



**Department of  
Development**

# **Draft Program Year 2026 Ohio Consolidated Plan Annual Action Plan**

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**March 2026**

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Ohio Department of Development  
Community Services Division

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## **Introduction**

The State of Ohio is required to prepare and submit an Annual Action Plan as part of the five-year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), pursuant to regulations stated in 24 CFR Part 91.320, to access certain types of HUD funds. The purpose of the Annual Action Plan is to describe the programs and activities the Ohio Department of Development (Development) will administer with Federal Program Year 2026 HUD and State Fiscal Year 2027 awarded funds. The program year for Program Year (PY) 2026 funded activities begins on July 1, 2026 and ends June 30, 2027. The Annual Action Plan must cover five HUD programs:

- Community Development Block Grant (CDBG) Program,
- HOME Investment Partnerships Program (HOME),
- National Housing Trust Fund (NHTF),
- Emergency Solutions Grant (ESG) Program, and
- Housing Opportunities for Persons with AIDS (HOPWA) Program.

HUD awards funding from these programs to the state, which are then distributed by Development. Development established a variety of programs for distributing HUD and state funds. Each of the programs and activities proposed for PY 2026 are described in detail in the Consolidated Plan with the proposed funding amounts.

## **PY 2026 Citizen Participation and Consultation Process**

Development completed several activities designed to obtain comments, perspectives, and citizen opinions to prepare the PY 2026 Ohio Consolidated Plan Annual Action Plan. Development provided notice of all public hearings and meetings at least 10 days before the meetings through public media advisories, email to stakeholders, and postings on Development's website at <https://development.ohio.gov/wps/portal/gov/development/community/community-resources/ohio-consolidated-plan>. Records of these actions and documentation are available for review by appointment only at Development's office between 8 a.m. and 5 p.m. at 77 South High Street, 26th Floor, Columbus, Ohio. Please call 614-466-2285 for an appointment. All facilities and meeting times selected as part of the citizen participation process were chosen to accommodate persons with disabilities. The specific citizen participation activities are described as follows:

### **1) Public Hearing on Needs**

The Community Services Division (CSD), within Development, held a public hearing on needs issues on Sept. 9, 2025, in Room 1960 at 77 South High Street, 19<sup>th</sup> Floor, Columbus, Ohio. The CSD provided notice of the Public Hearing on Needs information to local communities, organizations and agencies throughout the state at least 30 days in advance. Development also published the notification on its website. The notification summarized the state's planning process for the Ohio Consolidated Plan Annual Action Plan and solicited participation in CSD's Program Advisory Group meetings. The CSD accepted written comments on needs issues for a total of 15 days (from Sept. 8-23, 2025). The CSD distributed comments made at the Public Hearing on Needs, or received by CSD prior to the hearing's conclusion, to the advisory group members for consideration during the planning process to help identify priority needs throughout the state.

### **2) Program Advisory Groups**

The **PY 2026 Ohio Consolidated Plan Program Advisory Group (PAG)** meetings provided an opportunity for stakeholders and the public to discuss and comment on specific policies, past performance/goals and requirements pertaining to current CSD-administered programs, with a specific focus on HUD-funded programs. The following meetings took place:

- On Oct. 9, 2025, CSD held the 2026 State of Ohio Consolidated Plan PAG Event in Columbus, Ohio at the Ohio Department of Transportation. The following programs were open for discussion:
  - Community Housing Impact and Preservation (CHIP)
  - Community Development Programs, Economic Development Loan and Infrastructure Program
  - Fair Housing
  - Housing Development Assistance Program (HDAP)
  
- On Oct. 30, 2025, CSD held a Program Advisory Group virtually for the following programs that were open to discussion:
  - Supportive Housing and Homelessness Programs
  - Housing Opportunities for Persons with AIDS (HOPWA) Program

### 3) Notification of Public Comment Period and Distribution of Plan

Approximately on March 6, 2026, Development will notify local communities, agencies, and organizations that the Draft PY 2026 Ohio Consolidated Plan Annual Action Plan, Executive Summary and National Housing Trust Fund Allocation Plan can be accessed for review and comment from Development’s website at <https://development.ohio.gov/wps/portal/gov/development/community/community-resources/ohio-consolidated-plan>. This notification will announce details on the beginning of the draft plan’s mandatory 30-day public comment period beginning approximately on March 13, 2026, including a public hearing tentatively scheduled for March 17 at 10:30 a.m.

### **Submission to HUD**

The final Ohio Consolidated Plan Annual Action Plan document will be submitted via the Integrated Disbursement and Information System (IDIS) to HUD for a 45-day review period. Development will provide notice to local communities, agencies, and organizations throughout the state when the approved PY 2026 Annual Action Plan is available.

### **Expected Resources**

Below are the anticipated PY 2026 federal resources allocated to Ohio from HUD based on the final PY 2025 allocations received. Development and the Ohio Housing Finance Agency (OHFA) have established a variety of programs through which these funds will be distributed. Table 1 on the following page outlines how Development will distribute these federal funds among the various Development and OHFA programs. Following Table 1, the guidelines for each program are described in detail.

|                    |  |
|--------------------|--|
| \$45,588,088       | Community Development Block Grant (CDBG) Program                   |
| \$22,917,887       | HOME Investment Partnerships (HOME) Program                        |
| \$6,238,787        | Emergency Solutions Grant (ESG) Program                            |
| \$4,886,256        | National Housing Trust Fund (NHTF) Program                         |
| <u>\$2,967,494</u> | <u>Housing Opportunities for Persons With AIDS (HOPWA) Program</u> |
| \$82,598,512       | Estimated Federal PY 2026 Funds including NHTF                     |

Development and OHFA established several policies on how these funds can be used. These policies are listed below for each of the five respective HUD funding sources.

#### **CDBG Program**

The following policies will apply to PY 2026 CDBG funds:

- 1) The amount of administrative funds may be slightly higher than the amount listed if the base for the state's administrative cap includes program income. Also, the amount for administration listed in Table 1 covers only Development's general administration. Grantees may be awarded additional administrative funds for local administrative costs associated with CDBG programs. Pursuant to guidelines issued by HUD, CDBG administrative funds will be used for HOME program administrative costs incurred by local HOME grantees. Development and local CDBG program administration cannot exceed 20% of the total CDBG allocation;
- 2) The funds budgeted for the Training and Technical Assistance Program are from the 3% allowance for technical assistance. CDBG funds will be available for the Training and Technical Assistance Program;
- 3) The state will distribute recaptured funds for the same type of program activities from which the recaptured funds are derived and for which they were originally programmed; and
- 4) PY 2026 CDBG funds not committed by Jan. 31, 2027 may be transferred to another CDBG program at Development's discretion to meet federal CDBG timeliness requirements.

If the total PY 2026 CDBG allocation to the state does not equal the exact amount the state expects to receive, Development will allocate available state funds proportionately, based on the PY 2026 proposed budget amounts listed in Table 1.

### **HOME Program**

The following policies will apply to PY 2026 HOME funds:

- 1) The 10% HOME share of administrative funds will be used for both Development and HOME Program administrative costs incurred by state-funded HOME grantees.
- 2) If the total PY 2026 HOME allocation to the state does not equal the exact amount the state expects to receive, Development will allocate funds proportionately, based on the PY 2025 proposed budget amounts.

### **NHTF**

The following policies will apply to PY 2026 NHTF funds:

- 1) The NHTF program allocations assume the state will receive approximately \$4.8 million in PY 2026 NHTF program funds from HUD based on the PY 2025 funding allocation; and
- 2) No more than 10% of federal NHTF funds will be used for administrative costs.

### **ESG Program**

The following policies will apply to PY 2026 ESG funds:

- 1) ESG program allocations assume the state will receive approximately \$6.2 million in PY 2026 McKinney-Vento ESG program funds from HUD;
- 2) No more than 7.5% of federal ESG funds will be used for administrative costs. Of that amount, the majority will be allocated to grant recipients with the remainder retained by Development.

### **HOPWA Program**

The following policies will apply to PY 2026 HOPWA funds:

- 1) Of the amount allocated for the HOPWA program, approximately \$80,000 will be used for Development general administration; local grantees may use any remaining funds for local HOPWA program general administration.

### **Federal Low-Income Housing Tax Credits (LIHTC)**

The LIHTC program was created by Section 242 of the Tax Reform Act of 1986 (P.L. 99-514) and serves as the federal government's central mechanism for the development of affordable rental housing today. Although governed by the Internal Revenue Service (IRS), it is administered on a state-by-state basis through state housing credit agencies. As Ohio's state credit agency, OHFA retains responsibility for allocating federal LIHTCs to facilitate the development of affordable rental housing throughout the state.

### **9% Federal Low-Income Housing Tax Credits (LIHTC)**

The 9% LIHTC is a limited resource with an annual credit ceiling determined by multiplying the state's population by a statutorily defined per capita multiplier. Since 2016, the 9% LIHTC value has been calculated as 9% of a proposed project's qualified basis over 10 years. The State of Ohio expects to receive approximately \$40 million in tax credits

through the Low-Income Housing Tax Credit Program in the upcoming federal fiscal year. The tax credits can be used to generate equity that must be used to partially or fully finance developing affordable rental housing projects. Federal Low-Income Housing Tax Credits are administered through OHFA and are often used in conjunction with HDAP funding and private dollars to finance affordable rental housing projects.

#### **4% Federal Low-Income Housing Tax Credits (LIHTC)**

4% LIHTC is not limited by the state's annual credit ceiling; however, its value is only worth 4% of a project's qualified basis over 10 years. Due to the smaller equity investment, 4% LIHTC developments often require higher amounts of alternative funding streams to make the development viable. 4% Federal Low-Income Housing Tax Credits are often used in conjunction with HDAP funding and private dollars to finance affordable rental housing projects.

#### **Other Resources**

Several Development programs will combine federal funds with Ohio Housing Trust Fund (OHTF) dollars, as indicated in Table 1. Final OHTF allocations must be approved by the OHTF Advisory Committee and grant awards are contingent on approval by the state Controlling Board. Additionally, Development expects several federal, state, and private resources, local communities, and nonprofit organizations used in the past to fund housing- and community development-related activities to be made available during PY 2026. It would be extremely difficult to state the exact funding amounts from these sources. Instead, a series of tables are included indicating the sources of other funds expected for the three major program areas covered in the Consolidated Plan. Specifically, Attachment A shows the sources of other funds expected for housing activities, as well as other funds available for economic development and community development programs, respectively.

#### **Matching Funds**

Of the four programs covered in the Annual Action Plan, three require matching funds. The HOME program requires a 25% match. For every \$1 of HOME funds expended, the state must provide \$0.25 in matching funds. OHTF dollars used in conjunction with projects funded through HDAP will provide the state's HOME match in PY 2026.

