



Department of
Development

Program Years 2020 and 2021 Ohio Recovery Housing Program Action Plan

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Program Years 2020 and 2021 Ohio Recovery Housing Program Action Plan

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Program Years 2020 and 2021 Ohio Recovery Housing Program Action Plan

Definitions:

Individual in Recovery¹: A process of change through which individuals improve their health and wellness, live a self-directed life, and strive to reach their full potential.

Substance Use Disorder²: The recurrent use of alcohol and/or drugs causes clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

Recovery Housing³: Per Ohio Revised Code Section 340.01 Housing for individuals recovering from alcoholism or drug addiction that provides an alcohol and drug-free living environment, peer support, assistance with obtaining alcohol and drug addiction services, and other alcoholism and drug addiction recovery assistance.

Program Summary:

The Ohio Department of Development (Development) in partnership with the Ohio Department of Mental Health and Addiction Services (OhioMHAS) propose Ohio's Recovery Housing Program (RHP) in response to the U.S. Department of Housing and Urban Development (HUD) Federal Register No. FR-6225-N-01.

According to the ⁴CDC in 2019, Ohio had the fourth highest number of overdose deaths in the nation. Under the DeWine Administration, the RecoveryOhio Advisory Council has prioritized supportive housing as an essential recovery resource in our communities and an evidence-based approach that supports multiple pathways, centered on individual choice. Recovery homes are often run by behavioral health providers, peers with lived substance use experience, churches, or other local nonprofits.

The Recovery Housing in Ohio 2021 Environmental Scan, completed in partnership with Ohio's National Alliance for Recovery Residences (NARR) Affiliate, Ohio Recovery Housing, and OhioMHAS, made recommendations for Ohio to continue to address service gaps and barriers to recovery housing. Recommendations from the scan include steps to ensure access for underserved and rural Ohioans by increasing the number of homes adhering to NARR standards, providing additional clarity to operators and residents regarding quality standards and requirements, and advancing racial equity among recovery support services.

Of the 582 known recovery residences in Ohio (Levels I-III), 268 are currently certified by Ohio's Recovery Housing Program (ORH) as meeting NARR standards. These certifications and other quality standards help encourage use of best practice guidelines and conveys quality and confidence to prospective residents and referral sources. ORH reports that many operators in the process of obtaining the voluntary certification meet barriers in funding quality improvements identified as a deficiency during the inspection of the property. ORH reports that about one third of the currently certified recovery operators have additional properties they would be interested in certifying if funds were available. They have not applied for certification at this time because they know the other homes would not meet the quality standards.

OhioMHAS has identified the need to provide funding for the construction, reconstruction and rehabilitation of recovery housing projects that meet level I, II or III NARR standards. Priority for new

¹ Definition from the Substance and Mental Health Services Administration: <https://store.samhsa.gov/sites/default/files/d7/priv/pep12-recdef.pdf>

² Definition from the Substance and Mental Health Services Administration: <https://www.samhsa.gov/find-help/disorders>

³ Definition from Ohio Revised Code Section 340.01 <https://codes.ohio.gov/ohio-revised-code/section-340.01>

⁴ CDC Overdose Rates Nationwide 2019 https://www.cdc.gov/nchs/pressroom/sosmap/drug_poisoning_mortality/drug_poisoning.htm

construction projects will be given to projects serving specialty populations and projects located in rural counties with zero recovery homes. Specialty populations could include but are not limited to LGBTQI+, Latino, African American, Veteran or family-specific recovery housing.

Administration Summary:

The RHP will be administered by the Development and OhioMHAS. The roles and responsibilities of each agency will be as follows:

Development Roles

Development is required to submit the Recovery Housing Program Action Plan for the state of Ohio in HUD's Disaster Recovery Grant Reporting System. Development will award the PY20 and PY21 RHP allocations to the OhioMHAS' Office of Recovery Supports and Housing to carry out the program in accordance with applicable HUD regulations and grant requirements relating to monitoring and management. Once HUD accepts the RHP Action Plan, HUD and Development will enter into a grant agreement. Once HUD transmits the RHP grant agreement to Development, Development will sign and return the grant agreement for HUD's signature

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OhioMHAS Roles

- Identify eligible activities for the rehabilitation of recovery housing facilities;
- Set parameters for fund distribution and distribute the funds;
- Execute Grant Agreements with drug and alcohol recovery house providers and Ohio's NARR affiliate ORH;
- Provide day-to-day oversight and monitoring of subrecipients in performance under the RHP and with pertinent grant agreement requirements;
- Report to Development expenditure and performance data as requested by Development; and
- Collect data and information on eligibility and national objective compliance.

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Use of Funds:

The funding for the RHP will be partially distributed on a first-come, first-served basis to eligible applicants seeking repairs or renovations to meet NARR quality standards through ORH. Funds for this purpose will be granted to ORH who will identify eligible operators seeking their initial quality certification through their existing application process.

