

CONSOLIDATED PLAN

2012 PROPOSED USE OF FUNDS

COMMUNITY DEVELOPMENT BLOCK GRANT

HOME INVESTMENT PARTNERSHIPS

EMERGENCY SHELTER GRANT

HOUSING OPPORTUNITIES FOR PERSONS WITH
AIDS



MAYOR MICHAEL B. COLEMAN

CITY OF COLUMBUS

2012 USE OF FUNDS

GRANT TOTALS

Community Development Block Grant	\$6,725,617.00
HOME Investment Partnerships	\$3,603,832.50
Emergency Shelter Grant	\$283,037.00
Housing Opportunities for Persons with AIDS	\$768,105.00
TOTAL	\$11,380,591.50

2012 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

I. ACTIVITIES AND FUNDING LEVELS

(Aligned under themes established in the 2010-2014 Consolidated Plan)

A. AFFORDABLE HOUSING OPPORTUNITY

Department of Development	<u>CDBG Request</u>
Acquisition and Relocation Compliance Staff	\$ 56,537
Affordable Housing Opportunity Fund—CDBG	858,958
Community Development Collaborative	20,000
Continuum of Care Application	10,000
Fair Housing Services Contract	105,456
Fiscal Office—Rehabilitation	213,388
Homeowner Assistance Staff	792,463
Housing Administration	63,010
Housing Development and Finance Staff	74,200
Department of Health	
AIDS Housing Program	59,709
AFFORDABLE HOUSING OPPORTUNITY TOTAL	\$2,253,721

B. NEIGHBORHOOD AND TARGET AREA REVITALIZATION

Department of Development	
Code Enforcement	\$714,208
Environmental Nuisance	161,542
Land Reutilization Program	247,504
Neighborhood & Agency Programs	394,120
NEIGHBORHOOD AND TARGET AREA REVITALIZATION TOTAL	\$1,517,374

C. ECONOMIC DEVELOPMENT & OPPORTUNITY

Department of Development	
Brownfield Remediation	\$ 60,328
Business Development Office	153,973
Business Financing Office	332,231
Economic Development Loan Fund	476,736
Neighborhood Commercial Development	208,535
Neighborhood Support Fund (Includes the following organizations)	211,914
<i>Columbus Neighborhood Design Assistance Center - \$143,161</i>	
<i>Greater Linden Development Corporation - \$28,753</i>	
<i>Neighborhood Economic Development Fund - \$40,000</i>	
Franklinton Board of Trade – \$10,000	
Greater Hilltop Community Development Corporation -\$10,000	
Long Street Business Association – \$5,000	
Mt. Vernon Avenue District Improvement Association - \$5,000	
Parsons Avenue Merchants Association - \$10,000	

ECONOMIC DEVELOPMENT & OPPORTUNITY TOTAL	\$1,443,717
<u>D. SUPPORTIVE SERVICES</u>	
Department of Development	
Rebuilding Lives Supportive Services	71,029
Department of Health	
Pregnancy Support	50,957
Sexual Health Awareness	111,573
Department of Recreation and Parks	
Capital Kids	289,666
City Recreation Facilities Programs	257,326
Schools Out Program	175,216
Supportive Services Total	\$955,767
<u>E. PROGRAMMATIC SUPPORT</u>	
Department of Development	
Fiscal and Legislation	97,208
Department of Finance and Management	
Grants Management Staff	277,830
Loan Servicing Contract-Economic Development	25,000
Loan Servicing Contract-Housing	135,000
PROGRAMMATIC SUPPORT TOTAL	\$535,038
PROPOSED FUNDING FOR CDBG PROJECTS	\$6,705,617
Non-program expenditures: Revolving Loan Fund Interest Payable to HUD	<u>20,000</u>
PROPOSED CDBG BUDGET	\$6,725,617

II. PROJECTED RESOURCES

A.	<u>ENTITLEMENT FUNDS</u>	\$4,675,639
B.	<u>PROJECTED REVENUES & OTHER RESOURCES</u>	
	Housing Loan Repayments	\$300,000
	Economic Development Loan Repayments	342,720
	Subrecipients' Economic Development Loan Repayments	480,000
	Other Revenues	<u>125,000</u>
	Total Projected Program Income	\$1,247,720
	 Revolving Loan Fund Interest Earnings Payable to HUD	 <u>\$20,000</u>
	Total Projected Receipts	\$1,267,720
	 Contingency Reserve	 (\$747,291)
	Economic Dev. Program Income Retained by Subrecipients	(480,000)
	Carryover/Reprogramming of Prior Year Projects	2,009,549
	 TOTAL PROJECTED RESOURCES	 <u>\$6,725,617</u>