The Emergency Solutions Grant (ESG) program also requires matching funds. For every \$1 of ESG funds expended, the state must provide \$1 in matching funds. To meet the match requirement in PY 2026, Development will match every \$1 of ESG with OHTF funds as part of the Homeless Crisis Response Grant Program.

Finally, Development CDBG administration funds expended in excess of \$100,000 must be matched dollar-for-dollar using state funds.

**Table 1: Estimated PY 2026 Resources by Program**

| Programs   | Federal And State Funds Total | Pct. of Total | Consolidated Plan Total <sup>(1)</sup> | Pct. of Total | Funding Sources         |                         |                        |                        |                        |                           |  |
|--|-------------------------------|---------------|--|---------------|-------------------------|-------------------------|------------------------|------------------------|------------------------|---------------------------|--|
|  |                               |               |  |               | 1                       | 2                       | 3                      | 4                      | 5                      | 6                         |  |
|  |                               |               |  |               | Federal CDBG            | Federal HOME            | Federal NHTF           | Federal ESG            | Federal HOPWA          | State OHTF <sup>(2)</sup> |  |
| Community Housing Impact and Preservation Program <sup>(2)</sup> | \$ 18,855,000                 | 22.8%         | \$ 18,855,000                          | 22.8%         | \$ 8,855,000            | \$ 10,000,000           |                        |                        |                        |                           |  |
| Housing Assistance Grant Program                                 | \$ -                          | 0.0%          | \$ -                                   | 0.0%          |                         |                         |                        |                        |                        |                           |  |
| Housing Development Assistance Program <sup>(3)</sup>            | \$ 15,024,656                 | 18.2%         | \$ 15,024,656                          | 18.2%         |                         | \$ 10,627,000           | \$ 4,397,656           |                        |                        |                           |  |
| <b>Affordable Housing Subtotal</b>                               | <b>\$ 33,879,656</b>          | <b>41.0%</b>  | <b>\$ 33,879,656</b>                   | <b>41.0%</b>  | <b>\$ 8,855,000</b>     | <b>\$ 20,627,000</b>    | <b>\$ 4,397,656</b>    | <b>\$ -</b>            | <b>\$ -</b>            |                           |  |
| Homeless Crisis Response Grant Program <sup>(4)</sup>            | \$ 5,770,887                  | 7.0%          | \$ 5,770,887                           | 7.0%          |                         |                         |                        | \$ 5,770,887           |                        |                           |  |
| Supportive Housing Grant Program                                 | \$ -                          | 0.0%          | \$ -                                   | 0.0%          |                         |                         |                        |                        |                        |                           |  |
| Housing Opportunities for Persons With AIDS                      | \$ 2,878,470                  | 3.5%          | \$ 2,967,494                           | 3.6%          |                         |                         |                        |                        | \$ 2,878,470           |                           |  |
| <b>Homelessness &amp; Supportive Housing Subtotal</b>            | <b>\$ 8,649,357</b>           | <b>10.5%</b>  | <b>\$ 8,738,381</b>                    | <b>10.6%</b>  | <b>\$ -</b>             | <b>\$ -</b>             | <b>\$ -</b>            | <b>\$ 5,770,887</b>    | <b>\$ 2,878,470</b>    |                           |  |
| Community Development Program <sup>(5)</sup>                     | \$ 23,300,000                 | 28.2%         | \$ 23,300,000                          | 28.2%         | \$ 23,300,000           |                         |                        |                        |                        |                           |  |
| Economic Dev. & Public Infrastructure Program                    | \$ 10,000,000                 | 12.1%         | \$ 10,000,000                          | 12.1%         | \$ 10,000,000           |                         |                        |                        |                        |                           |  |
| <b>Community &amp; Economic Development Subtotal</b>             | <b>\$ 33,300,000</b>          | <b>40.3%</b>  | <b>\$ 33,300,000</b>                   | <b>40.3%</b>  | <b>\$ 33,300,000</b>    | <b>\$ -</b>             | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ -</b>            |                           |  |
| CDBG Flexible Grant Programs                                     | \$ 2,000,000                  | 2.4%          | \$ 2,000,000                           | 2.4%          | \$ 2,000,000            |                         |                        |                        |                        |                           |  |
| Special Projects Grant Program                                   | \$ -                          | 0.0%          | \$ -                                   |               |                         |                         |                        |                        |                        |                           |  |
| Shelter Repair Flexible Grant Program                            | \$ -                          | 0.0%          | \$ -                                   |               |                         |                         |                        |                        |                        |                           |  |
| Training and Technical Assistance Funds                          | \$ 300,000                    | 0.4%          | \$ 300,000                             | 0.4%          | \$ 300,000              |                         |                        |                        |                        |                           |  |
| CDC 5% Set-Aside   | \$ -                          | 0.0%          | \$ -                                   | 0.0%          |                         |                         |                        |                        |                        |                           |  |
| Resident Services Coordinator Program                            | \$ -                          | 0.0%          | \$ -                                   | 0.0%          |                         |                         |                        |                        |                        |                           |  |
| Program Administration <sup>(6)</sup>                            | \$ 4,469,499                  | 5.4%          | \$ 4,469,499                           | 5.4%          | \$ 1,133,088.00         | \$ 2,290,887.40         | \$ 488,599.62          | \$ 467,900.00          | \$ 89,024.00           |                           |  |
| <b>Totals =</b>  | <b>\$ 82,598,512</b>          | <b>100%</b>   | <b>\$ 82,687,536</b>                   | <b>100%</b>   | <b>\$ 45,588,088.00</b> | <b>\$ 22,917,887.40</b> | <b>\$ 4,886,255.62</b> | <b>\$ 6,238,787.00</b> | <b>\$ 2,967,494.00</b> |                           |  |

(1) The "Consolidated Plan Total" column includes the CDBG, HOME, ESG, NHTF and HOPWA funds awarded to the State of Ohio.

(2) Any HOME program income received will be utilized by the Community Housing Impact and Preservation Program

(3) OHTF allocations are contingent upon approval by the OHTF Advisory Committee and the Director of the Department of Development. Further, OHTF grant awards are contingent upon Controlling Board approval.

OHFA administers the HDAP, ODA will administer the Resident Services Coordinator Program, and Ohio CDC will administer the Microenterprise Business Development Program.

Therefore, in addition to program funds, OHFA will receive HOME and OHTF administrative dollars and ODA will receive OHTF administrative dollars.

(4) The Homeless Crisis Response Grant Program includes the OHTF funding set asides required by ORC Section 174.02 and unrestricted OHTF dollars.

(5) The Community Development Program includes the funding allocation for the Formula Allocation and two set asides; Neighborhood Revitalization Grants and Critical Infrastructure grants.

(6) Approximately 60% of the HOME and 70% of the ESG administration allocation will be awarded to grant recipients.

**Ohio Consolidated Plan Annual Action Plan Allocation Priorities**

Below in Table 2 are the estimated PY 2026 budget allocations the State of Ohio received from HUD. This chart is provided pursuant to HUD’s requirement that the Consolidated Plan contain a statement of the state’s allocation priorities and the reasons for such priorities. The “program goals” indicate how a particular need will be addressed and the “basis for allocation” column references a section in the Consolidated Plan where the need is identified and discussed. Because these needs were examined in the PY2025-2029 Consolidated Plan Strategy, references to that document are cited rather than restated. The Final PY 2025-2029 Consolidated Plan Needs Statement is available online [here](#).

**Table 2: State of Ohio Projected PY 2026 Allocation Priorities**

| Programs                               |   | Estimated PY 2026 Allocations | Program Goals   | Basis For Allocation  |
|--|---|-------------------------------|---|---|
| <b>Homeless and Supportive Housing</b> |   |                               |   |   |
|  | Homeless Crisis Response Program                  | \$6,221,625                   | To provide a continuum of housing/services to prevent persons from becoming homeless by providing homelessness prevention services and assistance; move persons from homelessness to permanent housing through the provision of housing placement, emergency shelter, direct housing, and transitional housing; and provide long-term permanent supportive housing to homeless persons with disabilities. | Ohio 2025-2029 Consolidated Plan Strategy. The allocation is determined by HUD ESG funds. |
|  | Housing Opportunities for Persons With AIDS       | \$2,967,494                   | To provide eligible non-profit organizations or units of local government with funds to devise long-term, comprehensive strategies for meeting the housing and supportive service needs of persons with AIDS or HIV-related diseases.   | The state allocation for the HOPWA program is the amount of funds allocated by HUD.       |
| <b>Affordable Housing</b>              |   |                               |   |   |
|  | Community Housing Impact and Preservation Program | \$18,855,000                  | To partner with Ohio communities to preserve and improve the affordable housing stock for low- and moderate-income Ohioans and strengthen neighborhoods through community collaboration.  | Ohio 2025-2029 Consolidated Plan Strategy.  |
|  | Housing Development Assistance Program (HDAP)     | \$15,024,656                  | To support the capacity of housing development organizations and to provide financing for eligible housing projects to preserve or expand the supply of decent, safe, affordable housing for very low-income to moderate-income persons and households in Ohio.   | Ohio 2025-2029 Consolidated Plan Strategy.  |

(continued on next page)

**Table 2: Estimated State of Ohio PY 2026 Allocation Priorities**

| Programs   | Estimated PY 2026 Allocations |  |  |
|--|-------------------------------|--|--|
| <b>Community and Economic Development</b>              |                               | <b>Program Goals</b>   | <b>Basis For Allocation</b>  |
| Community Development Program                          | \$23,300,000                  | To provide communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible CDBG activities and qualify under the national objective of Low- and Moderate-Income Benefit or Elimination of Slum and Blight.   | Ohio 2025-2029 Consolidated Plan Strategy.                           |
| Economic Development and Public Infrastructure Program | \$10,000,000                  | To create and retain permanent, private-sector job opportunities, principally for low- and moderate-income persons, through the expansion and retention of business and industry in Ohio communities. The creation of a safe and sanitary living environment for Ohio citizens, through the provision of safe and reliable drinking water and proper disposal of sanitary waste. | Ohio 2025-2029 Consolidated Plan Strategy.                           |
| <b>Other Programs</b>                                  |                               | <b>Program Goals</b>   | <b>Basis For Allocation</b>  |
| Flexible Grant Program                                 | \$2,000,000                   | To provide a means to fund worthwhile projects and activities that do not fit within the structure of existing programs, and to provide supplemental resources to resolve immediate and unforeseen needs.  | Based on identified community needs and historical demand for funds. |
| Training and Technical Assistance Funds                | \$300,000                     | To provide technical assistance to local governments and nonprofit program recipients, and to provide funds to intermediary organizations to conduct training and technical assistance activities.   |  |

## **Housing, Shelter and Support Services Programs**

- Community Housing Impact and Preservation (CHIP) Program
- Housing Assistance Grant Program (HAGP)
- Housing Development Assistance Program (HDAP)
- Homeless Crisis Response Program (HCRP)
- Supportive Housing Program (SHP)
- Housing Opportunities for Persons With AIDS Program (HOPWA)

## Community Housing Impact and Preservation (CHIP) Program

### **Goal**

Through an efficient and impactful approach, the CHIP program will partner with Ohio communities to preserve and improve the affordable housing stock for low-to-moderate income Ohioans and strengthen neighborhoods through community collaboration.

