

COMMUNITY DEVELOPMENT DASHBOARD REPORT

Franklin County Economic Development and Planning Department

July 2011



HOMEOWNER PARTNERS

HOMES ON THE HILL

COLUMBUS HOUSING PARTNERSHIP

MID-OHIO REGIONAL PLANNING COMMISSION

AFFORDABLE HOUSING TRUST

COLUMBUS URBAN LEAGUE

MIRACIT

COMMUNITY HOUSING NETWORK

NATIONAL CHURCH RESIDENCES

ECONOMIC AND COMMUNITY DEVELOPMENT INSTITUTE

REBUILDING TOGETHER CENTRAL OHIO

THE COMMUNITY DEVELOPMENT COLLABORATIVE OF GREATER COLUMBUS

HABITAT FOR HUMANITY - GREATER COLUMBUS

Commissioners

Marilyn Brown, *President*

Paula Brooks

John O'Grady



Commissioners

Marilyn Brown, *President*

Paula Brooks

John O'Grady

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Dashboard Report

Community Development: Homeowner Programs

Franklin County Economic Development and Planning Department

Q1: Public Services
Q2: Homeowner Programs
Q3: Rental Housing/Homelessness
Q4: Infrastructure/Planning



WELCOME

Community Development: The Franklin County Economic Development and Planning Department (EDP) administers the Federal entitlement dollars the County receives from the U.S. Department of Housing and Urban Development (HUD). The County receives such funding from three programs: the Community Development Block Grant (CDBG) program, which primarily benefits low-income individuals; the HOME partnership (HOME) program, which funds affordable housing opportunities; and the Emergency Shelter Grant (ESG) program, which provides homelessness assistance.

Dashboard Report: This report will highlight the homeowner programs funded by the County. EDP will update this report quarterly highlighting other programs funded by the county: rental housing and homelessness construction projects, public services, and infrastructure/planning projects.

Partners: Our office funds programs and projects within Franklin County's eligible target areas in participating jurisdictions to provide services that address the needs of low and moderate income residents. Franklin County provides these services by contracting out to local service providers and vendors.

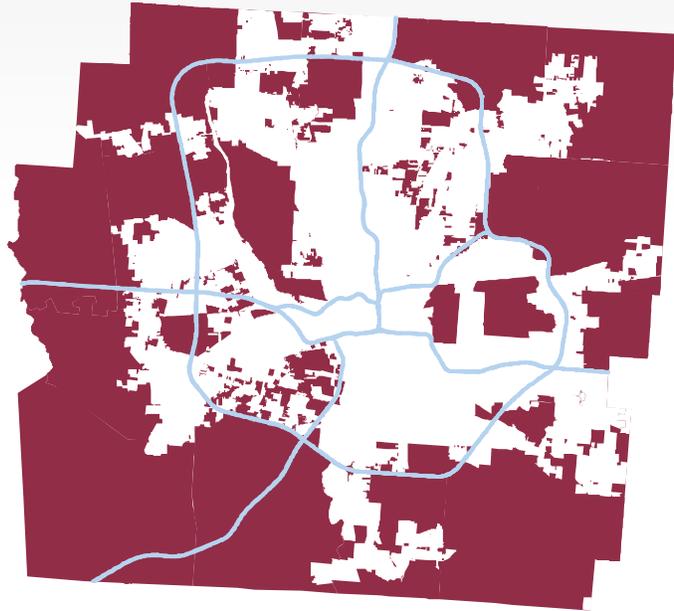
Below is a list of participating jurisdictions by City, Village, and Township.

City of Bexley
 City of Dublin
 City of Gahanna
 City of Grandview Heights
 City of Grove City
 City of Hilliard
 City of Reynoldsburg
 City of Upper Arlington
 City of Westerville
 City of Whitehall
 City of Worthington

Blendon Township
 Brown Township
 Clinton Township
 Franklin Township
 Hamilton Township
 Jackson Township
 Jefferson Township
 Madison Township
 Mifflin Township

Norwich Township
 Perry Township
 Plain Township
 Pleasant Township
 Prairie Township
 Sharon Township
 Truro Township
 Washington Township