III. 2012 CDBG FUNDING LIMITS

The CDBG program has regulated funding limits (commonly called “caps”). Planning and administration activities are limited to 20 percent of the program year’s entitlement grant and program income. Public service activities are limited to 15 percent of the program year’s entitlement grant and prior year program income. The cap limits for 2012 are calculated as follows:

2012 Cap Calculations	Planning/ Administration	Public Service
Projected 2012 Entitlement Grant	\$4,675,639	\$4,675,639
Projected 2012 Program Income/ 2011 Program Income	<u>\$1,247,720</u>	<u>\$1,635,605</u>
Total	\$5,923,359	\$6,311,244
	<u>x 20%</u>	<u>x 15%</u>
Maximum Funding for Planning/Administration and Public Services	\$1,184,672	\$946,687

2012 Activities Subject to the Cap Limitations

Department of Development:		
Business Development Office	153,973	
Community Development Collaborative	20,000	
Continuum of Care Application	10,000	
Fair Housing	105,456	
Fiscal and Legislation	97,208	
Neighborhood and Agency Programs	394,120	
Rebuilding Lives Supportive Services		71,029
Department of Finance and Management:		
Grants Management Staff	277,830	
Health Department:		
AIDS Housing Staff	59,709	
Pregnancy Support Program		50,957
Sexual Health Awareness Program		111,573
Recreation and Parks Department:		
Capital Kids Program		289,666
City Recreation Facilities Programs		257,326
Schools Out Program	<u> </u>	<u>175,216</u>
Total	\$1,118,296	\$955,767

2012 Cap Percentages	18.88%	15.14%
Cap Reserve	\$66,376	\$(9,081)

IV. DESCRIPTION OF CDBG ACTIVITIES AND FUNDING OBJECTIVES

Theme 1 Affordable Housing Opportunity

DEPARTMENT OF DEVELOPMENT

Acquisition and Relocation Compliance Staff

\$56,537

Staff reviews all CDBG, HOME and Empowerment Zone activities for compliance with the Federal Uniform Acquisition and Relocation Act; develops, reviews and monitors implementation of relocation plans; provides technical assistance and training to city divisions as well as not-for-profit organizations working in the city; and provides optional relocation assistance to low- and moderate-income individuals required to vacate units due to code enforcement orders.

Staff will assist 50 households with optional relocation services and complete 375 project reviews.

Affordable Housing Opportunity Fund-CDBG

\$858,958

A) Home Safe and Sound Program (Homeowner Assistance Program) provides home repair loans and grants not to exceed \$20,000 in Neighborhood Pride Areas.

B) Home Modification Program provides up to \$15,000 in grants to homeowners and \$10,000 for rental properties to make accessibility modifications.

C) Chores Program provides up to \$1,000 in minor home maintenance to income-eligible elderly homeowners to enable them to remain in their homes.

D) Emergency Repair Program provides up to \$7,500 in grants to very low-income homeowners for critical repairs.

650 households will receive rehabilitation assistance in order to create and maintain decent, affordable housing.

Community Development Collaborative

\$20,000

The City of Columbus, Franklin County and other private organizations join together to contract with a non-profit organization to provide operating support and technical assistance for local community development corporations.

Continuum of Care Application

\$10,000

The Community Shelter Board (CSB) prepares the annual Consolidated Application for the Continuum of Care Homeless Assistance Programs. The Consolidated Application is submitted to the U.S. Department of Housing and Urban Development for all Columbus and Franklin County projects. This funding supports the city's effort to provide housing units to homeless individuals.

Fair Housing Services Contract

\$105,456

Funds are provided for administrative costs to the Columbus Urban League (CUL) to enable them to provide fair housing services to the residents of the city. These services include increasing the awareness of fair housing issues, fair housing barrier elimination, housing discrimination redress and implementation of the Fair Housing Action Plan.

