



**Program Year 2020 Ohio Consolidated Plan
Community Housing Impact and Preservation (CHIP)
Program Advisory Committee Meeting**

**Ohio Emergency Management Agency
2855 W Dublin Granville Road, Room #104, Columbus, Ohio 43235
9:30 a.m. to 3:30 p.m.**

Attendees:

Advisory Committee Members:

John G. Belt	Dale Hartle	Kenny Vigneron
Jeremy Boggs	Kristie Tidd	Amy Coursen
Bobbie Conrad	Kim Haught	Terri Fetherold
Karen Sprague	Barry Strahorn	Chris Wojno
Rebecca Hall	Liz Keel	Tanya Sargent
Gayle Flacynski	Whitaker Wright	Marti Grimm
Scott Hillis	Missy Frost	Nicholas Coggins
Terry Jacobs	Ryan Miller	Dianne Guenther
Dawn Gates		

Ohio Development Services Agency (ODSA) Employees:

Barbara Richards	Matt LaMantia
Shana Garrett	Marvin Rudd
Teressa Hickson	John Saunders
Bill Bope	Ian Thomas

Others Present:

Brandon Hines	Dennis Miller
Phil Taylor	Larry LaPrade

Welcome and Introductions

Barbara Richards opened the meeting with introductions. All committee members introduced themselves.

Program Update

Barbara reviewed Program Updates for the CHIP Program

- PY-2018
 - CHIP Program Annual Performance Report was distributed to all attendees.
 - First milestone for 50% committed and 25% draw will be at the end of the month

- PY-2019 CHIP Program Funding was reviewed.
 - Received 35 applications
 - 31 Applications were funded
 - First Milestone ER on January 1, 2020
- Outcomes
 - Outcome memo on Technical Assistance website which allows flexibility on meeting projected outcomes however if a grantee returns significant money it will be scored negatively.

Ohio Department of Health Lead Program

John Belt with Ohio Department of Health reviewed ODH Lead Programs and information.

- Main Number: 877-LEAD-SAFE for Lead Hazard Control Grant
- \$12 million in new funding for lead hazard control
- Lead Hazard Control for LMI-Medicaid \$5 million
- Lead Hazard Control for LMI City of Toledo-Historic District South \$150,000
- Middle Income Lead Hazard Control \$150,000
- Housing Demolition through OHFA \$150,000
- Lead Training through ODSA \$225,000
- ODSA developing MOU for training with ODH and will subsidize licenses
- Ohio Income Tax Credit through ODH \$5 million for up to four units (\$10,000 per unit)
- City of Cleveland \$1 million through Lead Safe Cleveland
- WIN Grant for Water testing-\$1.3 million-Hamilton County and Cuyahoga County Partners
- HEPA Vacuum loaner program-approximately 60 around the state
- Plan for continued efforts and next steps: Tax Credits, Lead Hazard Control, and Lead Training
 - Over \$25M a year for Lead Abatement in Ohio over the next three years!
- New Clearance Standards in January 2020 fir USEPA Lead Clearance Standards and ODH Lead Hazard Clearance Standards

Senate Bill 255- Home Inspectors

Barbara Richards spoke about Senate Bill 255

- Senate Bill 255 requires all Home Inspectors to be licensed
- ODSA legal department has determined it should not affect the CHIP Program
- We will forward information as we receive it
- Governor is in control of the committee to discuss its impact

CHIP Program Proposed Topics of Discussion

The following CHIP Program topics were discussed:

- Finance Mechanisms
Barbara discussed OCD is considering updating the Finance Mechanism to require all Rehabilitation project decline to zero; eliminating recaptured funds. The following were all points made by the committee:
 - There was a question regarding all the old mortgages and how they would be treated.
 - Tracking mortgages is an administrative burden.
 - Several attendees stated the program income helps additional clients
 - Equity built in home as apposed to 2-3 small projects????
 - A comment was made that it takes multiple years of HOME PI to have enough to do one project
 - Communities like to prevent windfalls for clients
 - The elderly shy away from rehabs because they don't want mortgages on their homes
 - It should be a point in time and do not release old mortgages
 - OCD will check any statute of limitation laws- does a mortgage have to be acknowledged every 8-years?
 - There is need of some guidance on death situations, maybe release on death
 - Provisions for transferring properties