### **Total Funds**

Approximately \$18.9 million in total: Approximately \$8.7 million in CDBG funds will be combined with an estimated \$10 million of HOME Investment Partnerships Program (HOME) funds and SFY 2026 Ohio Housing Trust Funds (\$250,000). CHIP funds will be distributed in one competitive funding round.

### **Eligible Jurisdictions**

Jurisdictions are eligible for PY 2026 CHIP program funding if they have an approved CHIP Policy and Procedure Manual. Eligible jurisdictions are listed in Table 3.

**Note:** Under Section 703.06 of the Ohio Revised Code, the Ohio Secretary of State's office reviews the 10-year census report and verifies the population totals of all municipalities and villages. The full listing of all city and village classifications can be viewed [here](#).

- 1) Non-entitlement/non-participating jurisdictions (cities with a low-to-moderate income population at or above 25% and all counties) with an approved CHIP Policy and Procedure Manual (eligible to receive CDBG, OHTF and HOME funds);
- 2) Non-entitlement jurisdictions (cities with a low-to-moderate income population at or above 25%, and all counties in the state) that are part of a participating jurisdiction consortium, as defined by the HOME program regulations, with an approved CHIP Policy and Procedure Manual (eligible to receive OHTF and CDBG funds). Jurisdictions with an allocation of more than \$400,000 per year from HUD are eligible for a maximum CHIP program award of \$250,000. The remaining jurisdictions must refer to *Grant Ceiling, Maximum Award - Option 2*.
- 3) Entitlement/non-participating jurisdictions (cities with a low-to-moderate income population at or above 25% and all counties in the state) with an approved CHIP Policy and Procedure Manual (eligible to receive HOME funds). Jurisdictions with an allocation of more than \$400,000 per year from HUD are eligible for a maximum CHIP program award of \$250,000. The remaining jurisdictions must refer to *Grant Ceiling, Maximum Award - Option 2*.

Jurisdictions awarded a two-year grant with PY 2023 CHIP program funding as an applicant or partner are eligible to apply in PY 2025.

### **Grant Ceiling**

Through a competitive application process, jurisdictions may apply for a maximum award as follows:

|  | Maximum Award |            |
|--|---------------|------------|
|  | Option 1      | Option 2   |
| County   | \$ 300,000    | \$ 400,000 |
| City with a population of at least 15,000          | \$ 250,000    | \$ 350,000 |
| City with a population of between 5,000 and 14,999 | \$ 200,000    | \$ 300,000 |

CHIP program-eligible jurisdictions are incentivized to collaborate to form a partnership (see below for Partnership Composition). Partnership applicant jurisdictions may apply for the maximum award detailed in Option 2 above. Additionally, the Office of Community Enhancements (OCE) will award partnership development points when scoring applications for funding. The maximum award for each partnership cannot exceed the aggregate maximum total

amount of each CHIP program-eligible jurisdiction in the partnership as detailed in Option 2 above. Regardless of the number of communities in the partnership, the maximum grant request cannot exceed \$1.6 million.

Jurisdictions who choose to apply as a single-jurisdiction applicant must refer to Option 1 for maximum grant award. OCE will not award partnership development points when scoring these applications for funding.

The following applicants may apply as a single jurisdiction for the maximum award under Option 2 in the chart above and receive points associated with partnership development when scored for funding:

- 1) Counties without eligible cities,
- 2) Cities with an opt-out county (see Partnership Composition), or
- 3) Cities within an ineligible county.

### **Grant Request Reduction**

OCE reserves the right to award competitive grants at amounts lower than requested in the application. Grant awards could be lower than requested due to funding availability, application rating, capacity and performance.

### **Partnership Composition**

Parameters for developing a partnership are as follows:

- 1) A partnership's boundaries cannot exceed two adjacent counties.
- 2) An eligible city can only partner within its own county, either with the county or another CHIP program-eligible city within the county. In a scenario where the city is an applicant and its county is a partner, the partnership may include an adjacent county and its eligible cities. To summarize: if the city is the applicant, the partnership cannot cross the county borders without creating a partnership with both counties.
- 3) One eligible community (city or county) in the partnership will be the applicant/potential grantee.
- 4) Jurisdictions are permitted to submit or be a part of only one application.

Counties without CHIP program-eligible cities will automatically receive points associated with partnership development. Such counties have the option to form a partnership with an adjacent county and its eligible cities, if feasible.

Any eligible jurisdiction that chooses not to be a direct participant for PY 2025, either as an applicant or a partner, may do so with no effect on the applicant's scoring or funding level by selecting one of the following options:

- 1) **County Umbrella**: If an eligible city is not interested in being a partner for PY 2025 but is interested in CHIP program funds being spent in their jurisdiction, the city can join its county's service area. The application for funding must contain a letter from the city's CEO electing for CHIP program funds to be spent in its community under its county's jurisdiction to receive points associated with partnership development. When determining the applicant's ceiling amount, the county's amount must be based on amounts outlined for counties under *Maximum Award - Option 2* above or Partnership Applicants depending on whether the county has another partnering jurisdiction. There are no incentive funds available for this option. The county may participate as a single applicant, a partnership applicant, or a partner.
- 2) **Jurisdiction Opt-Out**: If an eligible jurisdiction will not apply for CHIP program funding in PY 2025 and is not interested in CHIP program services within its jurisdiction, the application for funding must contain an opt-out letter from the jurisdiction's CEO to receive points associated with partnership development. The length of the opt-out period must be defined in the letter. Applicants that do not have other partnering options must refer to *Maximum Award - Option 2* above. This option is only available to jurisdictions not interested in participating in the CHIP program and do not want funds spent in their jurisdiction.

Grant funds cannot be spent in a CHIP program-eligible jurisdiction that does not apply as a single applicant or is not part of an eligible partner's funded application or under the county umbrella option.

OCE expects CHIP program services to be delivered within the partnership's jurisdictions. The applicant community will submit partnership agreements between the applicant and partnering communities in the application for funding. Sub-recipient agreements are prohibited. Prior to applying, the partnership must prepare a plan for expending the awarded funds throughout each jurisdiction. The applicant must submit the plan in the application for OCE to evaluate.

Non-entitlement cities and counties part of a participating jurisdiction consortium and entitlement/non-participating jurisdictions may apply as single-community applicants and automatically receive points associated with partnership development through application scoring or join an eligible partnership with the following restrictions:

- 1) A non-entitlement/non-participating jurisdiction (see section 1, *Eligible Jurisdictions* above) must be the applicant;
- 2) When determining the partnership ceiling amount, the amount for non-entitlement jurisdictions part of a participating jurisdiction consortium and entitlement/non-participating jurisdictions (see sections 2 and 3, *Eligible Jurisdictions* above) must be based on the amounts outlined in *Eligible Jurisdictions* above. If the partnership is formed with another single jurisdiction, the amount for non-entitlement/non-participating jurisdictions (see section 1, *Eligible Jurisdictions*) must be based on amounts outlined under *Maximum Award - Option 2*. If the partnership is formed with multiple non-entitlement/non-participating jurisdictions (see section 1, *Eligible Jurisdictions*), the amount for non-entitlement/non-participating jurisdictions may be based on amounts outlined under *Maximum Award - Option 2*; and
- 3) No HOME funds can be spent in non-entitlement jurisdictions that are part of a participating jurisdiction consortium and no CDBG funds can be spent in the entitlement/non-participating jurisdictions.

#### **Application Alternative Option for Past Performance**

Potential PY 2026 CHIP applicants have the option to submit a letter from the CEO with the attached form for consideration to have the current year of past performance expunged in lieu of applying. If an applicant has serious findings or performance issues which indicate successful funding is not likely, the applicant may choose to submit a letter to OCE to opt out of the application process for the current program year. The letter and attached form should detail the reasons the applicant is not applying for funding and is requesting the past performance in question be expunged. The alternative option will provide a more cost-effective way to have the current year of past performance expunged. This will give the applicant time to participate in training and improve capacity and performance. The application alternative letter must be sent via email to OCE@development.ohio.gov and the program housing representative for consideration by June 18, 2026. The letter must be accompanied by the completed form Application Alternative for Program Year 2026. With this option, the applicant will not be considered for or receive funding for Program Year 2026.

#### **Eligible Project Categories with Respective Activities**

All housing activities completed with CHIP program grant funds must be single-family homes, as defined by HUD as one to four units. The activity descriptions listed below supersede the descriptions in OCE's current Housing Handbook, Part I, and in the adopted Policy and Procedure Manual selected for this application. **Grantees will adhere to OCE's maximum per-unit limit of assistance for PY 2026 and will not institute local limits of assistance.**

Any projects funded with OHTF dollars must comply with the following requirements:

- 1) Projects funded with OHTF dollars must benefit clientele at or below 50% of Area Median Income (AMI); and
- 2) Section 504 of the Rehabilitation Act of 1973 prohibits providing federal financial assistance for disability-specific housing [see 24 CFR Section 8.4(a)]. Therefore, housing projects funded with HOME or CDBG funds may not restrict occupancy to people with specific disabilities. Jurisdictions may, however, request OHTF funding for projects that provide rehabilitation and repair assistance to units designated for use by disability-specific clientele.

## **Rehabilitation Assistance**

### **Owner Rehabilitation**

Funding Source(s): CDBG and HOME

Eligible Activity Regulation: 24 CFR Part 570.202 or Part 92.205

OCE Maximum Per Unit Limit of Assistance: Limits updated annually, at minimum

The purpose of the Owner Rehabilitation activity is to improve and protect the state's sound, serviceable, and affordable owner-occupied housing stock. Through this activity, communities provide financial assistance to homeowners with income levels at or below 80% of AMI to correct substandard conditions so the homes are safe, healthy, durable, energy efficient and affordable. Owner Rehabilitation is intended to address problems throughout the home. In most circumstances, this means the home's mechanical systems (electrical, plumbing and, heating systems) and exterior and interior structural components (roof, walls, floors, and foundation) will be repaired or replaced to meet the required standards. Occasionally room additions, such as extra bedrooms, can be constructed to alleviate overcrowded conditions, or other rooms and modifications can be constructed to make the home more accessible for the elderly or persons with special needs. This activity can include replacing an owner-occupied dwelling that cannot be rehabilitated, with an approved manufactured unit or a site-built unit located on the same property. When Owner Rehabilitation funds are used to replace a unit (commonly referred to as "reconstruction"), the funds can only pay for construction-related expenses and eligible related soft costs. In limited instances, this activity can include refinancing of a small amount of existing debt on a home to be rehabilitated providing it is necessary to complete the project, as noted in 24 CFR Part 570.202 (b)(3). When refinancing is proposed, the community must receive prior OCE approval. OCE encourages grantees to consider conducting an environmental assessment for the housing programs to ensure the highest clearance level needed can be obtained. This will permit replacing substandard homes and other activities similar to "new construction" (such as room additions, tap-ins, etc.) to be conducted for environmental review purposes. Because rehabilitation must correct all substandard conditions adversely affecting the occupant's health and safety, as well as the dwelling's structural integrity, the scope of work is generally comprehensive and the cost is usually high. However, cost limitations often require the work to be prioritized so the most substandard conditions (i.e., problems affecting occupant health and safety and structural integrity) are corrected before less important concerns are addressed. OCE expects all the substandard conditions be corrected before a project is considered complete. Homes that have numerous problems that cannot be corrected within the limit of financial assistance are inappropriate projects and must not be rehabilitated or considered for reconstruction unless sufficient funds from supplemental sources exist. The rehabilitation standard to which all projects must comply is in Part II of the Housing Handbook known as the State of Ohio Residential Rehabilitation Standards (RRS) located [here](#).