The CUL will provide fair housing education and training; investigate all alleged housing discrimination complaints; coordinate and conduct housing discrimination testing sets and affirmative marketing monitoring visits on HOME projects; conduct homebuyer/homeownership education classes and advertising promotions/campaigns in order to reach protected groups; and coordinate the update and implementation of the Fair Housing Action Plan.

Fiscal Office Rehabilitation **\$213,388**

The Fiscal Rehabilitation unit is responsible for financial record keeping for the Housing Rehabilitation Program. These duties include budget preparation, quarterly financial reviews, contract payments and accounts payable.

Homeownership Assistance Staff **\$792,463**

Staff implements the Home Safe and Sound (Homeownership Assistance Program), Home Modification and Chores programs. Activities consist of processing applications, feasibility assessments, preparation of rehabilitation specifications, regulatory compliance, assisting homeowners with the bid process, construction management and processing of change orders and draws. Staff also performs construction draw inspections for Homeownership Development and Rental Housing Production Preservation projects, reviews rehabilitation specifications for Homeownership Development projects and prepares rehabilitation specifications for Land Reutilization Program properties in the CDBG service area.

Implementation costs for the Home Safe and Sound, Home Modification, and Deaf Services programs as well as the city funded Roof Repair Program. See individual program descriptions for proposed accomplishments.

Housing Administration **\$63,010**

Staff administers all housing programs including the Affordable Housing Opportunity Fund (Homeownership Assistance, Home Modification, Chores and Emergency Repair programs), and Acquisition and Relocation Compliance. Staff also administers the Residential Tax Incentive program and oversees Lead Safe Columbus.

See individual program descriptions for proposed accomplishments.

Housing Development and Finance Staff **\$74,200**

Funds provide staff and administrative costs to implement the Housing Development Program and manage loan assets.

See HOME Affordable Housing Opportunity Fund description for proposed accomplishments.

DEPARTMENT OF HEALTH

AIDS Housing Program Staff **\$59,709**

This program coordinates the federal Housing Opportunities for Persons with AIDS (HOPWA) HUD grant with other HIV related community resources and local homeless and housing services. The HOPWA program provides long term, comprehensive strategies for meeting the housing needs of low-income individuals living with HIV/AIDS; increases access to HIV related medical care and decreases the risk of homelessness.

This program will serve 245 households that include an individual living with HIV/AIDS. HOPWA services include tenant based rental assistance, short-term rent, mortgage and utility assistance and emergency housing.

Theme 2 Neighborhood & Target Area Revitalization

DEPARTMENT OF DEVELOPMENT

Code Enforcement **\$714,208**

The Code Enforcement program is responsible for making inspections and issuing notices and orders to property owners for violations of various sections of the Columbus City Code. Inspectors meet with owners, residents, attorneys and community groups to resolve issues that impact health and safety, as well as improve the housing stock in the City of Columbus. Inspectors testify in court cases involving non-compliant owners, make referrals to other divisions and agencies, participate in the Neighborhood Pride Program and respond to citizen concerns from the 311 call center.

This unit will make 2,800 inspections to address housing and environmental violations.

Environmental Nuisance **\$161,542**

The Environmental Nuisance Program is designed to eliminate harmful environmental conditions within the Community Development service area. The Environmental Blight Abatement unit mows and cleans vacant lots, secures vacant structures, demolishes unsafe garages and accessory structures and maintains city owned properties.

720 private parcels will be mowed and the solid waste removed by outside contractors, creating a better living environment for low and moderate income areas.

Land Reutilization Program **\$247,504**

The Land Reutilization program allows the city to designate and acquire vacant, abandoned and foreclosed properties for redevelopment or reuse. Structures are sold for rehabilitation, demolition or new infill development. The goal of the program is to turn non-productive property into productive neighborhood assets while mitigating blight in the neighborhoods.

518 vacant and abandoned lots and structures will be cleaned up and mown. 75 blighted structures will be demolished.

Neighborhood and Agency Programs **\$394,120**

Neighborhood Liaisons were created to improve communications with neighborhoods. They work closely with neighborhood leaders to discuss, address and resolve community issues. They are able to connect city government and the community to resolve community concerns.

