

FY 2013 Opportunities for Downtown Revitalization Funding

May 22, 2013
Office of Community Development



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Services Agency**

Ohio Development Services Agency

- Community Services Division
- Office of Community Development
- Community Development Block Grant (CDBG) Program
 - Federal funding
 - Originates with U.S. Department of Housing and Urban Development (HUD)

FY 2012 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 made available for Downtown Targets of Opportunity (formerly Tier III) Discretionary Program

FY 2013 Proposed Funding for Downtown Activities

- Community Development Program - Downtown Revitalization Competitive Set-Aside
- Discretionary Program - Downtown Targets of Opportunity
- Other Opportunities

FY 2013 Community Development Program



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FY 2013 Community Development Program

Community Development Program

Allocation Program: Projects are designed to provide communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible Community Development Block Grant activities and qualify under the national objective of Low- and Moderate-Income Benefit or Elimination of Slum and Blight

FY 2013 Community Development Program

Community Development Program

Neighborhood Revitalization: Projects are designed to improve the quality of life, livability and functionality of distressed areas and neighborhoods to carry out a comprehensive strategy of revitalization

Downtown Revitalization: Projects are designed to improve Central Business Districts, aid in the elimination of slums or blighted conditions, and create and retain permanent, private-sector job opportunities for LMI households

Critical Infrastructure: Projects are designed to assist applicant communities with high priority infrastructure improvements that alleviate health and safety hazards that result from failed or failing systems

FY 2013 Community Development Program

Eligible Applicants (Direct Grant Recipients)

- 79 Non-Entitlement Counties
 - Counties must apply on behalf of non-direct cities and villages
- 26 Cities
 - LMI population of 30% or greater (based on 2000 Census/2007 update)
 - Population of 15,000 or greater (based on 2010 Census)

FY 2013 Community Development Program

The amount of funding for the Allocation Program was based on Ohio's FY 2012 CDBG Allocation of \$40.4 million

Approximately 50 percent (\$20.2 million) was allocated to the Community Development Program

- Approximately 60 percent (\$12.1 million) + recaptured funds was allocated to the Allocation Program
- Approximately 40 percent (\$8.1 million) was allocated to the three competitive set-aside programs
- Competitive set-aside programs will be funded out of same allocation

FY 2013 Community Development Program

FY 2013 Community Development Program
Applications and Instructions were posted on April 5,
2013:

- Community Development Allocation
- Neighborhood Revitalization
- Downtown Revitalization
- Critical Infrastructure

4 separate applications/1 set of instructions

FY 2013 Community Development Program

Application Timing

- Community Development Allocation
- Neighborhood Revitalization
- Downtown Revitalization
- Critical Infrastructure

Submission Deadline: June 21, 2013 at 5:00 p.m.

Communities that fail to meet the 5:00 p.m. deadline will forfeit their FY 2013 funding allocation and cannot be considered for competitive program awards

FY 2013 Downtown Revitalization Grant Program



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Downtown Revitalization Grant (DRG)

- Designed to improve Central Business Districts, aid in the elimination of slums or blight, create and retain permanent, private-sector job opportunities for LMI households.
- Includes:
 - Rehabilitate deteriorated building facades
 - Address code violations
 - Improve blighted streetscapes and infrastructure

Downtown Revitalization Grant (DRG)

- Revamped Program for FY 2013
- Max award \$300,000
 - Administration 15% or \$30,000 (lesser)
- Program Thresholds
 - Target Area must be primarily commercial
 - 51% of buildings and/or infrastructure must be blighted
 - Incorporated downtown organization
 - Secretary of the Interior Rehab Standards

Downtown Revitalization Grant (DRG)

- Application Changes
 - New Excel Workbook
 - Multiple New Forms
 - Target Area Summary
 - S/B and SOI Certs.
 - Participation Survey/Building Survey Summary
 - Public Facilities Inventory
 - Community Participation Summary
 - Private Rehab Activity Table
 - Activity Selection Table
 - Administration Table

Downtown Revitalization Grant (DRG)

- Scoring
 - 4 General Areas
 - Distress (10)
 - Leverage (20)
 - Program Design (50)
 - Organizational Participation/Capacity (20)

Downtown Revitalization Grant (DRG)

- Distress (10)
 - Calculation based upon the LMI %, the unemployment rate, and median household income of applicant.

