

COMMUNITY DEVELOPMENT DASHBOARD REPORT

Franklin County Economic Development and Planning Department

November 2011



RENTAL HOUSING PARTNERS

COLUMBUS HOUSING PARTNERSHIP

COMMUNITY HOUSING NETWORK

NATIONAL CHURCH RESIDENCES

COMMUNITY SHELTER BOARD

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.

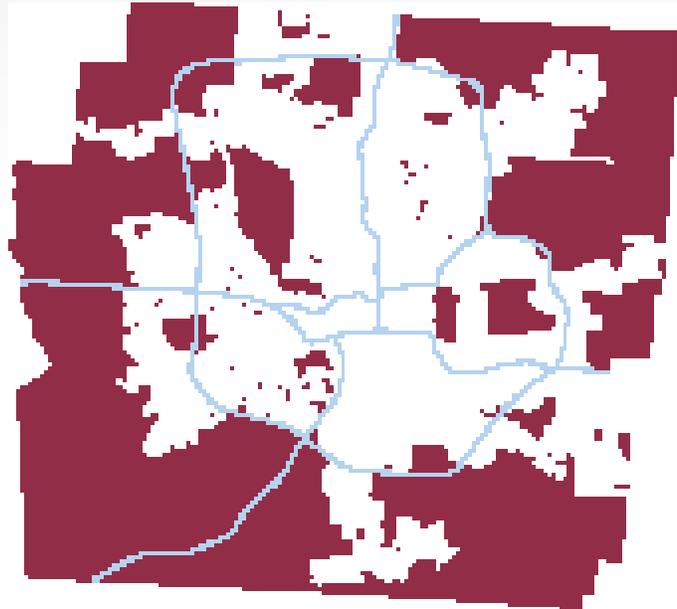
Below is a list of participating jurisdictions by City, Village, and Township.

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:

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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 specifications for constructing green, accessible homes, and our office holds training sessions to teach developers about the standards.

Green Housing Tip

For every degree you lower the thermostat during the colder months, you save 1-3% on your heating bill. Putting on a light, long-sleeved sweater is the equivalent of turning up your thermostat about 2 degrees, while wearing a heavy sweater is worth approximately 4 degrees.

Source: The Daily Green

Rental Housing Overview

The HOME Investment Partnerships Program (HOME) provides formula funding from the U.S Department of Housing and Urban Development (HUD) to local communities to build, buy, or rehabilitate affordable housing for rent or homeownership. Franklin County has been utilizing HOME funds to provide affordable rental housing since 2002. Recent rental housing development projects are highlighted here.

Franklin County has consistently ranked the highest in the nation for leveraging HOME funds in affordable rental housing projects. To date, for every dollar of HOME funds invested into producing affordable rental developments, nearly \$16 of additional funding is leveraged through private investment and contributions from local nonprofit partners. Franklin County is committed to bringing about efficient, quality affordable housing projects that meets the needs of its low-income residents.

Franklin County continues to rank
No. 1
in leveraging HOME funds in
the nation.



REBUILDING LIVES PROGRAM

Rebuilding Lives Overview

The Rebuilding Lives initiative began in 1999 as a collaborative partnership headed by the Community Shelter Board (CSB), with support from the City of Columbus, Franklin County, the United Way of Central Ohio, and other local partners, to end homelessness in Franklin County.

The Rebuilding Lives plan was launched to replace a patchwork system of emergency shelters and services with a coordinated, community-wide approach that integrates short and long-term strategies to reduce homelessness.

Since that time, Columbus and Franklin County have partnered to provide coordinated financial support through their U.S. Department of Housing and Urban Development (HUD) allocations to CSB for emergency shelter services as well as for the heart of the Rebuilding Lives plan – providing permanent supportive housing for the formerly homeless and those facing homelessness.

This initiative focuses on providing a comprehensive system of place-based housing development to provide individuals and families the range of services and neighborhood amenities they need to rebuild their lives, while addressing neighborhood blight and positively transforming our local communities.

As leaders in the Rebuilding Lives Funder Collaborative (RLFC), the City of Columbus and Franklin County have taken a large role in directing the mission of Rebuilding Lives as well as supporting CSB's strategies through its HUD

allocations, including the Emergency Shelter Grant (ESG), HOME Investment Partnership, Community Development Block Grant (CDBG), and the Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds.

As a result of this innovative initiative of tackling housing needs for an underserved population while addressing broader community revitalization, significant gains have been made on a variety of community and economic development fronts.

Through their partnership with the Community Shelter Board, the City of Columbus and Franklin County have invested a total of \$12.8 million in eight Rebuilding Lives projects since 2004, leveraging an additional \$50.6 million.