Neighborhood liaisons meet with thousands of residents over the course of the year. They attend area commission, civic association, neighborhood coalition, block watch and other community meetings. Their goal is to help citizens access city information and services.

Theme 3 Economic Development

DEPARTMENT OF DEVELOPMENT

Brownfield Remediation **\$60,328**

The Brownfield Remediation Program strives to eliminate slum and blighted conditions by cleaning up contaminated land and buildings to be redeveloped into viable commercial and industrial space. Applications are made to the state, federal and local governments for clean-up funding. Vacant land and buildings are redeveloped, thereby creating jobs and increasing investment in the central city.

4 companies will benefit from Brownfield Remediation, creating 50 new jobs and substantially increasing investment in the central city.

Business Development Office **\$153,973**

The Business Development Office strives to keep existing businesses growing and to bring new business and jobs to the city. This is accomplished through site visitations, site and infrastructure research projects, coordination of financial assistance and capital improvement packages, employment assistance and networking with local, state, federal and private sector entities to meet the needs of existing and prospective businesses.

150 businesses will be provided assistance in the city, resulting in over \$50 million in new business development investment in Columbus.

Business Financing Office **\$332,231**

The Business Financing Office services all economic development loans closed prior to 2004. Activities include payoffs, subordinations, forbearance agreements, delinquencies and legal action. The Business Financing Office is the liaison between the city and its loan underwriters, Community Capital Development Corporation (CCDC) and the Economic and Community

Development Institute (ECDI).

It is anticipated that this office will directly impact the creation/maintenance of 25 jobs.

Economic Development Loans

\$476,736

This program will provide a variety of loans to small businesses. One loan product has an emphasis on minority-owned businesses, another provides micro-loans to low- and moderate-income individuals who own small businesses or want to start a small business. The fund will also make fixed asset financing available through expansion. Loans will leverage and/or reduce the cost of business borrowing. In addition, the program consists of a variety of integrated strategies coordinated to enhance the image of each business corridor. A variety of lending tool provisions will offer attractive financing terms to spur investment.

Through these loans, this program is projected to directly impact the creation of 50 jobs in 2012.

Neighborhood Commercial Revitalization

\$208,535

Staff members of the Neighborhood Commercial Development Program implement the city's initiatives in 6 targeted areas. These initiatives include: implementation of the Neighborhood Commercial Revitalization (NCR) Program, implementation of commercial grants, the provision of training and technical assistance to NCR business associations, oversight of requested design services from the Neighborhood Design Center (NDC) and the identification of additional resources to augment the NCR Program.

Staff will provide ongoing technical assistance to businesses and business associations in the six targeted areas; process 10 grants to commercial businesses and community development corporations in the targeted areas; and market city loan programs by referring 40 individuals/businesses to CCDC and ECDI for potential loans.

Neighborhood Support Fund

\$211,914

Recognizing the priorities of the community, the program was established to provide a source of funding for neighborhood-based organizations to develop and implement their economic development projects, initiatives and services. Design services are provided to enhance the image and viability of each business corridor. The funds will provide administrative funding for community development corporations, neighborhood-based organizations and business associations.

Design services will be provided for 20 commercial buildings located in 6 designated areas. Six business associations will provide training and seminars to areas businesses. Five business associations will provide marketing materials and business directories, for products and services available in the area, to area businesses. Four business associations will provide quarterly newsletters or newspapers to residents of the city.

Theme 4 Supportive Services

DEPARTMENT OF DEVELOPMENT

Rebuilding Lives Supportive Services

\$71,029

The Community Shelter Board oversees the implementation of the Rebuilding Lives program. The Rebuilding Lives Plan is a two-part approach to ending homelessness and literally "rebuilding lives." The first part is meeting the short-term needs of homeless men and women through an improved safety net of emergency shelter. The second is the meeting of long-term needs through the development and operation of permanent supportive housing. Funds will be used for supportive services to the Rebuilding Lives program. Supportive services will consist of coordination of necessary social services for homeless men and referrals for homeless men and women to physical and mental health agencies.

DEPARTMENT OF HEALTH

Pregnancy Support Program **\$50,957**

The program offers in-home family centered coordination and education services to promote positive pregnancy and infant health outcomes for pregnant women and their infants up to age one. Staff identifies high risk women through active community outreach; provides mobile pregnancy testing and follow-up to prenatal, pediatric and primary care; and assists the women in obtaining necessary social services such as pregnancy education, infant and parenting information and assistance obtaining Medicaid, WIC and other community services as needed.