Village of Canal Winchester
 Village of Groveport
 Village of Harrisburg
 Village of Lockbourne
 Village of Marble Cliff
 Village of Minerva Park
 Village of New Albany
 Village of Obetz
 Village of Urbancrest
 Village of Valleyview



■ Jurisdictions we serve

Non-Profit Partners:

- Affordable Housing Trust
- Columbus Housing Partnership
- Columbus Urban League
- Mid-Ohio Regional Planning Commission
- Homes on the Hill
- MiraCit
- Mid-Ohio Board for an Independent Living Environment
- Community Housing Network
- National Church Residences
- Community Research Partners

- Community Shelter Board
- Legal Aid Society
- LifeCare Alliance
- Economic and Community Development Institute
- Increase CDC
- Dress for Success
- Rebuilding Together Central Ohio
- Community Development Collaborative of Greater Columbus
- Furniture Bank of Central Ohio
- Franklin Park Conservatory
- Habitat for Humanity - Greater Columbus

- Community Capital Development Corporation

The City of Columbus

County Partners:

- County Treasurer
- County Engineer
- County Sanitary Engineer
- Public Health
- Office on Aging
- Public Facilities Management
- Franklin Soil and Water Conservation District

COMMUNITY SERVICES

The following is a list of services and programs offered by the Community Development section of the Economic Development and Planning Department that residents may find useful. In order to receive these services, recipients must reside in Franklin County but outside the Columbus city limits and meet certain income eligibility guidelines.

- Adaptive Equipment for the Hearing Impaired
- Dress for Success
- Fair Housing Services
- Handicap Accessibility and Minor Home Repair Grants
- Homebuyer Down Payment Assistance
- Homebuyer Counseling
- Single Family Rehabilitation Loans
- Sewer Tap-In Assistance
- Urgent Repair Grants

The Economic Development and Planning Department also provides the following economic development services to income-eligible residents and/or businesses located in the County:

- Microenterprise Loan Program
- Microenterprise Development Training
- Franklin County Biz Launch Fund
- Franklin County Green Corps

Contact us for more information:

Franklin County Economic Development and Planning
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104

Phone: 614-525-3094

Website: <http://www.franklincountyohio.gov/commissioners/edp/>



COMMUNITY ENGAGEMENT

Franklin County Economic Development and Planning is committed to engaging with stakeholders in the local community to share best practices, consolidating community development efforts, and delivering the highest quality of services that our communities desire. As part of this commitment to community engagement, EDP staff participate on the following boards and committees in the Central Ohio community:

- Central Ohio Workforce Investment Corporation – *Board Member, Business-Employment Relations & Adult Dislocated Worker Committee*
- City/County HOME Projects Discussion Committee – *Member*
- City of Columbus Green Team Growth & Development Working Group – *Member*
- Columbus Area Affordable Housing Task Force – *Committee Member*
- Columbus Chamber – *Green Business Council*
- Community Development Collaborative of Greater Columbus – *Board Member/Staff Support*
- Community Shelter Board – *Homelessness Prevention and Rapid-Rehousing Committee, Emergency Shelter Grant Committee*
- Community Shelter Board Rebuilding Lives Funder Collaborative – *Board Member*
- Continuum of Care – *Board Member, Evaluative Committee*
- Franklin County Community Development Advisory Board – *Staff*
- HUD Regional Issues Task Force – *Member*
- Joint Columbus and Franklin County Housing Advisory Board – *Board Member*
- Ohio Conference of Community Development – *Board Member*



BUILDING BETTER HOMES

The AWARE Manual

Building Better Homes with the AWARE Manual

In 2009, Franklin County and the City of Columbus created and adopted the AWARE (Accessibility, Water Conservation, Air Quality, Resource Conscious, Energy-Efficient) Manual for Sustainable Accessible Living to be the performance standard for all federally funded residential projects in these jurisdictions.

The AWARE Manual for Sustainable Accessible Living was modeled after the Enterprise Green Communities criteria and is a guide to providing housing that is healthy, accessible, and environmentally friendly. Homes that meet the AWARE standards, matched with resource-conscious behaviors in the home, can lead to more efficient energy use and lower utility bills.

Our office works with developers to ensure that new federally funded homes meet as many of the AWARE standards as possible. The manual itself offers many tools for constructing green, accessible homes, and our office holds training sessions to teach developers about the standards.