To date, 1,600 units of affordable housing for extremely low-income residents have been created in safe, walkable, and desirable neighborhoods through the Rebuilding Lives initiative. Of these, 965 units are specifically set aside for Rebuilding Lives candidates who experienced long-term homelessness, including many veterans.

For the nearly 600 Rebuilding Lives units constructed with financial support from Franklin County and the City of Columbus, approximately 592 full-time construction jobs were created as well as 58 full-time equivalent (FTE) ongoing social service and operations jobs. In total, the Rebuilding Lives permanent supportive housing projects have created nearly 1,900 full-time construction jobs and 97 FTE ongoing jobs.

Homelessness Prevention and Shelter Services

Emergency Shelter Grant

The Emergency Shelter Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant.

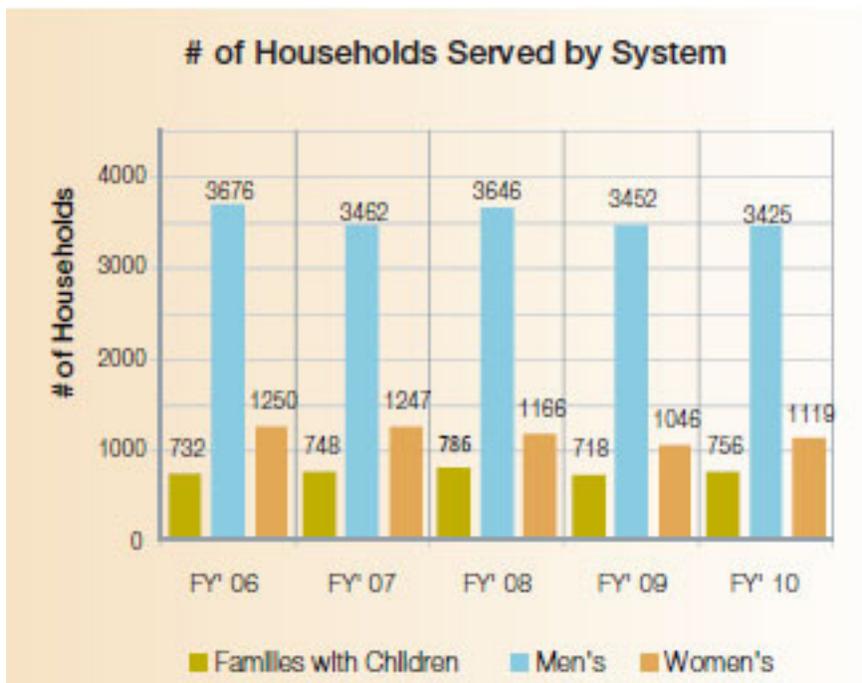
Franklin County has partnered with the Community Shelter Board (CSB) to administer the ESG program and to deliver shelter operation services to homeless individuals and families in Franklin County. In previous years, CSB has partnered with the Homeless Families Foundation to provide client intake and shelter services to over 3,000 individuals annually.

In 2011, CSB began partnering with the YWCA to shelter homeless families in Franklin County. YWCA offers men and women the assistance and support needed to stabilize and maintain independent housing, while providing supportive housing with access to those supportive services needed in order to achieve the highest possible standard of living. Services include employment planning, resume development, assistance with job search, job readiness workshops and transportation assistance.

With the help of all single emergency shelter providers, CSB partners with Faith Mission to implement a new centralized point of access in to the shelters based on the model for the family emergency shelter system.

The Centralized Point of Access (CPOA) provides 24-hour assistance to single adults experiencing a housing crisis. The intake staff provide triage and diversion services to assist clients in identifying resources to help them in their time of crisis. Individuals with no other resources will be assisted in finding emergency shelter at Faith Mission, Friends of the Homeless, Volunteers of America of Central Ohio, or other programs.

CSB and its partners also operate a Crisis Response Outreach Program designed to engage homeless persons living outdoors and assist them in moving into appropriate housing or shelter as quickly as possible. Outreach Specialists also link clients to CSB Transition funds and other financial and material assistance options. This coordinated outreach strategy is part of the Rebuilding Lives plan.





National Church Residences

National Church Residences (NCR) is a nonprofit affordable housing developer and long-time HOME partner of Franklin County. NCR utilizes HOME dollars to support permanent supportive rental housing development, which provides services to help tenants achieve housing and social stability as well as linking residents to external services to help them attain self-sufficiency.

Since the opening of its first retirement community in 1961, NCR has expanded its mission to include the housing needs of low-income and moderate-income seniors, families and adults, the homeless, persons with disabilities, and a host of supportive health care services.

NCR pioneered the Good Neighbor Agreement that is currently a model for placing permanent affordable housing in desirable neighborhoods that are connected to community amenities, including social services, educational opportunities, and employment opportunities. The Good Neighborhood Agreement has led to NCR's developments to be viewed as neighborhood assets.