### **Rental Rehabilitation**

Funding Source(s): CDBG, HOME, and OHTF

Eligible Activity Regulation: 24 CFR Part 570.202 or Part 92.205

OCE Maximum Per Unit Limit of Assistance: Limits updated annually, at minimum

The purpose of the Rental Rehabilitation activity is to improve and protect the affordable renter-occupied housing stock. Through this activity, financial assistance is provided to property owners to correct numerous substandard conditions so that the rental units are safe, healthy, durable, energy efficient, and affordable. Rental Rehabilitation is intended to address problems throughout the unit. In most circumstances, this means the unit's mechanical systems (electrical, plumbing and heating systems) and exterior and interior structural components (roof, walls, floors, and foundation) will be repaired or replaced to meet the required standards. The rehabilitation standard to which all projects must comply is listed in Part II of the Ohio Residential Rehabilitation Standard (RRS).

Because rehabilitation must correct all significant substandard conditions adversely affecting the occupant's health and safety, as well as the dwelling's structural integrity, the scope of work is generally comprehensive, and the cost is usually high. However, cost limitations often require the work to be prioritized so the substandard conditions (i.e., problems affecting occupant health and safety, and structural integrity) are corrected before less important concerns are addressed. OCE expects all the substandard conditions must be corrected before a project is considered complete. Only units occupied by tenant households with income levels at or below 80% of AMI may receive rental

rehabilitation assistance. For a duplex or a building with three to four units, only units occupied by tenant households with income levels at or below 80% of AMI and common areas may receive rental rehabilitation assistance. Generally, common areas are the structural components or mechanical systems that are shared by all the tenants (such as a common hallway, roof or single HVAC system).

\*\* Rental units in poor overall condition and/or that have serious problems that cannot be corrected within the limit of financial assistance are inappropriate projects and must not be rehabilitated unless sufficient funds from supplemental sources exist.

The rental units can be owned by private investors or by nonprofit organizations. To ensure the tenant households with income levels at or below 80% of AMI are the primary beneficiaries of the Rental Rehabilitation activity, two important requirements must be followed. First, for-profit property owners with income levels exceeding 80% of AMI should contribute financially to the project. This requirement prevents a property owner from receiving a “windfall” of public investment in their business property. For for-profit property owners, grantees should require match funds, not to exceed 50% of the project hard costs, although the contribution may be less depending on the incentive level required for owners to participate. For nonprofit property owners and property owners with income levels at or below 80% of AMI, grantees may choose to require match funds, not to exceed 50% of the project hard costs. OCE expects grantees to receive the contribution prior to issuing a *Notice to Proceed*. Second, to help ensure the property remains in the affordable rental housing stock inventory, the property owner must agree to rent the unit to tenant households, with income levels at or below 80% of AMI, for the required affordability period. Also, the owner must agree to limit the rent so it cannot exceed the appropriate Fair Market Rent (FMR) for the same affordability period.

## **Repair Assistance**

### **Owner Home Repair**

Funding Sources: CDBG and OHTF

Eligible Activity Regulation: 24 CFR Part 570.202 (b, 2, 4, 6, 7 (iv), and 11)

OCE Maximum Per Unit Limit of Assistance: Limits updated annually, at minimum

The purpose of the Owner Home Repair activity is to help preserve the affordable housing stock by providing owner-occupied households with income levels at or below 80% of AMI with limited financial assistance to correct significant problems in the home. Unlike Owner Rehabilitation, which addresses the entire home, the Owner Home Repair activity can address one or more specific problems that adversely affect occupant health and safety and/or structural integrity.

If a home receives assistance from the Owner Home Repair activity and the Owner Rehabilitation activity, the total amount of assistance is subject to the same terms and assistance limit as if it had received Owner Rehabilitation assistance only and cannot be considered as an Owner Home Repair project.

The types of work that are generally considered eligible for the Owner Home Repair activity include:

- 1) *Structural System Repairs*: This type of work involves repairs to eliminate hazardous conditions or serious threats to the integrity of a structural system. Examples of common structural system repairs include patching or replacing leaking roofs, rebuilding collapsed foundations, and replacing weakened or deteriorated framing components. It may also include the replacing individual non-functioning or damaged windows or entry doors.
- 2) *Mechanical System Repairs*: This type of work involves repairs to eliminate hazardous conditions with the electrical, plumbing, or heating systems. Examples of common mechanical system repairs include replacing unsafe or overloaded electrical panels and circuits, repairing or replacing leaking water supply and/or sanitary drain plumbing lines, and repairing or replacing unsafe or inoperable heating equipment.
- 3) *Plumbing System Tap-ins*: This type of work involves connecting a home’s plumbing system to a public water supply and/or public sewage system and paying the associated tap-in fees.

- 4) *Wells and Septic Systems*: This type of work involves repairing or replacing a home's private well and/or septic system that is malfunctioning or has been cited by local or state health departments or the Environmental Protection Agency as outdated and needing improvement.
- 5) *Weatherization*: This type of work involves utilizing cost-effective measures to improve energy efficiency such as insulating un-insulated attics and sidewalls, and related measures to control air movement, such as sealing holes and bypasses and installing exhaust and ventilation fans.
- 6) *Accessibility*: This type of work involves utilizing measures designed to improve access and mobility for occupants who are physically disabled or infirm. Generally, these measures include exterior ramps, grab bars and specialized bathroom fixtures. In some cases, more extensive work is required to remove architectural barriers, widen doorways, lower cabinets, or remodel bathrooms to meet household needs. The work completed to improve accessibility must meet or exceed the design and installation standards outlined in the Uniform Federal Accessibility Standards (UFAS).
- 7) *Lead Based Paint (LBP) Hazard Reduction*: This type of work involves measures to eliminate known LBP hazards in homes occupied by an Elevated Blood Lead Level (EBLL) child, or in households with children under 6 years of age. The work must be performed in compliance with all applicable state and federal regulations and guidelines, particularly those outlined in the *HUD Guideline for the Evaluation and Control of LBP Hazards in the Home*.

### **Rental Home Repair**

Funding Source: CDBG and OHTF

Eligible Activity Regulation: 24 CFR Part 570.202 (a,1); (b, 2, 4, 6, 11); and (e)

OCE Limit of Assistance: Limits updated annually, at minimum

The purpose of the Rental Home Repair activity is to improve and protect the affordable renter-occupied housing stock. Through this activity, financial assistance to the property owners is limited to correcting one or more specific problems adversely affecting occupant health and safety and/or the unit's structural integrity. The rental units can be owned by private investors or by nonprofit organizations. To ensure the tenant households with income levels at or below 80% of AMI are the primary beneficiaries of the Rental Home Repair activity, two important requirements must be followed. First, for-profit property owners with income levels exceeding 80% of AMI **must** contribute financially to the project. This requirement also helps to prevent a property owner from receiving a "windfall" of public investment in their business property. For-profit landlord contributions **must** be 50% of the hard costs of the project. For nonprofit property owners and property owners with income levels at or below 80% of AMI, grantees may choose to require match funds, not to exceed 50% of the project hard costs. OCE expects grantees to receive the contribution prior to issuing a *Notice to Proceed*. Second, to help ensure the property remains in the low-income rental housing stock inventory, the property owner must agree to rent the unit to tenant households with income levels at or below 80% of AMI for a period of two years. Also, the owner must agree to limit the rent so it cannot exceed the appropriate FMR for the loan's required two-year period. The unit's affordability must be enforced through a recorded loan document. Rental Home Repair assistance shall be provided to the property owner in the form of a 0% interest, 100% deferred/declining (50% annually), forgivable loan, with a two-year term. The RRS is the standard to which the Rental Home Repair work must comply. However, only the work completed under the Rental Home Repair activity must meet the RRS, not the entire home (as with the Rental Rehabilitation activity).

If a home receives assistance from the Rental Home Repair activity and the Rental Rehabilitation activity, the total amount of assistance is subject to the same terms and limit of assistance as if it had received Rental Rehabilitation assistance only and cannot be considered as a Rental Home Repair project.

Because the Rental Home Repair activity addresses one or more serious health and safety issues, the scope of work is less extensive, and the costs are generally lower than the Rehabilitation activities. The scope of work must be limited to correcting only the problem(s) qualifying the home as a Rental Home Repair project, and items directly related to

correcting the initial problem. For example, if a furnace is to be replaced, the scope of work could also include limited electrical and fuel system work to ensure the electrical circuit and fuel line servicing the furnace are safe. Or, if a plumbing system is tapped into a public water supply, the scope of work could also include interior plumbing work to ensure the water supply lines are adequate. However, grantees must understand the Rental Home Repair activity is not a mini rehabilitation program, or a program intended to provide home maintenance services. Homes with numerous problems requiring extensive repairs should be considered for complete rehabilitation. The Rental Home Repair activity can address emergencies if the condition meets HUD's definition of an emergency.