Green Housing Tip

Choosing energy-efficient products can save families about 30% (\$400 a year) while reducing emissions of greenhouse gases. Whether you are looking to replace old appliances, remodel, or buy a new house, you can help. ENERGY STAR is the government backed symbol for energy efficiency. The ENERGY STAR label makes it easy to know which products to buy without sacrificing features, style or comfort that today's consumers expect.

Source: U.S. Environmental Protection Agency

For more information on green tips for your home, visit the AWARE page on the Come Home Central Ohio website:
<http://www.ComeHomeCO.org/AWARE/>



Green Homes Under Construction

The County awarded federal Neighborhood Stabilization Program funds to Columbus Housing Partnership (CHP) to rehabilitate or reconstruct 10 housing units in the Northern Lights area. CHP acquired the property at 3721 Walford Rd and determined that the property was unfit for rehab. The existing structure was demolished in July of 2010 and the lot was divided into two ¼ acre lots. Construction contracts for the two new homes were awarded to CEQART Construction Group in October of 2010. The new, three-bedroom homes are ranch style and are built to the AWARE Manual standards. They are 100% Universal Design compliant and incorporate many “green” features.

Universal Design Features

- Zero-step entry into home
- Accessible bathrooms with 5 foot turning radius as well as curbless roll-in master shower with fold up seat and grab bars installed
- Oversized interior door openings
- Switches and electrical outlets located at accessible heights
- Lever style hardware on all doors
- Removable-front sink base in kitchen
- Supplemental clearance around all appliances in kitchen

Green Features

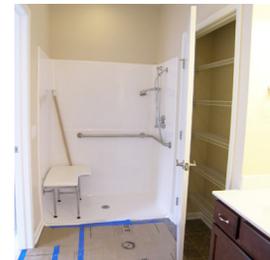
- High-efficiency HVAC system
- Fresh air intake
- Ducts sealed with mastic
- High efficiency water heater and insulated supply lines.
- Low flow plumbing fixtures.
- Extremely tight air sealing of the building envelope
- Exterior walls insulated to R-19 with spray foam insulation around the bands.
- Energy Star rated appliances and light fixtures
- Passive radon mitigation (made active if necessary)
- Low VOC materials, sealants and adhesives.



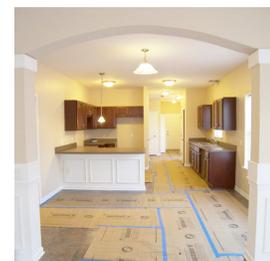
This new home in Franklin County was built to AWARE standards using NSP funds



Pre-Demolition



Handicap-Accessible Bathroom



Post Construction Kitchen

NEIGHBORHOOD STABILIZATION PROGRAM



NSP Overview

The Neighborhood Stabilization Program was established in 2008 to combat the issue of abandoned and foreclosed homes. Franklin County was awarded \$5,439,644 in NSP1 funds, a special Community Development Block Grant allocation, and \$3,412,500 in NSP2 funds as part of the American Recovery and Reinvestment Act of 2009. These funds are being used to acquire and redevelop foreclosed properties that would otherwise become blighted, causing health and safety issues, potentially harboring crime, and otherwise lowering surrounding property values.

Franklin County's NSP funding was targeted at redeveloping properties in "tipping point" neighborhoods that were otherwise stable but on the cusp of deterioration as a result of the foreclosure crisis. The County chose four areas to target this investment: Eastern Franklin County, the City of Whitehall, the Westland Area, and the Northland Area.

Under NSP1, the County's partners have acquired and redeveloped 28 sites for the production of 30 new or substantially rehabilitated single-family homes, which will be sold to homebuyers at or below 120% of the area median income (AMI). Under NSP2, at least 10 more single-family homes will be redeveloped in the Whitehall target area, and the County is contributing to the development of the Commons at Third, a 100-unit permanent supportive housing facility on a blighted site in the Grandview area.

In addition to addressing foreclosed and vacant properties, the County's NSP will impact 142 families and 385 jobs in Franklin County, and will be used to leverage \$11,425,000 in other funds for housing programs.

