of housing/services to prevent persons from becoming homeless by providing homelessness prevention services and assistance; move persons from homelessness to permanent housing through the provision of emergency shelter, direct housing, and transitional housing; and provide long-term permanent supportive housing to homeless persons with disabilities. Funding is provided to eligible non-profit organizations, units of local government, public housing authorities and consortia of any eligible applicants for homeless prevention, emergency shelter, transitional housing, direct housing, and permanent supportive housing that meet the housing needs of homeless and low-income families and individuals.

Primary Objectives (Outputs):

Objective 1: Provide support to local agencies to provide emergency homeless shelters for persons and families needing temporary housing.

Measure 1: Number of homeless shelters assisted.

Measure 2: Number of households/persons provided with temporary emergency shelter.

Secondary Objectives (Outcomes):

Objective 2: Transition homeless individuals and families from shelters to appropriate non-emergency housing opportunities as soon as possible and feasible.

Measure 1: Reduce and maintain the average length of stay of homeless persons or families in emergency shelters to reasonable period of time.

Objective 3: Where appropriate, assist homeless individuals and families with temporary transitional housing with the goal of moving into permanent housing.

Measure 1: Number and percent of families and persons provided with transitional housing.

Objective 4: Move homeless families and persons into permanent housing situations.

Measure 1: Number and percent of families and persons moved to permanent housing

Measure 2: Number and percent of families residing in permanent housing after 2 years

Measure 3: Number and percent of families and persons moved to permanent housing with supportive services

Measure 4: Number and percent of families residing in permanent housing with supportive services after 2 years

Strategies:

Strategy 1: Commit funding to the Homeless Assistance RFP program annually to adequately provide for local emergency shelter facilities and supportive services.

Community Development Performance Measures

Activities: **Community Development Program**
 Water and Sanitary Sewer Program
 Imminent Threat Grants

Goal: : To provide communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible CDBG activities and qualify under the national objective of Low- and Moderate-Income benefit or Elimination of Slum and Blight.

Primary Objectives (Outputs):

Objective 1: Improve the public facilities and infrastructure in lower-income areas through LMI area-wide benefit activities, in Slum and Blighted areas or on a spot slum and blight basis.

Measure 1: Community development activities undertaken annually

Measure 2: Lower-income persons benefited by community development activities annually

Objective 2: Provide direct assistance to LMI persons, such as housing assistance, or needed services currently unavailable in the community.

Measure 1: Public service activities assisted annually through community development programs.

Secondary Objectives (Outcomes):

Objective 3: Revitalize lower-income neighborhoods and improve the quality of life for residents by addressing all or part of the identified community development needs and/or housing needs in 100 CAS areas annually

Measure 1: Number of activities located in CAS Investment Areas that address locally-identified needs

Measure 2: Number of LMI persons benefiting in from Investment area Community Development activities

Objective 4: Address basic health and safety needs of low and moderate income persons.

Measure 1: Households provided with potable water and/or sanitary sewerage systems that meet state and federal standards

Measure 2: Households and persons who are benefiting from improved fire protection due to equipment and facilities acquired or improved with community development assistance.

Measure 3: Households and persons who health and safety is secured be addressing imminent or immediate threats caused be natural disasters or other causes.

Objective 5: Improve the quality of life for elderly persons and special needs populations by providing locally determined public services and facilities.

Measure 1: Number of elderly or special needs persons assisted through public service activities

Measure 2: Number of elderly persons benefiting from construction or improvements to senior centers

Measure 3: Number of persons benefiting from modifications or improvements to public facilities that result in improved accessibility by disabled or special needs persons

Objective 6: Maintain the cultural heritage of local communities through Historic Preservation activities.

Measure 1: Number of historic building or sites that have been preserved or rehabilitated.

Strategies:

Strategy 1: Assist 80 counties and 53 cities annually through the distribution of CDBG funds to address local community or economic development needs, housing needs or other needs.

Strategy 2: Assist approximately 20 communities annually by distributing approximately \$11 million to provide for safe potable water and adequate sanitary sewerage.

Economic Development Performance Measures

Programs: **CDBG Economic Development Program**
 Microenterprise Business Development Program
 Local Revolving Loan Funds

Goal: The principal goal of the Economic Development Program is to create and retain permanent, private-sector job opportunities, principally for low- and moderate-income persons, through the expansion and retention of business and industry in Ohio communities.

Primary Objectives (Outputs):

Objective 1: Create/retain 750 jobs and at least 383 jobs for LMI persons.