The types of work generally considered eligible for the Rental Home Repair activity include:

- 1) *Structural System Repairs:* This type of work involves repairs to eliminate hazardous conditions or serious threats to a structural system's integrity. Examples of common structural system repairs include, patching or replacing leaking roofs, rebuilding collapsed foundations, and replacing weakened or deteriorated framing components. It may also include replacing individual non-functioning or damaged windows or entry doors.
- 2) *Mechanical System Repairs:* This type of work involves repairs to eliminate hazardous conditions with the electrical, plumbing or heating systems. Examples of common mechanical system repairs include replacing unsafe or overloaded electrical panels and circuits, repairing or replacing leaking water supply and/or sanitary drain plumbing lines, and repairing or replacing unsafe or inoperable heating equipment.
- 3) *Plumbing System Tap-ins:* This type of work involves connecting a home's plumbing system to a public water supply and/or public sewage system and paying associated tap-in fees.
- 4) *Wells and Septic Systems:* This type of work involves repairing or replacing a home's private well and/or septic system that is malfunctioning or has been cited by local or state health departments or the Environmental Protection Agency as outdated and in need of improvement.
- 5) *Weatherization:* This type of work involves utilizing cost-effective measures to improve energy efficiency such as insulating un-insulated attics and sidewalls, and related measures to control air movement, such as sealing holes and bypasses and installing exhaust and ventilation fans.
- 6) *Accessibility:* This type of work involves utilizing measures designed to improve access and mobility for occupants who are physically disabled or infirm. Generally, these measures include exterior ramps, grab bars and specialized bathroom fixtures. In some cases, more extensive work is required to remove architectural barriers, widen doorways, lower cabinets or remodel bathrooms to meet household needs. The work completed to improve accessibility must meet or exceed the design and installation standards outlined in the UFAS.
- 7) *LBP Hazard Reduction:* This type of work involves measures to eliminate known LBP hazards in homes occupied by an EBLL child, or in households with children under 6 years of age. The work must be performed in compliance with all applicable state and federal regulations and guidelines, particularly those outlined in the 'HUD Guideline for the Evaluation and Control of LBP Hazards in the Home.'

### **Homeownership Assistance:**

#### **Down Payment Assistance/Rehabilitation or Down Payment Assistance Only**

Funding Source(s): HOME

Eligible Activity Regulation: 24 CFR Part 570.201 (n) and Part 92.205

The Homeownership activity is, in effect, a combination of Down Payment Assistance and the Owner Rehabilitation activity. Accordingly, the purpose of the Homeownership activity is to increase the number of owner-occupied households with income levels at or below 80% of AMI, and to improve and protect the housing stock. The types of houses eligible for purchase include single-family homes, town houses, condominiums, and manufactured/modular homes. **Down Payment Assistance, by itself, may be provided if**

**the home does not require rehabilitation.** This means the home must either be a new or existing home already meeting applicable standards to which the acquired homes must comply is the state of Ohio RRS, and any locally adopted codes.

Through this activity, financial assistance is provided to households to purchase homes. The assistance may include providing a subsidy to lower the interest rate for the loan and/or principal amount, providing down payments, and paying reasonable closing costs. All loans from financial institutions must, at a minimum, meet the requirements outlined in the Program Policy Underwriting Process. Grantees must follow all Uniform Relocation Assistance and Real Property Acquisition policies and procedures to ensure the purchases are considered voluntary.

The standard to which the acquired homes must comply is the state of Ohio RRS, and any locally adopted codes. For homes not meeting this standard at the time of purchase, the Homeownership activity also provides financial assistance to correct problems with those homes. To ensure homes are safe, all defects adversely affecting the occupants' health and safety must be corrected immediately following the purchase closing, but prior to the buyer occupying the home. To ensure the home meets the RRS within a reasonable timeframe, all rehabilitation work **must** be completed within six months of the purchase closing.

In addition, the Homeownership activity must also include homebuyer counseling to help ensure participants are well informed about private financing and the real estate purchasing process. The required homebuyer counseling budget must not exceed \$500 per household and the counseling content must comply with the current HOME Final Rule. Prior to the purchase, the homebuyer education program must cover the following areas:

- Homebuyer decision process;
- Budget and credit management;
- Mortgage loans and closings;
- Fair housing issues; and
- Home maintenance and repair practices.

Successful Homeownership activity implementation requires strong working relationships with each party involved in the process. Grantees should develop good relationships with realtors and bankers to ensure those parties understand how the program functions. Realtors and bankers must understand the client group and the homes and finance packages best suited for their needs. Clients also must clearly understand the program and their obligations, such as attending education sessions, obtaining financing, selecting a home and financially contributing to the transaction. A primary success factor is long-term affordability. Not only must the monthly mortgage payments be affordable, but the other housing costs, such as taxes and insurance, must also be affordable. OCE defines affordable as payments for principal, interest, taxes and insurance (PITI) that do not exceed 30% of gross monthly household income.

### **Tenant-Based Rental Assistance**

Funding Source(s): HOME

Eligible Activity Regulation: 24 CFR Part 92.205 and 92.209

The purpose of the Tenant-Based Rental Assistance (TBRA) activity is to provide affordable monthly rental payments for tenant households with income levels at or below 60% of Area Median Income. To ensure that the rental units are decent, safe and sanitary, TBRA-subsidized units must meet HUD's Housing Quality Standards (HQS) (see 24 C.F.R. 982.401). Through this activity, grantees provide limited financial assistance to property owners to subsidize their income-eligible tenant's monthly rental payments. Generally, the subsidy payment is an amount equal to the difference between the established Rent Standard (based on local market conditions or the Fair Market Rent (FMR) for the unit size) and 30% of the tenant household's adjusted monthly income. Payments can also include security and utility deposits. Utility deposits can be provided only in conjunction with rental subsidy and/or security deposit assistance. Grantees generally contract with their local Housing Authority to implement TBRA Programs, although they are not required.

TBRA programs are generally modeled on the HUD Section 8 Voucher Program. The voucher design places a cap on the subsidy but does not limit the rental amount property owners can charge. Under this design, the rental assistance subsidy is determined as the difference between the rent standard for the rental unit's size (number of bedrooms) and 30% of the tenant's adjusted monthly income. Tenants must pay the difference between the rent and the subsidy. Clients may choose units renting for more than the rent standard or FMR; however, they must pay the difference even if that amount is more than 30% of their adjusted monthly income. [Note: The Certificate design, that places a cap on the rent and fixes the tenants rent payment at 30% of the household's adjusted income (or 10% of gross income), is no longer a program design option for TBRA programs operated by Housing Authorities].

Although TBRA programs may be modeled on the HUD Section 8 Voucher Program, grantees must ensure their TBRA programs meet the requirements of 24 CFR Part 92.209 regarding tenant selection, portability, terms of assistance, rent reasonableness, tenant protection, maximum subsidy, housing quality standards, security deposits and program operation. For CHIP grantees, households must have income levels at or below 60% of the AMI. Grantees must also establish a minimum tenant contribution towards the rent and ensure leases meet minimum requirements regarding their length and terms (see 24 CFR Part 92.253 (a) and (b)). In general, leases cannot be for less than 12 months unless mutually agreed by the tenant and the property owner and cannot exceed 24 months without being renewed. Families or individuals provided with HOME TBRA must be selected on the basis of one of the following:

- The Section 8 waiting list of a Public Housing Authority (PHA) operating within the jurisdiction of the CHIP grantee based on preferences established by the PHA.
- A waiting list established by the participating jurisdiction based on the established federal preferences and/or local preferences.
- Eligible families currently residing in units designated for rehabilitation under the HOME program without requiring them to be placed on the PHA waiting list.

### **Administration Costs**

Funding Source(s): CDBG and HOME

Eligible Activity Regulation: 24 CFR Part 570.206 or Part 92.207

A maximum of 12% of the total grant request may be budgeted for eligible general administrative activities. The HOME program administrative budget amount is limited to 10% of the total HOME program funds requested. Fair housing activities may be included in the CDBG administrative funds request. Eligible administrative costs are identified in 24 CFR Part 570.206 for CDBG program funds and 24 CFR Part 92.207 for HOME program funds.

All soft costs related to work completed on a specific unit meeting a national objective or income eligibility must be paid for in one of two ways:

- 1) These costs may be charged to the unit; or
- 2) These costs may be charged to administration.

All soft costs associated with projects not meeting a national objective or income eligibility must be charged to administration. Eligible soft costs for the CDBG program are defined in 24 CFR part 570.202(b) (9) and for the HOME program in 24 CFR part 92.207(b).

### **Fair Housing**

Funding Source(s): CDBG

Eligible Activity Regulation: 24 CFR part 570.206

Grantees must establish a Fair Housing training and outreach program specific to CHIP program activities and participants. Fair housing information (i.e., brochures) must be distributed to each applicant and/or recipient of CHIP program assistance. Homebuyer education programs associated with Homeownership Assistance activities must contain a fair housing component that includes information regarding potential discriminatory actions related to

lending, insurance, and real estate practices, including abusive or unfair lending practices. Owners who participate in rental rehabilitation/repair projects must receive fair housing and tenant landlord training and/or information. Grantees are required to establish a system for intake and processing of fair housing complaints. Grantees must maintain records to document implementing the fair housing program.

**Application Timing**

Submission: June 24, 2026  
Grant Award: Dec. 1, 2026  
Grant End Date: April 30, 2029

**Program Income**

Any program income resulting from expending HOME and CDBG funds may be retained by the grantee but must be maintained in separate accounts. However, all CDBG housing program income must be used for an eligible CDBG housing activity, and all HOME program income must be used for an eligible HOME program activity. Eligible program income expenditures must follow the grantees OCE-approved CHIP program Policy and Procedure Manual and executed Housing Revolving Loan Fund Administrative Agreement or receive OCE’s prior written approval. Use of program income must comply with Program Policy Notice 15-04, Program Income Policy, and applicable federal and state laws and regulations. In accordance with 24 CFR part 92.504(c)(1)(viii), committed housing program income must be disbursed prior to the grantee requesting funds from the state. Committed is defined as having an executed contract or funds officially obligated in a program. Also, OCE requires all uncommitted Housing Program income balances at the time of application, HOME or CDBG, be committed to projects in the CHIP program application or designated in the implementation plan to be expended during the grant period.

**Program Grant Period**

PY 2026 CHIP program grantees must complete their programs according to the following deadlines:

- 1) All activities (except audit and balance of administration) must be completed by the end of the 26th month, following the grant agreement start date;
- 2) All drawdown requests must be submitted to OCE by the end of the 27th month; and
- 3) All funds must be committed and expended in accordance with the timeline established in the program milestones, and the final performance report must be submitted by the end of the 28th month. Grant audit(s) must be conducted in accordance with, 2 CFR part 200 and **Program Policy Notice 20-01, Grant Operations and Financial Management Policy and Procedures.**

**Program Beneficiaries**

**One hundred percent (100%)** of all funds must be budgeted for activities benefiting LMI households.

**Fair Housing Requirements**

Communities receiving CHIP program funds must meet Fair Housing requirements as described in the Local Government Certifications to the state (see Program Policy section of this document).

**TBRA**

Consistent with the state's Consolidated Plan goal of providing a continuum of care (CoC) in housing assistance, the state will offer TBRA opportunities. The state will allow communities to establish a local TBRA program through the state's decentralized CHIP program. The state will only fund applicants if:

- 1) The need for TBRA has been identified as a need through the local planning process, and/or is part of the jurisdiction's local housing strategy, and describes the local market conditions that support the need for this type of assistance; and
- 2) Families or individuals provided with HOME TBRA are below 60% of the AMI and selected based on either a or b, or c as follows:
  - a) The Section 8 waiting list of a PHA operating within the applicant’s jurisdiction based on preferences established by the PHA;

- b) A waiting list established by the participating jurisdiction based on the established federal preferences and/or local preferences; or
- c) Eligible families currently residing in units designated for rehabilitation under the HOME program without requiring them to be placed on the PHA waiting list.