New construction projects will not be competitively bid, rather, the funds will be based on the Alcohol Drug and Mental Health Services (ADAMHS) Boards community plans⁵ for construction projects that meet Ohio's definition of Recovery Housing. Ohio's 50 local ADAMHS boards, that represent all 88 counties, are required by law to complete a community plan which identifies funding needs and gaps in services. OhioMHAS's Capital Planning office assists in the development of housing, program, and consumer-operated services projects in the community. RHP funds for construction will be granted directly to the prospective recovery housing projects following MHAS's capital process.

To comply with recommendations from the Model Recovery Residence Certification Act capital process, applicants will agree to become certified by Ohio's NARR affiliate, Ohio Recovery Housing, within six months of operating. Additionally, all recovery residences shall ensure that residents who are legitimately prescribed or dispensed medications, including medications for the treatment of substance use disorder (MAT), from an individual or a treatment program legally authorized to prescribe or dispense such medications, have access to such medication and are not denied tenancy in a recovery residence or made to discontinue the use of the medication for continued residency. If a recovery residence is unable to support MAT in a manner that is safe for all residents, they must provide a policy for referring individuals receiving MAT to a recovery residence which can better support their needs.

OhioMHAS will be making grants directly to new construction projects through the capital planning office. New construction project grantees will be required to follow all aspects of OhioMHAS's capital process which requires competitive bids for all contractors.

OhioMHAS will be making a grant directly to ORH to support Recovery Housing operators in addressing barriers to receiving their quality certification due to physical property deficiencies. Funds to recovery housing operators for renovation or reconstruction through ORH will be limited to \$10,000 per recovery home.

Eligible Subrecipients:

Eligible subrecipients include Ohio's NARR affiliate and housing projects that meet Ohio's definition of Recovery Housing. All subrecipients will have to sign Ohio MHAS's agreements and assurances to receive funds.

New construction projects will be required to follow the MHAS Capital Community Project Guidelines. The capital guidelines include questions about how consumers, family members and providers participate in

⁵ Ohio MHAS Community Plan Guidelines FY 21-22 <https://mha.ohio.gov/wps/wcm/connect/gov/95787a7c-22b5-4714-9ded-defb3a2e5222/Final+Community+Plan+Guidelines+for+2021-2022+.pdf?MOD=AJPERES&CVID=nMjhYZ>.

the planning of this project and requires a description of how the project will fill a gap in the local continuum of care.

Subgrantees receiving funds through ORH's reconstruction or renovation grant must be a Recovery Housing Operator in the process of obtaining their organization's initial voluntary quality certification to be eligible for funding. There are currently 11 steps to the quality certification application process. Eligible operators will have completed all of the steps 1-8 of the application process to be certified through ORH including review of policies and procedures, a phone interview, paying the fees for certification, receiving an onsite review of the dwelling and in person interview⁶.

Criteria for evaluation of applications and applicants:

A portion of the RHP funds will be used to provide the 50% match required to use existing Capital Funds. MHAS will work with the project and the local ADAMHS board to ensure funds at the local level can be leveraged for operating costs. All projects must follow MHAS' Capital Funding application process⁷ and guidelines for funding⁸ if their application is approved.

ORH will be sub granting small amounts of funding, no more than \$10,000 per home, to existing Recovery Housing Operators for critical repairs and reconstruction required to meet quality housing standards required for certification. These recovery housing operators must meet all other certification requirements in steps 1 through 8 of the application processes prior to becoming eligible for these funds. Eligible operators will only be able to spend funding on deficiencies identified by ORH during the onsite review of the property as a required quality improvement to proceed with certification. If an operator is unable to afford the quality improvements required to obtain the quality certification ORH will be able to offer these funds on a first come first serve basis, so the operators are able to continue the application process. Eligible operators will be required to sign ORH's attestation, OhioMHAS's attestations, agree to all rules and regulations of the grant funds as well as agreeing to collect data on the residents residing in the recovery home prior to receiving funds.

Pre-award/Pre-Agreement Costs:

Development and OhioMHAS have decided that pre-award or pre-agreement costs will not be eligible for reimbursement with RHP funds

Anticipated Outcomes and Expenditure Plan:

Development, in partnership with OhioMHAS, will comply with all RHP guidelines and expend at least 30% of the funds within one year from the date when funds are made available. We anticipate meeting the requirement that all funds be fully expended by September 1, 2027. Administrative costs will not exceed the 5% cap.

