

A light gray silhouette of the state of Ohio is centered in the background. It contains several small, white, semi-transparent circles scattered across its surface.

Ohio Department of Development (ODOD)/Office of Community Development (OCD) Webinar

Community Development Block Grant (CDBG) Funding
for Downtown Revitalization

June 20, 2012

FY 2012 Office of Community Development (OCD) Federal Funding

- Community Development Block Grant (CDBG) = \$40.4 million
 - Decrease of \$11.4 million or 22 percent from FY 2011
- HOME = \$17.6 million
 - Decrease of \$12.2 million or 40 percent from FY 2011
- Emergency Solutions Grant = \$5.9 million
 - Increase of \$2.7 million or 84 percent from FY 2011
- HOPWA = \$1.2 million
 - No change from FY 2011

FY 2012 Office of Community Development (OCD) Federal Funding

FY 2012 Allocation = \$65.3 million

FY 2011 Allocation of \$86.1 million

Decrease of 24 percent

FY 2012 Proposed Funding for Downtown Activities

- Suspension of Downtown Revitalization Planning (formerly Tier I) Program
- Suspension of Downtown Building Revitalization and Streetscape (formerly Tier II) Program
- Funding proposed for Downtown Targets of Opportunity (formerly Tier III) Program

FY 2012 Proposed Funding for Downtown Activities

- Funding proposed for Downtown Targets of Opportunity (formerly Tier III) Program
 - Proposed CDBG Allocation of \$1,500,000
 - Funds available for Downtown Targets of Opportunity projects cannot exceed 50% (\$750,000) of the proposed CDBG allocation
 - Funds recaptured from prior Comprehensive Downtown Revitalization Grants may also be allocated to Downtown Targets of Opportunity projects (over & above \$750,000)

Discretionary Targets of Opportunity Program

- Community must be eligible Ohio Small Cities CDBG applicant
- Awards can be made for single building projects
- Awards can also be made for multiple building projects if the buildings are in a condensed area such as a single block or intersection
 - A maximum of 4 buildings may be improved
- Building(s) must be identified at the time of application

Discretionary Targets of Opportunity Program

- Building must be substandard
 - Community will be required to complete Building Conditions Survey for each applicant building
- Funds must be used for CDBG-eligible façade improvements and/or corrections for code violations
- Improvements must address substandard conditions of building(s)
- Community must submit resolution/ordinance or CEO letter for declaration of spot slum/blight conditions or area-wide if multiple buildings will be considered

Discretionary Targets of Opportunity Program

- Building(s) must have clear title
- Building(s) must be in Central Business District
- Community must have enforceable design standards that include the Secretary of the Interior's Standards for Rehabilitation (verbatim) and apply to the building(s) for which assistance is requested

Discretionary Targets of Opportunity Program

- Community must have an identified local administrator
- Community must have a downtown plan (or comprehensive plan that includes the downtown) and be able to demonstrate that project is in accordance with plan
- If the community has a downtown business association, the business and/or building owner must be a member
- A pro-forma (profit/loss statement) is required for each building for which assistance will be requested

Discretionary Targets of Opportunity Program

- CDBG can fund no more than 50% of the total project cost
- Maximum CDBG award of \$250,000 per application
- If the building is owned by the local government, the local government must contribute at least 5 percent of the total project cost for projects in excess of \$500,000 and at least 10 percent for projects \leq \$500,000
 - **Government owned buildings cannot be used for general conduct of government**
- CDBG does not have to be 50% of every building
 - i.e. can be less than 50% for one building and greater than 50% for another

Discretionary Targets of Opportunity Program

- A firm commitment is required for all matching project funds
- The application must include a signed/sealed engineer or architect's cost estimate that was calculated with federal prevailing wage

Discretionary Targets of Opportunity Program

- A Pre-Assessment Worksheet will be required as a pre-application from each perspective applicant
- The Pre-Assessment Worksheet will be posted to ODOD/OCD's website on/about July 1, 2012
- The Pre-Assessment Worksheet will include information to assist OCD in determining project eligibility
- Communities will be invited to submit a Full Application by invitation after the Pre-Assessment worksheet is evaluated and a site visit or technical assistance visit is made to the community

Discretionary Targets of Opportunity Program

- Full Applications will be evaluated and scored on criteria, including but not limited to the following:
 - Congruence/Comprehensiveness of downtown plan
 - Job creation
 - Leverage (amount & sources)
 - Identified end user/signed leases
 - Financing structure/Pro-forma
 - Partnership with Heritage Ohio/Main Street
 - Historic register/Historic district/Age of building
 - Comprehensiveness of project
 - Occupancy of multiple story space
 - Downtown business climate

Discretionary Targets of Opportunity Program

- Funds will be awarded on a first approved, first funded basis until all FY 2012 program funds are awarded
- Recaptured funds, if any, will be awarded as they become available
- If any of the non-downtown Discretionary funds are not encumbered by April 1, 2013, they will also become available

Other Opportunities for Downtown Revitalization Funding



CDBG Formula Allocation Program

CDBG Economic Development Program

CDBG Program Income

CDBG Formula Allocation Program

Central Business District Infrastructure (sidewalks, curbs, streets, utilities etc.)

- Must qualify under slum/blight national objective
- Must complete Infrastructure Conditions Survey
- At least 51% of the infrastructure must be sub-standard
- Must pass resolution or ordinance declaring the area slum/blight

Planning

- Cannot exceed \$10,000 without approved waiver

CDBG Formula Allocation Program

Central Business District building rehabilitation projects
(correction of code violations and façade improvements)

- Must qualify under slum/blight national objective
- Must complete Building Conditions Survey
- At least 51% of building systems must be sub-standard
- Must pass resolution or ordinance declaring the site spot slum/blight

FY 2012 Applications are due Friday, June 22, 2012 by 5:00 p.m.

CDBG Economic Development Program

- Project must include fixed asset financing
- Project must create/retain low- and moderate-income (LMI) jobs
- Project must meet all other parameters of the Economic Development Program
- Applications will be accepted on an open-cycle basis starting July 1, 2012

CDBG Program Income

- Building Rehabilitation Projects
- Central Business District Infrastructure (sidewalks, curbs, streets, utilities etc.)
- Planning

Same parameters as Formula Allocation Program

Must submit waiver request to OCD for approval

Questions?

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