Measure 1: Number of total jobs created and retained, and for LMI persons.

Objective 2: Provide assistance such that the average total cost per job created/retained is \$10,000 or less

Measure 1: Average annual cost per job

Objective 3: Maximize participation of other resources such that projects average at least \$10 of other funds for \$1 CDBG funds (average per year)

Measure 1: Total other funds leveraged annually

Secondary Objectives (Outcomes):

Objective 4: Improve the economic health and sustainability of local communities by adding to the overall business payroll which will allow for improved services as a result increased tax revenues from income, property and sales taxes, and an overall increase in local commerce.

Measure 1: Projected annual income tax receipts from jobs created or retained

Measure 2: Projected annual property tax receipts from construction or expansion of business facilities.

Measure 3: Projected sales taxes receipts from product sales of assisted business

Measure 4: Projected payroll and impact on local economy from additional dollars expended in the local economy as a result of jobs created or retained.

Objective 5: Expand economic opportunities by increasing the number of “high value” (high-technology/manufacturing) jobs in local communities.

Measure 1: Number of “high value” businesses assisted

Objective 6: Provide training and financial support to prospective business owners to facilitate the creation of new small businesses.

Measure 1: Number of microenterprise businesses that are established annually in conjunction with program assistance

Objective 7: Support the revitalization and rejuvenation of distressed areas through investment in new businesses and or retention of existing businesses located in state designated distressed areas, designated downtown revitalization areas, communities with a large proportion of LMI populations, or business that serve LMI neighborhoods.

Measure 1: Number of businesses assisted in distressed areas

Measure 2: Number of businesses assisted in downtown revitalization areas

Measure 3: Number of businesses assisted in state enterprise zones

Measure 4: Number of businesses assisted serving LMI neighborhoods

Objective 8: Support the creation of “living wage” jobs that are created or retained through program assistance.

Measure 1: Number and percent of jobs that are created or retained that exceed 150% of the poverty level

Measure 2: Number and percent of jobs created or retained that provide employee health benefits

Strategies:

Strategy 1: Commit funds to the CDBG Economic Development Program to assist a total of approximately 20 communities to provide grants to local communities that will loan funds to businesses for purchase of machinery and equipment, acquisition and improvements to land and buildings, and related costs that will enable businesses to create or retain jobs.

Strategy 2: Commit funds annually to the CDBG Economic Development Program to assist a total of approximately 20 communities with grants that will fund necessary public infrastructure improvements that will enable businesses to create or retain jobs.

Strategy 3: Commit fund annually to assist communities to provide funds for training and assisting local prospective business owners to create new microenterprise businesses.

Strategy 4: Permit communities to administer local Economic Development Revolving Loan Funds to loans to local business or for development-related infrastructure to create and retain jobs.

Economic Development Performance Measures

Programs: Downtown Revitalization Competitive Program

Goals: The principal goals of the Comprehensive Downtown Revitalization Program are:

- (1) to assist in the revitalization of Central Business Districts;
- (2) to aid in the elimination of slums and blight; and
- (3) to create and retain permanent, private-sector job opportunities, principally for persons from low- and moderate-income households.

Primary Objectives (Outputs):

Objective 1: Eliminate blighting conditions by rehabilitating buildings and facades located in areas that have been designated as distressed based on HUD criteria.

Measure 1: Number/percent of building facades rehabilitated

Objective 2: Eliminate blighting conditions by upgrading infrastructure in the designated downtown revitalization area.

Measure 1: Extent of public infrastructure improvements (Linear feet of Curbs, Streets, Sidewalks; Square feet of parking lots, etc.)

Secondary Objectives (Outcomes):

Objective 3: Improve or stabilize the business climate downtown.

Measure 1: Decreased vacant floor space downtown.

Measure 2: Increase in the number of businesses downtown

Measure 3: Increase participation in merchants/business association

Objective 4: Increase the economic activity in downtown revitalization areas

Measure 1: Increase in the number of customers in downtown revitalization areas

Objective 5: Expanded or stabilized employment opportunities downtown.

Measure 1: Increase in the number of additional jobs in downtown revitalization areas

Objective 6: Preserve the cultural and architectural heritage of local downtowns in Ohio.

Measure 1: Number of historic building or sites that have been preserved

Strategies:

Strategy 1: Commit funding to the Downtown Revitalization Competitive Program to assist local about 4 communities to revitalize downtown areas annually.

Strategy 2: Commit funding to the Community Development Discretionary Program to assist with funding “target of opportunity” downtown projects.