This program will administer 100 pregnancy tests and identify 40-50 clients to be followed through pregnancy to one year following birth.

Sexual Health Awareness Program **\$111,573**

The Sexual Health Awareness Program (SHAC) will decrease the incidence of sexually transmitted infections by increasing the sexual health management skills of the city's most vulnerable populations. The program provides a continuum of sexual health education, diagnostic, treatment and referral services. These services are targeted toward low-income uninsured/underinsured persons/households.

SHAC will provide culturally competent education to increase the sexual health management skills of 1,300 persons in targeted areas through various community groups and one-on-one sessions.

DEPARTMENT OF RECREATION & PARKS

Capital Kids Program **\$289,666**

The Capital Kids after school program model incorporates trained staff, state of the art technology, high expectations and high performance standards designed to gauge student's academic achievement and to provide participants with a safe place to learn and play when school is out. Currently there are Capital Kid programs in four city community recreation centers. The Capital Kids program contains six components: a nutritious snack, academic assistance, life skills, prevention programs, recreation and socialization, strong family involvement and even a weekend take-home grocery program.

140 students will be provided assistance during non-school hours.

City Recreation Facilities Programs **\$257,326**

This activity provides programming in center city recreation facilities for youth ages 6 to 18 that may not otherwise have an opportunity for healthy and productive recreation, instruction and social skill building.

Funding will be provided to 11 center city facilities.

School's Out Program **\$175,216**

The School's Out Program is designed to benefit the children of working parents by providing a camp for children, ages 6 to 14 years, which operates during the summer when school is not in session. School's Out offers a day long, well supervised program that allows children to take part in a variety of recreational, educational, cultural and physical fitness activities in a safe and secure environment.

This program operates out of 4 recreation sites and will serve 300 children in 2012.

Programmatic Support

DEPARTMENT OF DEVELOPMENT

Fiscal and Legislation **\$97,208**

The Fiscal and Legislation unit is responsible for all financial record-keeping functions,

including contract payments, legislation processing and accounts payable.

DEPARTMENT OF FINANCE & MANAGEMENT

Grants Management Staff	\$277,830
The staff of the Grants Management Office administers the Community Development Block Grant, Emergency Shelter Grant, HOME and Housing Opportunities for Persons with AIDS programs. Duties include budget development, financial resource management, program monitoring, technical assistance, regulatory compliance, completion of required environmental reviews, loan servicing, prevailing wage compliance, project eligibility issues and the preparation of required federal reports.	
Loan Servicing Contract - Economic Development	\$25,000
Funds provide for a loan servicing contract that will assist in the administration of the city's economic development loan portfolio.	
Loan Servicing Contract - Housing	\$135,000
Funds provide for a loan servicing contract that will assist in the administration of the city's housing loan portfolio.	
Grand Total	\$6,705,617

2012 HOME INVESTMENT PARTNERSHIPS PROGRAM

I. ACTIVITIES AND FUNDING LEVELS

<u>A. AFFORDABLE HOUSING OPPORTUNITY FUND—HOME</u>	\$2,552,683.99
<u>B. COMMUNITY HOUSING DEVELOPMENT (CHDO) OPERATING SUPPORT</u>	172,691.63
<u>C. COMMUNITY HOUSING DEVELOPMENT PROJECT SET-A-SIDE</u>	518,074.88
<u>D. HOME ADMINISTRATION</u>	360,382.00
TOTAL FUNDING LEVEL	\$3,603,832.50

II. PROJECTED RESOURCES

<u>A. ENTITLEMENT FUNDS</u>	\$3,453,820.50
<u>B. PROGRAM INCOME</u>	\$150,000.00
TOTAL PROJECTED RESOURCES	\$3,603,832.50

III. DESCRIPTION OF ACTIVITIES AND FUNDING OBJECTIVES

DEPARTMENT OF DEVELOPMENT

Theme 1 Affordable Housing Opportunity

Affordable Housing Opportunity Fund (HOME) \$2,552,683.99

A) Rental Housing Production/Preservation Program (RHPP) provides gap financing to developers and owner/investors to acquire and/or construct new or rehabilitate existing rental housing.