- Having a mortgage prevents a windfall
- A consensus of agreement that five years was a reasonable affordability period
- Maybe we should allow the clients to pay to release mortgages
- Milestones
A discussion was held on milestones. The following were all points brought up by the committee:
 - 50% committed 25% drawn, should change to 40% committed and 20% drawn.
 - Drawing funds is more of an issue than meeting commitment milestones
 - First year milestones are more difficult because of gearing up and the winter season
 - PY19 last milestone is 100% committed and 50% drawn
 - Client complaints have increased. Speculation of contracts being signed to meet milestones then work does not start for 6-months to a year.
 - Consensus on one free amendment was thumbs up
- Limits of Assistance
Discussion regarding the limits of assistance and the need to increase brought of this feedback:
 - Lead issues increase costs significantly
 - Raise maximum limits based on cost of living, 3% annually
 - Scale projects based on lead safe, lead abatement, septic, etc.
 - Raise maximums to at least \$50,000 to \$60,000
 - Relocations cost are going up too.
 - Contractors that must travel and therefore charge more.
 - Please consider granting exceeds requests as a blanket approval to exceed verse a flat amount which could result in the grantee to requesting permission multiple times.
- Collaboration Incentives
 - Second year is more difficult to collaborate because of timing issues
 - OCD should allow extensions based on collaboration with a third-party/grant source.
 - OCD should allow grantees to exceed \$46,000 maximum (went over outcomes memo)
 - Describing these scenarios in the application may be helpful
 - Allow extensions at the end of the grant could help to encourage collaboration
- Client Complaints
 - Initial, interim, and final inspections are critical to ensure projects are successful.
 - There must be frequent communication with the clients
 - The specifications must be clear and separated so customers' expectations are clear.
 - Discussion regarding awareness of how grantees are speaking to/or presenting information to clients was reviewed.
- Contractors, Contractors, Contractors
The Contractor discussion was incorporated into the Training and Recommendations discussion below.
 - Issues
 - Recruitment
 - Qualifications
 - Obstacles

Training Contractors, Workforce and More...

The Training discussion lead by Shana Garrett was very productive. The committee had many discussion points and feedback as outlines below.

- Training Needs and Recommendations
 - Income determination training is available on the HUD website
 - Strong need for full rehabilitation specialist training

- Initial inspection
 - Specification Writing
 - Interim inspections
 - Final inspections
 - Customer-contractor relations
- RRS training and Inspection licensing
- In-person training is preferred over webinar training
- Possible using lead training funds to pay for rehabilitation specialist training
- Any training should be broken down into small sessions
 - RRS
 - Steps to conduct appropriate inspections
 - Paperwork
 - Customer-client relations
- HWAP inspectors go through intensive training- Could Rehabilitation specialist utilize same “track” through COAD?
- GLCAP has a good training program
- Instead of having the rehab specialists type up their own paperwork have an administrator do it
- Should OCD put together “Introduction to Rehabilitation Specialist” manual for new employees?
- QCI (Energy Auditor) five-day course-could be a helpful resource
- Would like for the Housing Conference to come back
- Workforce Development Roundtable
 - Contractors
 - Rehabilitation Specialist
 - Resources available for workforce development (career centers, unions, recovery centers, trade programs)
 - Using funds as a line of credit to reduce delays
 - All new contractors to have money up front
 - Slow payment, no upfront payments, RRP requirements, and RRS requirements cause issues
 - Contractors can make more money doing something else in the private sector (insurance claims, etc.)
 - RRP rules are required by all contractors but are not always enforced
 - What about crew-based contractors?
 - What about Youth Built or other sources of workers
 - Trade Schools and RCO training
 - Technical Credit \$2,000 per certification

Other Issues/Comments/Questions

- Young people get trained through contractor then go to union jobs after a couple of years because of the pay increase

No comments from of Other Members of the Public.