NSP Project Partners

Franklin County awarded its NSP funds to the following partners to identify, acquire, redevelop, and resell NSP properties: Columbus Housing Partnership (CHP) for the Northland Area; Homes on the Hill CDC (HOTH) for the Westland Area; Habitat for Humanity for the City of Whitehall/Far East Side; and Mid-Ohio Regional Planning Commission (MORPC) for the Westland Area under NSP1 as well as the City of Whitehall under NSP2.

Homes on the Hill

Homes on the Hill Community Development Corporation (HOTH) and Franklin County have partnered to design and implement programs that will help stabilize neighborhoods and offer quality homes. Through NSP, HOTH has rehabbed five units in the Lincoln Village / Westland area. The homes are designed to be accessible, energy efficient, and environmentally safe. HOTH homes are lead safe and extensively rehabbed to meet the County's AWARE standards for sustainable, accessible living.

HOTH's mission is to provide decent, affordable housing for low and moderate income individuals and families helping to strengthen their neighborhoods.



Columbus Housing Partnership/Homeport Home Ownership

Homeport Home Ownership has completed its first nine homes in the Northland area through the use of Franklin County NSP funds. Northland Homes is part of the greater RESTORE Franklin County initiative. The program focuses on preserving home ownership by redeveloping eye-sore properties, homes which if not addressed could destabilize an otherwise desirable area.

Homeport Home Ownership purchased a total of seven vacant, foreclosed homes. Six of the homes were severely blighted, had structural issues, and were functionally obsolete.

Franklin County administered the demolition of these six homes, enabling Homeport Home Ownership to build eight new affordable, high-quality, energy efficient homes. One additional home was substantially renovated. All homes were designed with the City and County AWARE standards for sustainable, accessible living.

In addition to \$1.86M in NSP funds, Franklin County has targeted Community Development Block Grants (CDBG) in the area. The use of CDBG funds has enabled improvements such as sidewalks, curbs, gutters and lighting. An emphasis has been placed on increasing connectivity and walkability, providing safe routes for families and workers, and increasing access to public transportation and commercial corridors for residents in the neighborhood.

Habitat for Humanity

Habitat for Humanity of Greater Columbus has partnered with Franklin County on NSP1 to serve the City of Whitehall target area. Habitat's homes are targeting the County's very low-income (at or below 50% AMI) population with their unique homeownership model, which includes sweat equity, provided by the potential homeowner themselves as well as community volunteers. The Habitat model allows the County to serve those who are ready for homeownership but may not be able to secure conventional mortgage terms by providing modest housing with sustainable financing.

Habitat is rehabilitating and reconstructing seven properties in the City of Whitehall/Far East Side target area, as well as three homes in the Harrisburg Pike/Grove City area. Each of these ten single-family homes will adhere to the AWARE standards for sustainable, accessible living, ensuring long-term affordability for these homeowners.



Mid-Ohio Regional Planning Commission

The Mid-Ohio Regional Planning Commission (MORPC) joins Homes on the Hill in addressing foreclosed and vacant properties in the Westland target area under NSP1. MORPC is substantially rehabilitating six homes in the area. The homes' universal design features are particularly accommodating for residents with a physical disability and those who wish to age in place in their home.

Each of the County's NSP properties are listed as they are completed on the joint City of Columbus-Franklin County home marketing website, Come Home Central Ohio (www.ComeHomeCO.org).

HOMEOWNER PROGRAMS

current programs



Single-Family Rehabilitation Loans

This program, administered by the Mid-Ohio Regional Planning Commission (MORPC) allows income-eligible homeowners to rehabilitate their houses and bring them up to building codes. Repairs may be funded for up to \$30,000 in the form of a deferred or forgivable home loan. Loan payment is deferred until the homeowner vacates the house, and is forgivable if the homeowner maintains residency, keeps the house up to code, and stays current on property taxes and home insurance for a prescribed period of time. The prescribed period for maintaining the residence to receive loan forgiveness is 11-20 years, depending on the size of the loan.

In 2010, this program resulted in the rehabilitation of 8 single-family homes, impacting approximately 30 jobs.