**Resale/Recapture Requirements**

Program Specific Resale and Recapture Requirements may be viewed in the Office Policies Section of this plan. Communities receiving CHIP program grant awards shall abide by **OCD Policy Notice 21-02, Finance Mechanisms**, for OCE-funded projects.

**Rating Criteria**

All applications are reviewed, rated, and scored based on the criteria outlined below.

Applications may achieve a score up to 100 points. The process is competitive and designed to rank, in order, the communities to be funded through the CHIP program.

1) Distress (10 points maximum)

An assessment of the applicant’s level of distress based on an average of the following trends in the current census data related to low- and moderate-income (LMI) household needs across the state using:

- a) An average of the participating communities’ percentage of LMI populations;
- b) The percentage of households paying more than 35% of income for housing;
- c) Age of housing stock; and
- d) Unemployment rates.

Alternatively to the census data, if a jurisdiction-wide LMI survey has been conducted and approved by OCE, the survey data for LMI population can be used in lieu of the census data for LMI population at the request of the applicant. The jurisdiction-wide, LMI-survey must be submitted to OCE and approved by June 24, 2026 to be considered for PY 2026 CHIP program distress. Guidance to LMI survey is found in OCD POLICY Notice 15-05, National Objective Guidance.

2) Capacity and Performance (60 points maximum)

Capacity will include the proposed administrative plan’s adequacy, consistency with application requirements, the capacity for implementing the proposed activities, demonstrated readiness to proceed with the proposed activities, and the adequate filling of the required roles to successfully administer a grant.

CHIP program-eligible counties and cities forming an eligible partnership shall receive points associated with partnership development. Counties containing no CHIP program-eligible cities and such jurisdictions not eligible to form a partnership (see sections 2 and 3, *Eligible Jurisdictions*) will automatically receive points associated for partnership development.

Performance scoring will be based on the applicant’s performance. Non-applicant partners’ performance will not affect the overall application scoring, but based on each jurisdiction’s performance, the portion of the grant total attributable to any partner may be reduced by up to 50% of the eligible amount available to that jurisdiction if serious performance issues exist. It will be incumbent on all partner jurisdictions to fully disclose negative performance issues.

Performance will include prior and current performance in administering and complying with grant agreement(s), program regulations and policies, resolving monitoring and/or audit findings, and progress in completing activities. **Any OCE-funded program may be evaluated** while determining the applicant’s performance.

3) Impact (30 points maximum)

Impact will be based on the applicant’s marketing and accessibility of the program to the target citizens, and the consistency with federal and state program requirements and the application instructions in the

community’s application. Impact will also take into consideration cost effectiveness, and the applicant’s ability to demonstrate collaboration with other local resources and will include an assessment of the applicant’s planning process for its service area.

**Program Amendments**

Because grant awards are based on the projects proposed in the application, grantees receiving CHIP program funds are generally discouraged from changing their approved projects. Grantees considering a change in program scope, location or design, number and type of beneficiaries, anticipated accomplishments, or grant deadlines, must submit a Grant Amendment Request in Salesforce. Please note the following CHIP program specific amendment conditions:

- Grantees increasing a previously approved **project category** by more than \$5,000 or 10%, whichever is greater, must request an amendment to an executed grant agreement increases less than this threshold will be reconciled during the closeout process. **Grantees are prohibited from moving funds into an activity not included on the Attachment A: Scope of Work and Budget of that funding source without an amendment.** The administration amount allocated in the original grant agreement **cannot** be exceeded. Activity dollars cannot be moved to administration without an amendment.
- Funds can be shifted between **Activities** (Private Owner Rehabilitation and Rental Rehabilitation, Owner Home Repair and Rental Repair, or DPA and DPA/Rehab) within each category regardless of the projected budgets and outcomes as long as the activities are included on the attachment A of that funding source in the grant agreement. If a grantee wishes to shift funds into an activity that was not part of the attachment A of that funding source, it will necessitate the need for a formal amendment along with a public hearing.
- At any time during the grant period, the first approved amendment to adjust funds between eligible project categories or reduce total grant amount, including administration dollars, will be considered with no penalty to subsequent applications.
- OCE will issue a grant deadline amendment **with penalty** if the milestones associated with the work completion and/or final drawdown dates are not met.

Any request for an amendment not outlined above will be considered on a case-by-case basis.

Formal OCE approval through the Grant Amendment Request in Salesforce and executing a grant amendment is required before making the changes. OCE Amendment Policy is outlined in **Program Policy Notice 20-01, Grant Operations and Financial Management Policy**. After the first no-penalty amendment or unless otherwise specified, OCE will consider amendments in application scoring during future funding rounds.

**PY 2026 CHIP Program Eligible Communities**

The jurisdictions in Table 3 are eligible for PY 2026 CHIP program funding if they have an approved CHIP Policy and Procedure Manual. The following communities are eligible for PY 2026 CHIP program funding if they did not receive a PY 2024 CHIP program award as an applicant or partner unless awarded a one-year grant.

**Table 3: PY 2026 CHIP Program Eligibility**

**PY 2026 CHIP Program CDBG and OHTF Eligible Jurisdictions**

|          |         |                 |
|----------|---------|-----------------|
| Cortland | Hubbard | Trumbull County |
|----------|---------|-----------------|

**PY 2025 CHIP Program HOME Eligible Communities**

|                 |           |               |
|-----------------|-----------|---------------|
| Bowling Green   | Kent      | Newark        |
| Clermont County | Kettering | Sandusky      |
| Elyria          | Lancaster | Steubenville  |
| Fairborn        | Marietta  | Warren County |

**PY 2026 CHIP Program CDBG, OHTF and HOME Eligible Counties**

|            |           |           |          |           |            |
|------------|-----------|-----------|----------|-----------|------------|
| Adams      | Coshocton | Hancock   | Logan    | Muskingum | Scioto     |
| Allen      | Crawford  | Hardin    | Lorain   | Noble     | Seneca     |
| Ashland    | Darke     | Harrison  | Lucas    | Ottawa    | Shelby     |
| Ashtabula  | Defiance  | Henry     | Madison  | Paulding  | Tuscarawas |
| Athens     | Delaware  | Highland  | Mahoning | Perry     | Union      |
| Auglaize   | Erie      | Hocking   | Marion   | Pickaway  | Van Wert   |
| Belmont    | Fairfield | Holmes    | Medina   | Pike      | Vinton     |
| Brown      | Fayette   | Huron     | Meigs    | Portage   | Washington |
| Carroll    | Fulton    | Jackson   | Mercer   | Preble    | Wayne      |
| Champaign  | Gallia    | Jefferson | Miami    | Putnam    | Williams   |
| Clark      | Geauga    | Knox      | Monroe   | Richland  | Wood       |
| Clinton    | Greene    | Lawrence  | Morgan   | Ross      | Wyandot    |
| Columbiana | Guernsey  | Licking   | Morrow   | Sandusky  |            |

**PY 2026 CHIP Program CDBG, OHTF and HOME Eligible Cities with Population > 15,000 and LMI ≥ 25%**

|             |          |                  |                  |             |            |
|-------------|----------|------------------|------------------|-------------|------------|
| Ashland     | Defiance | Marysville       | North Ridgeville | Portsmouth  | Wadsworth  |
| Ashtabula   | Delaware | Medina           | Norwalk          | Sidney      | Wooster    |
| Athens      | Findlay  | Mount Vernon     | Oregon           | Streetsboro | Xenia      |
| Brunswick   | Fremont  | New Philadelphia | Pataskala        | Tiffin      | Zanesville |
| Chillicothe | Marion   | Niles            | Piqua            | Troy        |            |

**PY 2026 CHIP Program CDBG, OHTF and HOME Eligible Cities Population < 15,000 and LMI ≥ 25%**

|               |                |               |              |                 |                 |
|---------------|----------------|---------------|--------------|-----------------|-----------------|
| Amherst       | Clyde          | Girard        | Napoleon     | Sheffield Lake  | Vermilion       |
| Bellefontaine | Columbiana     | Greenville    | New Carlisle | Shelby          | Wapakoneta      |
| Bellevue      | Conneaut       | Heath         | Northwood    | St. Clairsville | Washington C.H. |
| Belpre        | Coshocton      | Hillsboro     | Oberlin      | St. Marys       | Wauseon         |
| Bryan         | Delphos        | Huron         | Ontario      | Struthers       | Wellston        |
| Bucyrus       | Dover          | Ironton       | Orrville     | Tipp City       | Willard         |
| Cambridge     | East Liverpool | Jackson       | Port Clinton | Toronto         | Wilmington      |
| Campbell      | Eaton          | Kenton        | Ravenna      | Uhrichsville    |                 |
| Celina        | Fostoria       | Logan         | Rittman      | Upper Sandusky  |                 |
| Chardon       | Galion         | London        | Rossford     | Urbana          |                 |
| Circleville   | Geneva         | Martins Ferry | Salem        | Van Wert        |                 |

## **Housing Assistance Grant Program (HAGP)**

### **Goal**

To promote affordable housing opportunities and improve housing conditions for low-income families and individuals.

### **Total Funds Available**

SFY 2027 Ohio Housing Trust Funds (amount to be determined).

### **Eligible Applicants**

Private, nonprofit organizations incorporated with Ohio's Secretary of State and granted 501(c)(3) status by the Internal Revenue Service.

### **Maximum Award Amounts**

Agencies currently participating in the HAGP are eligible to apply for an amount equal to their last HAGP award, unless the agency can demonstrate an increased need for funding based on program expansion, increased program utilization, etc. Applicants for programs who have not previously been funded under this program should contact OCE for guidance in determining an appropriate request amount. OCE reserves the right to make awards at levels less than requested. Awards will be based on available funding, service area, population served, community need, and cost reasonableness as detailed in the rating criteria.

Down Payment Assistance, including the required Homebuyer Education, may not exceed \$150,000 maximum per grant request.

### **Recommended Request Amounts**

Funding requests must be cost effective and reasonable based on community need, historic funding levels from OCE, cost per household served, cost per outcome, etc. OCE will provide guidance on recommended request amounts in the PY 2026 HAGP application. OCE reserves the right to make awards at levels less than requested.

### **Eligible Activities**

- 1) Essential home repair/accessibility modifications that, if not corrected, could pose a threat to the occupants' health or safety. Household income must be at or below 50% AMI. Assistance limits will be updated annually, at minimum, for all active grants.
- 2) *Down Payment Assistance*: An investment for down payment assistance and associated out-of-pocket expense to persons with incomes at or below 65% AMI. Assistance limits will be updated annually, at minimum, for all active grants.
- 3) *Homebuyer Education*: Pre- and post-purchase counseling must be tied to Down Payment Assistance activity. Income targeting to households at or below 65% AMI. Maximum of \$500 per household for Homebuyer Education. Homebuyer Education outcomes must be tied to Down Payment Assistance being provided. Homebuyer Education will not be funded for more than Down Payment Assistance.