Grantees will be required to complete ORH's outcomes tool for all residents living in the recovery home. The outcomes survey is a resident-driven survey completed at move-in, 6 months and discharge. Along with completing the outcomes tool grantees will be required to report the total number of individuals assisted in RHP activities and the number individuals able to transition to permanent housing through RHP-assisted temporary housing annually. It is anticipated that 25 recovery homes will receive their initial quality certification within the first year of funding and 25 additional homes will receive their quality

⁶ Ohio Recovery Housing's Steps to Apply for Quality Certification <https://www.ohiorecoveryhousing.org/applying-for-certification>

⁷ Ohio MHAS Community Capital Assistance Project Application FY19-24 <https://mha.ohio.gov/static/Portals/0/assets/SchoolsAndCommunities/CommunityAndHousing/CapitalPlanning/Community-Capital-Plan-FY19-24-Memo-and-Worksheets.pdf?ver=2018-12-14-110627-587>

⁸ Ohio MHAS Community Capital Assistance Projects Process Guidelines https://mha.ohio.gov/static/Portals/0/assets/SchoolsAndCommunities/CommunityAndHousing/Community-Planning/2019/CAPITAL_GUIDELINES_rev_April2019.pdf?ver=2019-08-09-132425-143

certification within the second year of funding. MHAS anticipates funding multiple construction projects within the first grant year.

Citizen Participation Summary:

In accordance with 24 CFR 91.105(a)(3) and 91.115(a)(3) concurrently to address RHP funds, and to allow no less than 15 calendar days of public comment, the state of Ohio’s Consolidated Plan citizen participation plan has been amended. The Recovery Housing Program citizen participation plan amendment has been included as part of the Recovery Housing Program Public Comment Period Memo located at <https://development.ohio.gov/wps/portal/gov/development/community/community-resources/ohio-consolidated-plan>.

Development will hold a public hearing on the Recovery Housing Program Action Plan substantial amendment December 1, 2021, at 10:30 a.m. in the Riffe Center in Room 1932, or via Webex at <https://ohio.webex.com/ohio/j.php?MTID=md0ac2b7d1871f5b297083b71f707d69f> call-in: 408-418-9388, access code: 2346 390 8493, password: 2021. Interested parties can submit oral or written testimony at that time or during the public comment period between November 23, 2021 and December 10, 2021. Emailed comments must be submitted by 11:59 p.m. on December 10, 2021. Questions regarding the plans or comment process should be emailed to Ian Thomas at Ian.Thomas@development.ohio.gov.

The final Ohio Recovery Housing Program Action Plan submitted to HUD will include a summary of comments or views made at the Public Hearing or during the public comment period along with responses.

Partner Coordination:

Governor Mike DeWine commissioned the RecoveryOhio initiative in January 2019 to coordinate the work of state departments, boards, and commissions by leveraging Ohio’s existing resources and seeking new opportunities⁹. While engaging local governments, coalitions, and task forces, RecoveryOhio’s goals are to create a system to help make treatment available to Ohioans in need, provide support services for those in recovery and their families, offer direction for the state’s prevention and education efforts, and work with local law enforcement to provide resources to fight illicit drugs at the source.

The RecoveryOhio Housing subcommittee includes members from the Departments of Health, OhioMHAS, Development, Medicaid, Job and Family Services and Rehabilitation and Corrections, Ohio Housing Finance Agency, Opportunity for Ohioans with Disabilities, and the Social Work and Counselor Board. The subcommittee is tasked with reviewing and creating a comprehensive statewide plan for safe, affordable, and quality housing that will meet the needs of individuals with mental health and substance use disorders so they can fully participate in community and family life. The plan will include supported housing options, transitional housing, recovery housing, adult care facilities, and short-term stabilization options to provide housing stability and choice. The plan will recognize that housing for people with mental health and substance use disorders will allow for and coordinate with treatment providers to ensure alignment of individuals’ treatment plans, including medications. This plan must consider the housing barriers faced by people who have criminal records and evaluate options for individuals who may not be able to live independently to provide the highest quality of life possible.

In 2019, the local ADAMHS Boards completed a housing needs assessment. The results are in the tables below.

Wait List Data as Reported on Housing Needs Assessment, Statewide, SFY 2017

Housing Category	Ave. Min Wait Time	Ave. Max Wait Time	Ave. Number of People on waitlist
Recovery Housing Level 1	125.3	168	167.5

⁹ Recovery Ohio information from <https://recoveryohio.gov/wps/portal/gov/recovery/about/overview>

Recovery Housing Level 2	23.9	35.8	11
Recovery Housing Level 3	49	63.6	35.8

Housing Resources Needed: Clients with Substance Use Diagnosis Only* Statewide

Housing Category	Single Adults	Criminal Justice	Families	Opiate Use	Pregnant Women	Transition Age Youth
Recovery Housing Level 1	200	10	0	8	1	5
Recovery Housing Level 2	363	0	12	25	31	15
Recovery Housing Level 3	10	0	0	0	0	10

* May represent either units or beds needed depending on category

RHP new construction grantees will be required to work with their local Alcohol Drug and Mental Health boards to coordinate funds their communities are receiving through SOR, Recovery Housing Initiative, and SABG dollars.