Minor Home Repair Grants

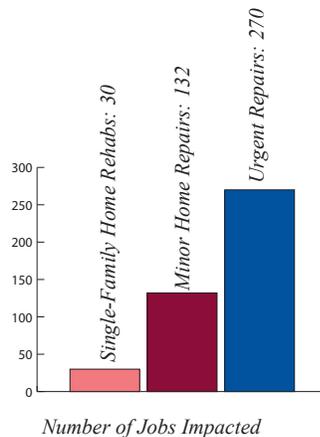
This program, administered by the Economic and Community Development Institute (ECDI) provides income-eligible senior and/or disabled homeowners 55 years or older grants for up to \$1,000 to rehabilitate their houses from conditions that could threaten their health and safety.

In 2010, ECDI performed 66 minor home repairs, impacting approximately 132 jobs.

Urgent Repair Grants

The Urgent Repair program, administered by MORPC, provides grants for up to \$6,500 to income-eligible homeowners to repair a major failing system in a household that threatens the occupants' immediate health and safety as well as on-site sewage disposal systems and wells. Grants are also available for architectural modifications to the homes or rental units of handicapped residents.

In 2010, MORPC and Franklin County Public Health, the former administrator of this program, performed a total of 90 urgent repairs in the County, impacting approximately 270 jobs.



Homebuyer Downpayment Assistance

The Downpayment Assistance program, administered by Columbus Housing Partnership (CHP), assists income-eligible first-time homeowners with downpayments and closing costs for the purchase of a home in Franklin County (outside the Columbus city limits). First-time homebuyer counseling services are also available through this program to educate potential homebuyers on credit issues and financial management during homeownership.

In 2010, 20 households received downpayment assistance under this program.



Homes on the Hill

Homes on the Hill, CDC (HOTH) is a nonprofit community housing development organization (CHDO) providing housing, homeownership services, and economic development activities in the west and southwest portions of Franklin County and the City of Columbus. HOTH specializes in the development of existing residential properties for homeownership and has partnered with Franklin County in providing rehabbed homes for homeownership.

As a HUD certified housing counseling agency, HOTH provides homeownership services which include homeownership education classes, one on one credit counseling, foreclosure counseling, and post purchase counseling. HOTH provides counseling services to over 700 households annually. These services have become critical during the recent housing crisis.

HOTH has historically partnered with Franklin County to provide rehabbed properties through HOME funded projects. HOTH is currently developing eight homes for homeownership funded through a HUD Green Homes grant, which will provide for the application of additional energy conservation and safe material applications for HOTH homes. These eight properties are located in the township areas of the West side of Columbus.

HOTH is also a County partner in the Neighborhood Stabilization Program (NSP) in the Westland target area. Almost all properties developed by HOTH are foreclosed and vacant properties. The development and return of these properties to the market is a critical component of stabilizing neighborhoods.

Franklin County has provided HOTH with administrative support through the County's participation in the Community Development Collaborative of Greater Columbus. This support is critical to HOTH's mission of providing affordable housing opportunities and developing programs that strengthen neighborhoods. HOTH has created an additional project, Hilltop Homes, which is a 30 unit single family rental project in the Central Hilltop area scheduled for completion in late 2011. This is supported through NSP funds from the State of Ohio.

HOTH is working with businesses in the Westland area to develop programs to supplement the arrival of a casino on the Westside. HOTH is a founding member of the Weston Vision, Inc., a group formed to promote planned and appropriate development in the area surrounding the casino.

HOTH's offices are currently located in the Westland Mall.



Community Development Collaborative of Greater Columbus

The Community Development Collaborative of Greater Columbus (The Collaborative) was created over a decade ago to provide leadership, financial support, training and direct technical assistance to Columbus, Ohio’s neighborhood-based community development corporations (CDCs).

Since its inception in 1992, it has evolved from a program with no support staff and limited resources administered by a working board, to an independent organization, governed by a volunteer board and more than \$1.5 million in contributions and support annually.

Franklin County has been working hand-in-hand with the Collaborative for two decades, providing annual funding to the organization and partnering on projects to increase and preserve affordable housing in the County. This mission has been accomplished by supporting the Collaborative’s efforts to increase the capacity of the County’s CDCs through fund management, technical assistance, and marketing partnerships. The County CDCs served by the Collaborative are Homes on the

Hill, serving the Hilltop/Westland area, and MiraCit, serving the Mock Road/Northeast area.

An important outcome of this partnership has been the Collaborative’s ability to attract and retain investors to support ongoing CDC programs and projects, lending to the sustainability of the local affordable housing and community development industry.