### **Matching Requirements**

Each \$2 in HAGP funds must be matched with \$1 in cash and/or in-kind resources. Grants or loans from Development may be used as a match.

### **Threshold Requirements**

- 1) Proposals must include documentation verifying sufficient matching funds commitment to meet the match requirements.
- 2) Proposals must be for eligible activities consistent with HAGP definitions and guidelines.

- 3) Applications must be complete and include essential information and exhibits.

### **Rating Criteria**

OCE will rate applications based on the following criteria:

#### 1) Capacity and Performance (60 points)

- a) *Organization History*: Extent to which the applicant demonstrates the ability to successfully implement the proposed activities;
- b) *Staff Background/Experience*: Projects will be evaluated based on the degree to which resumes or position descriptions are provided for key staff involved in the project and demonstrate sufficient background and experience to successfully implement the project; and
- c) *Past Performance*: Past performance in implementing Development grants demonstrated through, monitoring, timely reporting and Development audits.

#### 2) Need/Distress (10 points)

- a) *Need*: Extent to which the project fills a gap in available housing activities that cannot be provided through other means and, for Essential Home Repair/Accessibility Modifications projects, evidence that CDBG funds are not available; and
- b) *Distress Factors*: Total state low-income population.

#### 3) Program Impact (30 points)

- a) *Program Impact*: Projects will be evaluated based on the extent to which the proposal has a direct relationship to eligible categories in HAGP;
- b) *Income Targeting*: How will applicant market the program to clients in the target income?
- c) *Program Feasibility*: The extent to which the project is reasonable and cost-effective based on the request amount, cost per housing unit, etc.;
- d) *Program Design*: The extent to which projects are well-designed, clearly presented, and are likely to produce or retain housing stock and accomplish the stated objectives and proposed outcomes;
- e) *Budget/Reasonableness*: The extent to which budget figures are accurate, consistent, and reasonable, and application quality; and
- f) *Program Design*: Ensure repairs meeting RRS and repair and painting certified service providers, rehab specialists, and/or construction managers.

### **Program Period**

The program year will begin March 1, 2027, provided sufficient OHTF dollars are available. Grantees must complete their program according to the following deadlines for two-year grants:

- 1) All activities must be completed by the end of the 24th month, as determined by the work completion date identified in the grant agreement;
- 2) All drawdown requests must be submitted to OCE within one month of the work completion deadline; and
- 3) All funds must be disbursed and expended, and a final performance report must be submitted to OCE within two months of the work completion deadline.

### **Reduction of Grant Request**

OCE reserves the right to award competitive grants at amounts lower than requested in the application.

### **Application Submission**

The HAGP application submission deadline is 4:59 p.m. on Dec. 2, 2026.

### **Grant Award**

February 2027, following controlling board approval.

## Housing Development Assistance Program (HDAP)

### **Goal**

The goal of the OHFA HDAP is to support the capacity of housing development organizations and provide financing for eligible housing developments to preserve and expand the decent, safe, affordable housing supply for very low-to-moderate income persons and households in the state of Ohio. Resources will be used to preserve at-risk affordable housing and create new affordable rental housing.

### **Total Funds**

The HDAP will use the following four funding sources to provide financial assistance to eligible developments. Funds will be awarded in the form of a loan or grant.

- 1) **HOME Investment Partnerships (HOME) Program:** Amount to be determined. HOME funds will be awarded to provide gap financing to developments predominantly serving low-to-moderate income households. HOME funds will be primarily focused on rural areas and small cities outside of a non-participating jurisdiction, unless funding must be used in a participating jurisdiction to meet a Community Housing Development Organization Set-Aside, or utilize the full allocation of HOME funds. Federal regulations relating to environmental review, federal wage rates, federal accessibility, federal acquisition and relocation laws (URA and Section 104(d)), long-term affordability, etc. apply.
- 2) **HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program:** Amount to be determined based on funding availability and need. The HOME-ARP dollars may be awarded to provide gap financing to developments serving low-income and extremely low-income households serving a population at-risk of homelessness or experiencing homelessness. Funds may be used to preserve or develop housing serving target populations. Federal regulations may be waived as outlined in HUD Notice: CPD-21-10.
- 3) **Ohio Housing Trust Fund (OHTF):** Amount to be determined. The OHTF dollars, pending Ohio Controlling Board approval, will be awarded to provide gap financing to developments predominantly serving low-income households with incomes at or below 50% of the AMI. The OHTF gives preference to those developments that benefit households with incomes at or below 35% of the AMI for the county where the development is located, as established by HUD.

At least 50% of all OHTF funds are to be allocated to rural areas and small cities that would not be eligible to participate as a participating jurisdiction under the HOME Program. State prevailing wages and associated laws are applicable.

- 4) **National Housing Trust Fund (NHTF):** Amount to be determined. The NHTF dollars will be awarded to provide gap financing to developments serving extremely low-income households with incomes at or below 30% of the AMI. NHTF gives preference to those developments in accordance with an annual allocation plan.

The resources described above will be allocated through the HDAP administered by OHFA, which includes the 4% Low-Income Housing Tax Credit (LIHTC) Bond Gap Financing (BGF) program, the 9% LIHTC program, and the Housing Development Gap Financing (HDGF) program.

### **Funding Requirements for All HDAP Awards**

- 1) **Reporting and Record Keeping:** The applicant will be responsible for compliance with applicable implementation, reporting and record keeping requirements associated with HOME, NHTF, HOME-ARP, OHTF, and state regulations.
- 2) **Environmental Review Requirements:** OHFA will conduct a supplemental environmental review for all projects receiving HDAP funds. The environmental review will be completed in accordance with the relevant state or federal requirements as specified in the following.

HOME/HOME-ARP

Environmental reviews are conducted in accordance with 24 CFR Part 58. Development serves as the responsible entity.

OHTF

OHFA has created environmental review standards for projects awarded OHTF funds. The standards are available on OHFA's website here: <https://ohiohome.org/ppd/environmentalreview.aspx>.

NHTF

Environmental reviews are conducted in accordance with the NHTF Environmental Provisions for new construction and rehabilitation under the Property Standards in 24 CFR Part 93.301(f)(1) and (2).

- 3) **Determination and Requirements for HOME Assisted Units:** Assisted units must meet all requirements as stated in 24 CFR Part 92.252. The amount of HOME funds will be used to determine the number of units that are HOME-assisted and must comply with HUD's High- and Low-HOME rent requirements.

The total amount of HOME and HOME-match dollars includes any and all HDAP funding, regardless of the source, plus local HOME dollars. The number of units that receive HOME assistance will be rounded up to determine the number of assisted units that must comply with HOME rent restrictions. OHFA may have to increase the number of HOME-assisted units if:

- a) The total subsidy per assisted unit exceeds the Section 221(d)(3) – 234 limits, and/or
- b) The total subsidy per assisted unit exceeds the total development cost per unit.

Assisted units will also be distributed evenly among various unit sizes in the development. OHFA reserves the right to require units assisted through the HDAP be distributed evenly between newly constructed units and rehabilitated units. If assisted units are not comparable, units will be fixed – if units are comparable, assisted units will float. Information regarding assisted units for NHTF can be found in *17. HDAP Restricted Units*. An NHTF-assisted unit cannot be counted as an assisted unit for any other sources.

- 4) **Determination and Requirements for NHTF Assisted Units:**  
NHTF Assisted Units are restricted to households at or below 30% of the Area Median Income (AMI), so long as the total amount of available NHTF resources is less than \$1 billion. NHTF Assisted units must meet all requirements as stated in 24 C.F.R. Part 93.302(b)(1)(i).  
The number of units that receive NHTF assistance will be rounded up to determine the number of assisted units that must comply with NHTF rent restrictions. OHFA may have to increase the number of NHTF-assisted units if:
- a) The total subsidy per assisted unit exceeds the Section 221(d)(3) – 234 limits, and/or
  - b) The total subsidy per assisted unit exceeds the total development cost per unit.
- 5) **Rehabilitation Standards:** Developments that involve rehabilitating structures must adhere to Development RRS and OHFA Design and Architectural Standards. Refer to Development's RRS Handbook, or other standards agreed on by OHFA and Development.
- 6) **Lead-Based Paint Standards:** All housing developments designed to rehabilitate pre-1978 structures must adhere to the Development's lead-based paint guidelines.
- 7) **Relocation Standards:** All developments, regardless of funding source, which involve rehabilitating existing occupied units must submit a relocation plan or rehabilitation strategy outlining the plan to work with the tenants in place. If the development receives federal funds, the plan must meet the requirements set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. If the

development involves acquisition, the applicant must supply the [Real Property Acquisition and Relocation Certifications and Voluntary Acquisition Forms](#).

- 8) **Timeline:** The HDAP recipient will confirm all financing is committed and submit a request to close on HDAP funding to OHFA which must be received at [loandiligence@ohiohome.org](mailto:loandiligence@ohiohome.org), by the date(s) set forth in the recipients Funding Agreement.
- 9) **Changes to Approved Applications:** The HDAP recipient must notify OHFA, in writing, of all changes, financial or otherwise, relating to an application for financial assistance of an approved development. Failure to notify OHFA may jeopardize the applicant's ability to receive assistance in the future. If there are any substantive changes to the development prior to executing the funding agreement, OHFA may require the applicant to resubmit the application.
- 10) **Eligible/Ineligible Applicants:** Applicants can be private for-profit, not-for-profit developers/owners, or public housing authorities. To request financing terms available to not-for-profit organizations, the applicant must provide evidence of IRS 501(c)(3) or 501(c)(4) status. To be eligible for funding, religious organizations must meet the provisions in 24 CFR Part 92.257.

Developments that have previously received an award of HDAP, may not receive additional HDAP until all requirements of the Funding Agreement have been met, and/or the requirements of 24 CFR Part 92.210 have been met. OHFA has the right to evaluate developments that have received other forms of federal subsidy to determine what amount, if any, the development needs to be financially feasible. OHFA reserves the right to evaluate such developments to determine the facts and circumstances that necessitate the need for additional funds and to ensure projects are not over subsidized. OHFA would prefer HDAP resources be used to provide new opportunities for creating new affordable housing or to preserve existing, currently subsidized or rent-restricted affordable housing for the residents of Ohio.

- 11) **Projects per Developer:** Developers may be eligible to submit more than one proposed development per year based on the organization's capacity to implement multiple and/or simultaneous projects. OHFA reserves the right to require further information and to decide on an organization's capacity to carry out multiple developments, which will include status and progress on projects using any resources provided by OHFA. OHFA may also limit the amount of HDAP awarded to any single developer.  
  