Commons At Livingston

Opening in 2011, the Commons at Livingston serves low income and disabled veterans, many of whom may have struggled with homelessness, physical disabilities, substance abuse, and/or mental or emotional illness. The facility

consists of 50 one-bedroom units of affordable housing, with shared community space and offices for supportive services staff onsite, continuing with NCR's unique housing model. Supportive services are provided through a partnership with NCR and the Chalmers P. Wylie VA Ambulatory Care Center.

Franklin County provided the Commons at Livingston development with \$250,000 in FY2010 HOME funds to allow the project to target those individuals with very low income or no income. The project leveraged an additional \$7 million, providing a 29:1 leverage ratio on the project.

Commons at Third

Scheduled to open in May 2012, Franklin County awarded NCR \$1,250,000 for the construction of the Commons at Third as part of the County's allocation in the City of Columbus NSP2 Consortium.

The facility is being built at 1280 Norton Ave., between Third and Fifth avenues and within walking distance of Goodwill Columbus, which will partner with NCR to provide supportive services for residents. Sixty of the units will be designated for formerly homeless individuals and the remaining 40 units will be set aside for low-income individuals.

RENTAL HOUSING PROGRAMS

current projects



Avondale Woods

Avondale Woods of Dublin is a new construction senior mixed-income rental housing development for people 55 years of age and older. NCR is working on the development in partnership with the Columbus Metropolitan Housing Authority (CMHA) and the City of Dublin. The proposed master plan for Avondale Woods includes 200 residential units to be built in two phases, comprised of 100 one-bedroom units and 100 two-bedroom units, with a central community building and adult day care center.

The Avondale Woods development will also benefit from a unique approach to blending housing with services, thereby affording residents access to in-home services to enable them to “age-in-place” in a more independent manner. Home health care services will be provided by InCare, NCR’s senior home health care agency.

National Church Residences is committed to green building design for all of its developments. NCR has aggressively modified its development practices to incorporate green building design. Avondale Woods of Dublin is designed to meet Leadership in Energy and Environmental Design (LEED) standards.

Franklin County awarded \$250,000 to NCR for the first phase of this development, which will leverage approximately \$6.7 million in private funds, including low-income housing tax credits (LIHTC).

Lincoln Gardens

Franklin County has awarded NCR \$250,000 for the substantial rehabilitation of Lincoln Gardens, an existing low-income housing apartment community for seniors located on the west side of Columbus.

With an eye toward ensuring the site’s long-term marketability, NCR plans to convert four residential units into additional community space and renovate 42 two-bedroom units into large one-bedroom units. This renovation will yield a post-rehab unit mix of 60 one-bedroom units and 44 two-bedroom units for a total of 104 units.

The aesthetic value of the proposed redevelopment will be one that lends to re-establishing this property within an existing neighborhood with a clear and new identity. The proposed aesthetics improvements will establish a new benchmark for quality, safety, and security.



Lincoln Gardens Rendering



RENTAL HOUSING PROGRAMS current projects

Community Housing Network

Community Housing Network (CHN) invests in properties and people by providing safe, affordable rental housing for people with disabilities and other special needs related to homelessness.

A critical part of CHN's mission is connecting tenants to services that support their mental health, recovery from addiction, and return to employment.

CHN's supportive housing model has proven to be a successful environment for individuals who have otherwise been unable to maintain housing.

In recent years, Franklin County has supported CHN rental developments that provide affordable housing and services to disabled and homeless individuals, homeless families, and women experiencing addiction, poverty, and domestic violence.

CHN North Rental Rehab

Of the 1,100 units CHN owns and operates, over 400 need capital reinvestment and subsidy contract extensions to be preserved. In concert with State and local government agencies, CHN has

created a Preservation Plan to upgrade the housing, preserve it as affordable and make it desirable in today's market. CHN will implement its Plan in phases over the next four years so that the public and private funds allocated to the project are effectively and efficiently used.

Over 2,500 people are currently on CHN's wait list. The average person on CHN's list waited 630 days to be housed – almost 2 years. The people CHN serves are Ohio's most vulnerable citizens: extremely poor and disabled by mental illness. The average CHN resident has less than \$5,500 in income a year. Without subsidized housing, the residents face homelessness and prolonged psychiatric hospitalization, as well as being further disabled by poor credit, lack of education, long-term unemployment, and abuse.

Since 2002, Franklin County has leveraged **\$63 million** in private dollars through the HOME Investment Partnership

In 2011, Franklin County will support the first phase of CHN's Preservation Plan through the CHN North Rental Rehab project. This first phase will completely rehabilitate 67 scattered-site properties throughout northern Franklin County. The County will invest \$250,000 in HOME funds into the project, which will leverage over \$3 million in private funds for this relocation and rehabilitation project.