The Collaborative is served by more than **\$1.5 million** in contributions annually

ECDI Home Repair Program

In operation since January 2005, ECDI’s Home Repair program’s primary goal is to decrease the number of senior citizens or disabled persons in Franklin County who live in unsafe or inaccessible homes. The program performs work that is necessary

to correct substandard or deteriorated conditions that create an imminent danger to the homeowner’s health and safety. Eligible work under this program may include repair or replacement of heating systems, plumbing systems, hot water heaters, hazardous electrical systems, or severely deteriorated windows and doors. The program also regularly eliminates barriers to accessibility for disabled individuals by installing safety bars in bathrooms, securing handrails, and installing wheelchair ramps.

In Fiscal Year 2010, with CDBG funding from Franklin County, ECDI provided \$54,695.71 in home repairs to 66

In 2010, ECDI made
66 minor home
repairs

low-income senior citizens or disabled homeowners, leveraged with \$7,237.50 in additional funds. Thus far in 2011, ECDI has obligated \$36,854.36 in home repairs to 50 low-income senior and/or disabled homeowners, leveraged with \$16,661 in additional funds.

Minor repairs can have big impacts on the everyday lives of our clients. Patricia contacted ECDI because of a several leaking pipes, unsecure and broken flooring and broken windows in her home. Patricia is disabled and had a history of falls related to the unsecure flooring. The leaks made her water bill unmanageable and she cut off the water supply to her sinks and left buckets to collect water from her shower. Knowing that she could not live in that environment, Patricia lived on the couches of various family members and friends. Her \$8,000 annual income made saving difficult to address the needed repairs. Patricia found out about ECDI's program and called, hoping that we could help with some repairs. The total cost of repairs for Patricia was \$3000.00. ECDI was able to leverage other funds with CDBG funds and completed all repairs. Now Patricia is living in a safe environment, unburdened by soaring water bills.

Columbus Housing Partnership

Columbus Housing Partnership (CHP) is a private, nonprofit organization founded in the belief that a decent and affordable home is the cornerstone of family life and a healthy community. Columbus Housing Partnership takes an innovative approach to addressing the housing needs of Franklin County, through its Homeport Programs. CHP provides quality, affordable housing and related services to low and moderate income households through four programs: Homeport Rental Living, Homeport Community Life, Homeport Housing Advisory Center and Homeport Home Ownership. CHP is building vibrant communities, one neighborhood, one home, one family at a time.

CHP's Homeport Housing Advisory Center services give people the information they need to improve their financial lives and prepare to purchase their own homes. Homebuyer and Housing Counseling Programs also work to address the underlying social and economic needs facing families within Columbus

neighborhoods. The Homeport Housing Advisory Center helps people understand that purchasing a home comes with many obligations. The Center teaches its clients how to be responsible homeowners and good neighbors.

As a HUD certified housing counseling agency, the Homeport Housing Advisory Center provides homebuyer education, financial literacy, credit and budget counseling and foreclosure prevention services. The homebuyer education course consists of eight hours of classroom time, with one-on-one counseling available as well to meet clients' needs. Since 2004, a total of 4,825 households have completed homebuyer education, and in the years 2009 and 2010, over 40% of homebuyer education graduates purchased their own homes.

The partnership with Franklin County has been critical in facilitating successful home ownership for Franklin County families. Since August 2001, the Homeport Housing Advisory Center has provided Franklin County down payment assistance in the amount of \$600,488 to 145 households. In addition, the program funds provided by Franklin County have enabled us to leverage additional funds for both down payment assistance and home ownership counseling. In addition, CHP's Homeport Housing Advisory Center has partnered with local lending institutions to ensure loan programs were developed to support the clients that are served.

SINCE 2004,

4825 HOUSEHOLDS
HAVE COMPLETED
HOMEBUYER EDUCATION
PROGRAMS WITH CHP

The partnership between CHP's Homeport Housing Advisory Center and Franklin County has resulted in well-educated consumers who have become successful homeowners. CHP also partner with Franklin County on home repair and development projects and, since 2004, has developed and sold 84 homes with zero foreclosures. For more information on receiving homebuyer counseling or downpayment assistance services in Franklin County, please contact CHP at 614-221-8889 or visit their website at <http://www.homeportohio.org>.