B) Rebuilding Lives Program provides tenant-based rental assistance. The local preference is to assist chronically homeless men and women needing some level of supportive services to transition into a safe, secure living situation and meeting one or more of the following definitions of chronic homelessness: a) using the emergency shelter system for more than a total of 120 days over a period of two years; or b) living on the street for a total of more than 120 days; or c) repeated emergency shelter use (four or more times).

C) Homeownership Development Program (HDP) provides gap financing for the development of new infill housing or acquisition/rehabilitation of existing vacant single-family homes for sale with preference for developments in Neighborhood Investment Districts.

D) Downpayment Assistance provides deferred loans to enable first time homebuyers to acquire a home.

200 households will be provided with decent, affordable rental housing.

175 households will receive rental assistance for the purpose of creating decent affordable housing.

10 new homes will be constructed enabling 10 households to access decent affordable housing.

85 households will receive down payment assistance to provide decent affordable housing to first time homebuyers.

Community Housing Development Organization Operating Support **\$172,691.63**

The city of Columbus, as allowed by HUD regulations, has reserved 5% of its HOME allocation for operating expenses of Community Housing Development Organizations (CHDOs). The HOME funds are provided to the Community Development Collaborative which will award grants to CHDOs based upon evaluation of performance in achieving the CHDO mission, goals and objectives of their strategic plan, management successes and production of affordable housing.

Operating support is provided to six non-profit CHDOs for the purpose of creating decent, affordable housing in the city of Columbus.

Community Housing Development Organizations Set-Aside **\$518,074.88**

The City of Columbus, as required by HUD, has reserved 15% of its HOME allocation for affordable housing development projects sponsored or developed by Community Housing Development Organizations (CHDOs).

Financial assistance is provided to eligible nonprofit CHDOs that will create 25 decent, affordable housing units for low income households.

HOME Administration **\$360,382.00**

Overall administrative expenses for the Housing Development Program, Rental Housing Production/Preservation Program, Community Housing Development Organization (CHDO) and the American Dream Downpayment Initiative.

Specific annual goals are found in the above described Housing Development Program, Rental Housing Production/ Preservation Program, Community Housing Development Organization (CHDO) and the Downpayment Assistance programs.

Grand Total **\$3,603,832.50**

2012 EMERGENCY SHELTER GRANT

I. ACTIVITIES AND FUNDING LEVELS

A. <u>COMMUNITY SHELTER BOARD</u>	\$283,037
TOTAL FUNDING LEVEL	\$283,037

II. PROJECTED RESOURCES

A. <u>ENTITLEMENT FUNDS</u>	\$283,037
TOTAL PROJECTED RESOURCES	\$283,037

III. DESCRIPTION OF ACTIVITIES AND FUNDING OBJECTIVES

Theme 1 Affordable Housing Opportunity

DEPARTMENT OF DEVELOPMENT

Emergency Shelter Grant	\$283,037
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Funds are allocated to the Community Shelter Board (CSB) to provide operational support for activities necessary to the continuing operation of the Board's mission to coordinate and stabilize the base funding of emergency shelter programs. The CSB will allocate funds to homeless programs to enable them to continue to provide emergency shelter services to men and women.

4,500 single men and women will be served.

Grand Total	\$283,037
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2012 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

I. ACTIVITIES AND FUNDING LEVELS

A. <u>HOPWA PROGRAM</u>		\$768,105
	TOTAL FUNDING LEVEL	\$768,105

II. PROJECTED RESOURCES

A. <u>ENTITLEMENT FUNDS</u>		\$768,105
	TOTAL PROJECTED RESOURCES	\$768,105

III. DESCRIPTION OF ACTIVITIES AND FUNDING OBJECTIVES

Theme 1 Affordable Housing Opportunity

DEPARTMENT OF HEALTH

The HOPWA program coordinates the federal HOPWA formula grant program for the eight (8) county (Delaware, Fairfield, Franklin, Licking, Madison, Morrow, Pickaway and Union) Metropolitan Statistical Area (MSA). HOPWA funds will be used to ensure Housing Assistance resources are maintained and/or expanded and are accessible for income-eligible persons within the MSA who are infected with HIV/AIDS.

\$768,105

\$768,105