County HOME funds have created

942 Units

of affordable rental housing

CHP will provide an on-site Service Coordinator to provide residents with access to services such as prescription medication cards, assisted transportation, and local aging services. The development will also provide on-site health and community services.

Franklin County is investing \$168,000 in 2011 HOME funds to finance the development of this project. This investment will leverage \$3,000,000 in private funds.

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.

Franklin County has a long history of partnering with CHP on single-family rehabilitation projects, administering homebuyer counseling and downpayment assistance, and developing affordable rental housing for low- and very low-income residents, including Bending Brook apartments in the Village of Urbancrest.

Elim Manor

Slated to open in 2012, Elim Manor Senior Apartments is a partnership between the First Church of God, Columbus Metropolitan Housing Authority and CHP to develop 98 apartments in a campus setting for very low income seniors, located in the Easthaven Neighborhood of Columbus. The development will be located on the campus of the First Church of God, adjacent to Columbus Housing Partnership's (CHP) 48-unit Elim Estates single-family community.

The Elim Manor Senior project will consist of two distinct properties: a 35-unit Section 202 development featuring a two-story elevator structure with all one-bedroom units and substantial community space; and a 63-unit Section 8 community of one-bedroom units, including 35 units in a two-story elevator building and 28 single-story ranch style cottages

SINCE 2002,
\$16 IN PRIVATE FUNDS
HAVE BEEN LEVERAGED
FOR EVERY \$1 IN HOME
FUNDS INVESTED



Bending Brook Apartments

RECENT AWARDS



The award-winning Commons at Buckingham project in Downtown Columbus

Rental Housing 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 our rental housing efforts.

The Doorknocker Award

The Department of Housing and Urban Development (HUD) 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.

HUD Place-Based Approach to Transforming a Community

HUD also awarded Franklin County and the City of Columbus for the Rebuilding Lives initiative for innovative place-based redevelopment. Rebuilding Lives seeks to develop permanent supportive housing for the homeless in formerly vacant sites, pairing the need for affordable housing for the very low-income with neighborhood revitalization.

NCDA Gabe Zimmerman Award for Community Development

The Commons at Buckingham project was also awarded the National Community Development Association's Gabe Zimmerman Award, exemplifying an outstanding use of Community Development Block Grant and HOME funds to advance community development.

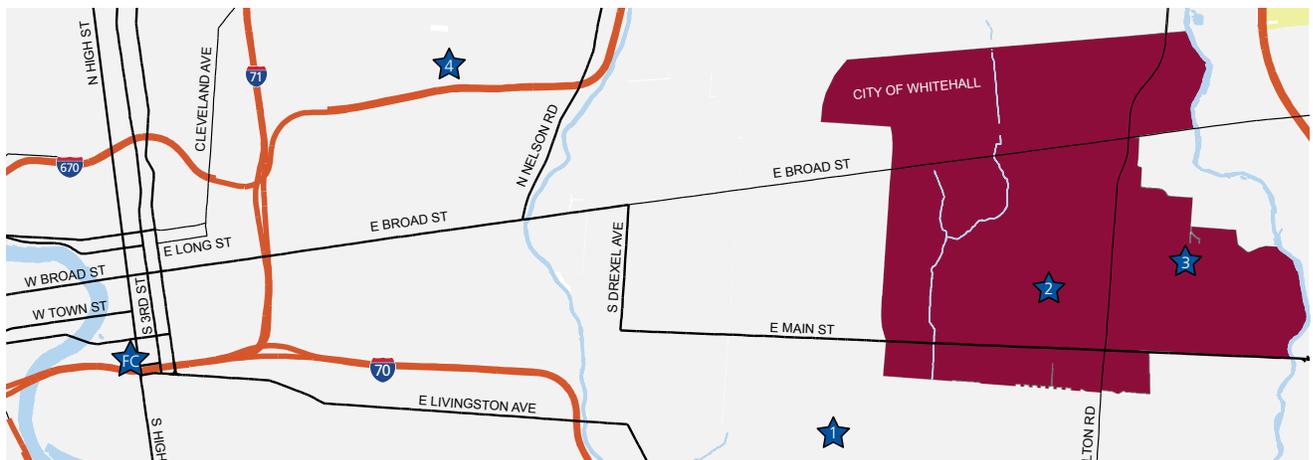
The
Doorknocker
Award

The Commons
at Buckingham

RECENT EVENTS



The Commons at Livingston was featured in the 2011 project bus tour



Project Bus Tour

Franklin County Economic Development and Planning Department held 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.

This year's tour showcased projects receiving County assistance, featuring 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 also featured 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**
-  **ECEDI Offices**
-  **Franklin County Offices**

Franklin County Board of Commissioners



Commissioner Marilyn Brown
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