Downtown Revitalization Grant (DRG)

- Leverage (20)
 - Points awarded for proposed financing mechanism (loans, grants, match, etc.)
 - Points awarded based upon the ratio of leverage committed to the project
- No minimum leverage requirement
- Additional points awarded for CD Allocation and Program Income funds

Downtown Revitalization Grant (DRG)

- Design (50)
 - Consistency with identified public facilities priorities
 - Public Facilities Inventory and Activity Selection table
 - Physical improvement to private buildings, as determined by the total buildings, substandard buildings, and interested participants.
 - Building Condition Summary, Participation Survey/Building Survey Summary

Downtown Revitalization Grant (DRG)

- Design (Continued)
 - Participation in Ohio Main Street Program
 - Administrative Capacity as demonstrated by the community's allocation application, recent monitoring and closeout performance, and improvements to skills and abilities
 - Administration Table
 - Sustainability of downtown revitalization efforts
 - Community Participation Summary

Downtown Revitalization Grant (DRG)

- Organization Participation/Capacity (20)
 - Strength of the organization, as determined by its longevity and recent activity in the downtown area
 - Rational information and outreach strategy for both citizens and building/business owners
 - Community Participation Summary

Downtown Revitalization Grant (DRG)

- Example project:
 - The City of Circleville will target 2 blocks of Main Street (from Scioto to Pickaway). It plans to assist 8 building/businesses with façade improvement grants. The grants carry a .5 to 1 match requirement. DRG funds will be used for sidewalk improvements. Pickaway County will commit CD Allocation and RLF funds to resurface the identified stretch of Main Street.

General Information

- Counties can apply for 2 Neighborhood Revitalization/Downtown Revitalization grants and 1 Critical Infrastructure (3 total)
- Cities can apply for 1 Neighborhood Revitalization/Downtown Revitalization grant and 1 Critical Infrastructure (2 total)

FY 2013 Community Development Program

Grant Award Timing: Competitive Set-Asides

- Grant awards dated September 1, 2013
- Grant agreement includes Allocation Program and any awarded competitive set-asides
- Work Period: September 1, 2013 – August 31, 2015 (24 months)
- Program Period: 2 additional months to draw funds and complete Final Performance Report (October 31, 2015)

FY 2013 Discretionary – Downtown Targets of Opportunity



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FY 2013 Proposed Funding for Downtown Activities

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

FY 2013 Proposed Funding for Downtown Activities

- Funding proposed for Downtown Targets of Opportunity (formerly Tier III) Program
 - 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
 - Applicant must demonstrate proposal is not a good fit for the Downtown Revitalization Set-Aside Program
 - Building(s) must be identified at the time of application
 - Matching funds must be committed at time of application
 - Communities are not required to submit pre-application (threshold) or meet downtown planning requirements

FY 2013 Additional Opportunities for Downtown Revitalization Funding



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FY 2013 Funding for Downtown Activities

- FY 2013 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
 - Request cannot exceed \$10,000