RECENT AWARDS



The Award-Winning Commons at Buckingham project in Downtown Columbus

Recent Awards

Franklin County Economic Development and Planning works closely with our partners to fund creative projects that meet the needs of our community. Franklin County recently received four awards in recognition of these efforts.

The Doorknocker Award

The Department of Housing and Urban Development awarded Franklin County the Doorknocker Award for reaching underserved populations with the Commons at Buckingham project. The Commons at Buckingham provides affordable housing and social services for at-risk populations.

NACo Award for the AWARE Manual

The National Association of Counties recognized Franklin County for its work on the AWARE Manual, which provides guidance on building green, accessible homes. See pages 6 and 7 for more information.

NACo Award for Cleveland Avenue Streetscape 2020

NACo also awarded Franklin County for work done on a streetscape plan for Cleveland Avenue. Using community development grants, our office worked with residents and business owners to craft a vision for an attractive, economically-sustainable Cleveland Avenue.

NACo Award for the Blendon Community Plan

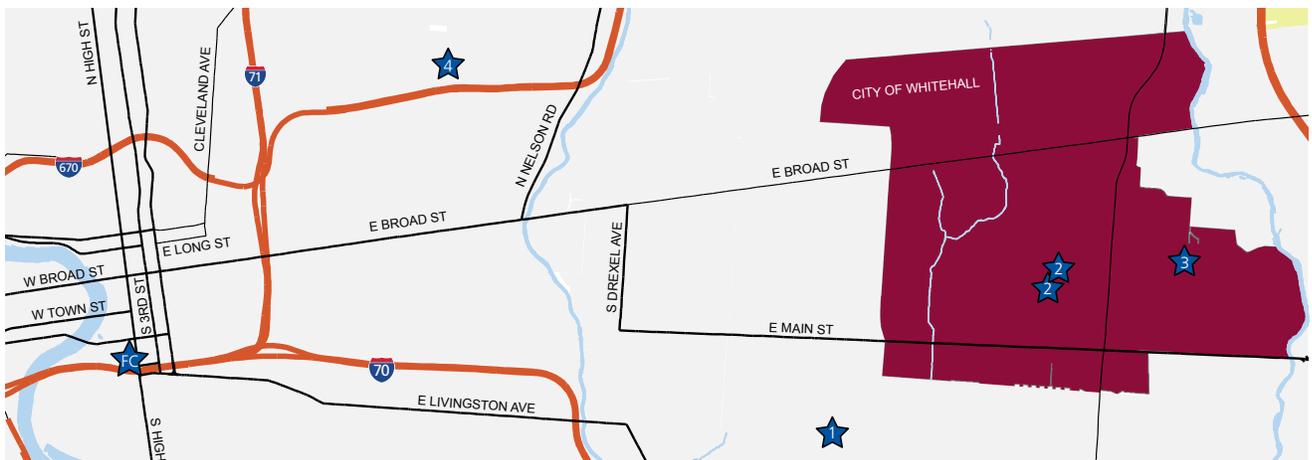
Finally, NACo recognized Franklin County's work on the Blendon Community Plan which guides future development in the Township to create a healthier community and safer transportation network.



UPCOMING EVENTS



The Commons at Livingston will be featured on this year's bus tour



Project Bus Tour

Franklin County Economic Development and Planning Department will be holding a bus tour on August 26 for the Franklin County Commissioners, the Community Development Advisory Board and other stakeholders to visit and view the projects funded by our federal grants.

Following the success of last year's bus tour, we will showcase additional projects receiving County assistance. This year's bus tour will feature houses in Whitehall that were constructed and rehabilitated utilizing Neighborhood Stabilization Program funds as well as a new supportive housing project for homeless and low-income veterans, the Commons at Livingston project.

The bus tour will also feature select programs such as the Economic and Community Development Institute's food incubator program for emerging local food businesses and YMCA Whitehall's community garden project.

-  **Commons at Livingston**
-  **Habitat for Humanity Houses**
-  **YMCA Whitehall Community Garden**
-  **ECDI Offices**
-  **Franklin County Offices**

Franklin County Board of Commissioners



Commissioner Marilyn Brown
President



Commissioner Paula Brooks



Commissioner John O'Grady

Produced by:



Franklin County
Economic Development & Planning

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