The current Capital funding requests from the local ADAMHS Boards for recovery housing projects are as follows:

Fiscal Biennium	Number of Projects	Amount
FY 21-22	16	\$2,935,517.14
FY 23-24	15	\$4,747,270.00
Total		\$7,682,787.14

Some local ADAMHS boards are unable to partner with Recovery Housing operators who do not have their quality certification through ORH due to their legal interpretation of Ohio's code. Recovery Homes that can receive RHP funding through ORH and obtain their quality certification will have increased opportunities for partnerships in their local community.

Resources

The total amount of Ohio's RHP funds for FY20 is \$1,225,000, and the total for FY21 is \$1,060,722. This brings the total combined funding available for Ohio's RHP plan for the construction, reconstruction and rehabilitation of recovery housing projects that meet level I, II or III NARR standards to \$2,285,722.

Additional federal and state resources available to RHP grantees include SOR funding, Recovery Housing Initiative funds from Ohio's general revenue fund, tax credits through Ohio Finance Agency (OHFA) and Housing Development Gap Financing with Ohio Housing Trust Fund Dollars. ADAMHS Board local levy funds may be available at the local level depending on the county the RHP project is located. Private Resources available to grantees include income generated from resident rent.

Subrecipient Management and Monitoring:

All grantees will be subject to following Ohio MHAS's agreements and assurances¹⁰. SUB-AWARDEES subject to the audit requirements of 45 CFR Pt 75, Subpart F are required to submit to the DEPARTMENT a copy of their audit(s) covering the period of the sub-award. If SUB-AWARDEE is not subject to the audit requirements of 45 CFR Pt 75, Subpart F, SUB-AWARDEE shall submit to the DEPARTMENT a copy of its annual financial audit(s) or review(s) covering the period of the sub-award within the earlier of thirty (30) days after receipt of the auditor's report(s) or nine months after the end of the audit period, or such longer period as is agreed to in advance by the DEPARTMENT, unless a waiver

¹⁰ Ohio MHAS Agreements and Assurances for Grantees FY 22 https://mha.ohio.gov/wps/wcm/connect/gov/7cb191fc-74c2-41f0-b4c4-ca3f36fb6596/FY2022-Agreements-and-Assurances.pdf?MOD=AJPERES&CONVERT_TO=url&CACHEID=ROOTWORKSPACE.Z18_M1HGGIK0N0JO00QO9DDDDM3000-7cb191fc-74c2-41f0-b4c4-ca3f36fb6596-nOz5DJB

of this requirement is approved in advance by the DEPARTMENT. [45 CFR Part 75, Subpart F; ORC 9.234]

Projects receiving Capital Funding will be closely monitored through OhioMHAS's Capital Office and be subject to following all guidelines of the Capital process. Operators receiving funding from ORH to assist in correcting deficiencies needed to obtain their quality certification will also be required to sign ORH's assurances¹¹.

Standard Form 424 and 424D

The 424 Forms for PY2020 and PY2021 have been signed by the Director of the Ohio Department of Development and will be included as part of the final submittal to HUD. In addition to the 424 Forms the RHP State Certifications have been included as part of the final submittal.

¹¹Ohio Recovery Housing's Assurances https://63f78b26-80cc-40a7-b987-4819ba5e1208.filesusr.com/ugd/3c8c7e_3762097efb4b4eada190dc9985e0e6ba.pdf

Appendix

Ohio MHAS Agreements and Assurances for Grantees FY 22

<https://mha.ohio.gov/static/SupportingProviders/ApplyforFunding/ForCurrentAwardees/2022/FY2022-Agreements-and-Assurances.pdf>

Ohio MHAS Community Capital Assistance Project Application FY19-24

<https://mha.ohio.gov/static/Portals/0/assets/SchoolsAndCommunities/CommunityAndHousing/CapitalPlanning/Community-Capital-Plan-FY19-24-Memo-and-Worksheets.pdf?ver=2018-12-14-110627-587>

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Ohio Recovery Housing's Assurances [https://63f78b26-80cc-40a7-b987-](https://63f78b26-80cc-40a7-b987-4819ba5e1208.filesusr.com/ugd/3c8c7e_3762097efb4b4eada190dc9985e0e6ba.pdf)

[4819ba5e1208.filesusr.com/ugd/3c8c7e_3762097efb4b4eada190dc9985e0e6ba.pdf](https://63f78b26-80cc-40a7-b987-4819ba5e1208.filesusr.com/ugd/3c8c7e_3762097efb4b4eada190dc9985e0e6ba.pdf)

Ohio Recovery Housing's Steps to apply for Certification <https://www.ohiorecoveryhousing.org/applying-for-certification>