FY 2013 Proposed Funding for Downtown Activities

- 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

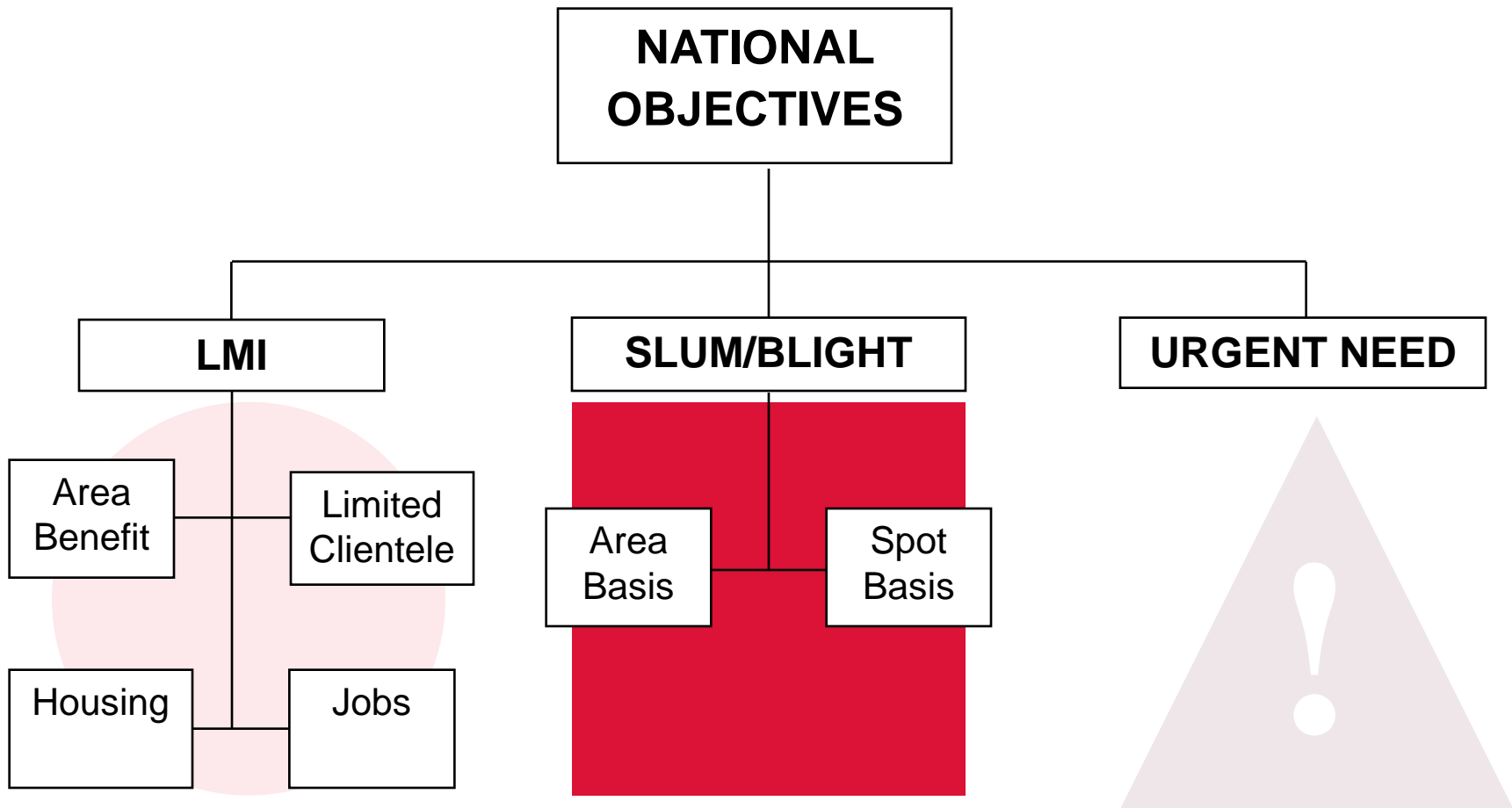
FY 2013 Proposed Funding for Downtown Activities

- Program Income
 - Building Rehabilitation Projects
 - Central Business District Infrastructure (sidewalks, curbs, streets, utilities etc.)
 - Planning
 - Must submit waiver request to Mike Novakov for approval

CDBG Downtown Revitalization - National Objective



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Slum & Blight

Slum & Blight national objective is divided into two categories

- Area Basis; addressing conditions in an entire area
- Spot Basis; addressing conditions with a single structure or location

Slum & Blight

Area Basis:

Activities are designed to address dilapidated physical environment

- Not based on income of residents
- Selected activities must focus on conditions contributing to the deterioration of the area;

Must be defined area & meet definition of slum/blighted area under state/local law

Slum & Blight

Typical Area Slum & Blight activities include;

- Code enforcement
- Commercial rehabilitation
- Historic preservation
- Infrastructure

Slum & Blight

Spot Basis

- Activities that address specific conditions of blight, physical decay or environmental contamination that are not in a slum & blight area
 - EXAMPLE: single building or individual site
- Activities limited to: acquisition, clearance, relocation, historic preservation, remediation of environmentally contaminated properties, and building rehabilitation
- Infrastructure cannot be qualified on the basis on spot slum & blight

Slum & Blight

- Activities located in the Central Business District must be funded under either the spot or area slum and blight national objective as the area is not primarily residential
- Infrastructure must be categorized as area (not spot) slum & blight

CDBG Required Exhibits



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Exhibits: Area Slum/Blight Certification

One of two formats

- Resolution
- Certification by Chief Elected Official

Must identify area designated

Must include map and description of area

Must state that the designated area is slum/blight

Exhibits: Area Slum/Blight Certification

Must include Neighborhood Facilities Inventory Form for public facilities

- Form was created for FY 2013
- Form replaces Infrastructure Conditions Survey
- Form is available with Neighborhood Revitalization and Downtown Revitalization applications

Must include Building Conditions Survey Form for target area properties

- Form was revised for FY 2013
- Form is available with Downtown Revitalization application

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Exhibits: Spot Slum/Blight Certification

One of two formats

- Resolution
- Certification by Chief Elected Official

Must identify specific property designated

Must include map/location of designated property

Must state designated property is slum/blight

Must include Building Conditions Survey Form for designated property

- Form was revised for FY 2013
- Form is available with Downtown Revitalization application

Infrastructure is not eligible for spot slum/blight

CONTACT INFORMATION



**Development
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