OHFA reserves the right to combine the costs for developments that are located near each other and share similar attributes such as project type, construction style, and development team.
- 12) **Cost Certification:** After construction is completed, each development will be required to obtain and submit a cost certification prepared by an independent certified public accountant or other comparable documentation approved by OHFA.
- 13) **Fee Limits:** Developer's fee for applications submitted for HDAP funding must be consistent with the limits established in the Qualified Allocation Plan (QAP), HDGF Guidelines, BGF Guidelines, or other funding guidelines.
- 14) **Public Notification:** Applicants intending to develop rental housing (including lease-purchase) must comply with the Ohio Revised Code §175.07 pertaining to public notification.

15) **Loans:**

OHTE/HOME/HOME-ARP

- a) 2% simple interest will be charged unless otherwise agreed to by OHFA;
- b) Loan will mature at the end of the affordability period. The affordability period is defined as the minimum term required in 24 CFR Part 92 and any extended affordability period imposed by OHFA;

- c) Collateral will be a subordinate mortgage. OHFA must be in second or shared-second lien position. Payments will be based on a percentage of the available cash flow as defined by OHFA. If loan payments flow from a third party to the recipient, they will be excluded from cash flow analysis provided they are transferred to OHFA in full. Any remaining balance on the loan is due as a balloon payment at the end of the term or sale, whichever is first. On a case-by-case basis, OHFA may agree to subordinate to other government investors and accept payments consistent with their terms;
- d) Loan interest will accrue, and repayment obligations will start following the closeout of the project, regardless of the Placed-in-Service date. Closeout means the HDAP recipient leased the “Assisted” units, provided the appropriate documentation to OHFA, and OHFA approved the documentation as evidenced by a closeout letter from Analyst; and Loans will be made to the development’s ownership entity.

NHTF

- a) Awarded NHTF funds are structured as a deferred loan with payment due on sale;
- b) Loans will be made to the development’s ownership entity;
- c) The mandatory rental affordability period and the loan term are no less than 30 years;
- d) The interest rate is 0%; and
- e) Additional requirements are set forth in HUD’s Interim Rule in 24 CFR Parts 91 and 93 and Interim Rule FR-5246-I-03.

16) **Grants:**

OHTF/HOME/HOME-ARP

Grants may be requested only when all the following conditions are met:

- a) The eligible applicant is the controlling general partner and is a 501(c)(3) or 501(c)(4) not-for-profit (for-profit affiliates of not-for-profit parent corporations qualify as a not-for-profit in a partnership situation);
- b) At least 20% of the units in the development will be occupied by and affordable to households at or below 35% of the AMI;
- c) The owner treats the funds as a grant for tax purposes. The owner will receive an IRS Form 1099; and
- d) The owner treats the funds as a grant or capital contribution.

Decisions are made at OHFA’s discretion and based on the project’s projected cash flow.

For housing tax credit (LIHTC) developments that request a direct grant, the HDAP funds may be included in eligible tax credit basis if the funds are a general partner’s capital contribution **and** provided that the development can provide a tax opinion certifying the funds as part of eligible basis. The development must still meet all the above-noted requirements to be eligible for a grant. However, when considering grant eligibility, OHFA will apply the regulations governing the funds awarded (HOME, HOME-ARP, NHTF, or OTHF) when considering how the owner passes the award on to the development.

17) **Affordability Requirements:** Affordable units are defined as units affordable to households at or below 80% of the AMI.

The following will determine the requirements for HDAP Restricted units. These restrictions apply to any project receiving HDAP funds. This is a state requirement and may be waived at the sole and exclusive discretion of OHFA.

*Developments located in a Participating Jurisdiction (PJ):*

A minimum of 40% of the affordable units must be affordable to households with incomes at or below 50% of AMI for the entire affordability period; and

*Developments located in a non-PJ:*

A minimum of 35% of the affordable units must be affordable to households with incomes at or below 50% of AMI for the entire affordability period; and

*Projects utilizing NHTF:*

Projects funded with NHTF have additional rent restrictions that cannot overlap with any other federally imposed rent restrictions. In no case shall rent plus utilities on any NHTF-assisted unit(s) exceed 30% of AMI.

18) **Project Based Rental Subsidy:**

Rents established by project-based contracts may increase, as allowed, by that project-based assistance. Existing tenants may not be displaced to achieve the minimum occupancy percentage by very low-income households. Occupancy in up to 60% of the development by households with higher incomes is to occur over time; at turnover, units may be leased to higher-income households.

**Note:** If the unit receives federal or state project-based rental subsidy, the maximum rent is the rent allowable under that rental subsidy program as long as the tenant pays no more than 30% of tenant's adjusted income.

19) **Programs:**

Housing Development Gap Financing (HDGF)

The HDGF program utilizes HDAP funding to provide financial assistance to smaller-scale affordable housing developments that do not receive LIHTC. HDGF projects involve rehabilitating existing affordable rental housing or creating new units of affordable rental housing for households with low incomes and/or special needs. Projects must have a minimum of four units and no more than 24 units.

*Eligible Activities:*

HDGF resources in the development budget may only be applied toward non-related third-party acquisition costs, hard costs associated with new construction or rehabilitation, developer fees, and eligible soft costs associated with the project.

On a case-by-case basis, the cost of previously purchased land may be considered as a portion of the total costs and therefore may be eligible for reimbursement.

HDGF resources may be utilized in mixed-use buildings; however, the HDGF application must only represent the development's residential portion. The residential income must support the development and operating expenses of the residential portion.

*Funding Limit:*

Total HDGF funds in the development cannot exceed 50% of the project's total cost. OHFA may, on a case-by-case basis, agree to subsidize more than this based on the local resources available, the development design or the project location. Award amounts will be based on funding availability and the needs of the project. No local government match requirement will be imposed on these developments.

9% LIHTC and 4% LIHTC Bond Gap Financing (BGF)

The 9% LIHTC program utilizes HDAP funding to provide gap financing assistance to developments using 9% LIHTC to renovate or construct affordable housing serving LMI households.

The BGF program utilizes HDAP funding to provide gap financing assistance to developments using multifamily bonds with 4% LIHTC to renovate or construct affordable housing serving LMI households.

*Eligible Applicants:*

Eligible applicants are private housing developers and public housing authorities seeking tax credits in the current LIHTC program year. All applicants must have a material interest in the ownership structure of at least 25%. Community Housing Development Organizations (CHDOs) must be the sole general partner.

OHFA reserves the right to determine funding limits, which will be published in the program guidelines published at <https://ohiohome.org/ppd/default.aspx>. Award amounts for the programs will be based on funding availability and the needs of the project.

If utilizing bonds, the development cannot have closed on the bonds prior to application for HDAP funds. Closing "in Escrow" will be considered by OHFA to be closed.

*Eligible Activities:*

HDAP funds may be applied in the development budget toward non-related party acquisition, hard costs associated with new construction or rehabilitation, and developer fees associated with the project.

- 20) **Exception Requests:** OHFA reserves the right to determine if an exception request is permissible for any state-imposed requirement. OHFA will review exception requests as permitted in the applicable program guidelines and has the sole discretion to approve or deny such requests.
- 21) **Application Review Criteria and Review Process:** All programs under the HDAP will include a review of the application and all required supporting documentation to ensure the development is financially feasible and meets all federal, state and program requirements. OHFA reserves the right to determine cost reasonableness and fees associated with the development.

*Competitive Review:*

Applications submitted will be evaluated based on criteria as stated in the program guidelines. OHFA reserves the right to prioritize projects located in Non-Participating Jurisdictions, projects preserving existing affordable housing, or projects undergoing a Rental Assistance Demonstration Program (RAD) conversion, as well as projects meeting the priorities specified in the NHTF Allocation Plan. OHFA reserves the right to impose city or county award limits in the guidelines to promote geographic distribution of funds.

Additional tiebreakers or scoring metrics necessary to make a funding decision are the sole discretion of OHFA and will be developed based on program need and timeliness requirements.

During competitive review, OHFA will review projects seeking HDAP resources to assure all selected developments comply with program requirements. Applications not meeting the threshold requirements, after any allowable cure period in the applicable guidelines, will not be considered for funding.

*Underwriting Analysis:*

A financial review will include an evaluation to determine the amount of funds necessary to complete the actual development of the development, considering all other committed sources.

The financial review for rental housing developments includes the analysis of a 15- or 30-year pro forma, assuming an annual revenue increase, an annual operating expense increase, and a stabilized vacancy rate, per OHFA's [2026 Multifamily Rental Underwriting Guidelines](#). The affordability analysis for rental developments requires the resident's rent and utility payments not to exceed 30% of an income-qualified household's income at the projected affordability level. Utility allowance information must be obtained from the local public housing authority.

*Pre-Award Site Visit:*

OHFA may conduct a site visit prior to submitting a funding recommendation. The purpose of the visit is 1) to evaluate the proposed development site for suitability and impact on the surrounding community; 2) to confirm the status of previously funded developments; and 3) to develop the relationship between the applicant and OHFA. Both parties can discuss any issues or concerns regarding the proposed development and the organization has an opportunity to familiarize OHFA staff with their overall programs and operations.

*Formal Recommendation for Funding:*

OHFA will present the applications and a funding recommendation, either for approval or rejection, to the OHFA Board's Multifamily Committee. This committee will submit a formal recommendation to the OHFA's board for consideration and approval.

**Application Submission:** Applications must be submitted electronically via OHFA's FTP site, with all required documents clearly labeled as detailed in the respective program's guidelines.

## Homeless Crisis Response Program (HCRP)

### **Goal**

To prevent individuals and families from entering homelessness, provide operational funds for emergency shelters, and rapidly move persons from homelessness to permanent housing as quickly as possible.

The Homeless Crisis Response Program (HCRP) funding sources consist of the Ohio Housing Trust Fund (OHTF) and the federal Emergency Solutions Grants (ESG) program. The Office of Housing Support (OHS) incorporates the requirements of both funding sources as well as the Ohio Basic Shelter Standards in order to apply a uniform set of requirements to all HCRP-funded projects. The ESG program's regulations are found in [24 CFR Part 576](#). The Ohio Housing Trust Fund is used as match to the Emergency Solutions Grant, and therefore both programs must operate with the same policies and procedures. Minor differences exist and are related to mandated reporting to the Department of Housing and Urban Development (HUD).

HCRP is divided into two programs, the Emergency Shelter Program and the Housing Stability Program. Both programs allow for Data Collection and Administration activity costs. HUD breaks the program into components and activities. Development combined the Homelessness Prevention and Rapid Re-Housing components into one program, the Housing Stability Program, due to their similarities. The Emergency Shelter component has Shelter Operations and Essential Services as activities. The Rapid Re-Housing and Homelessness Prevention components have Financial Assistance and Housing Relocation and Stabilization Services as activities.

Housing stability funds should be allocated throughout each homeless planning region based on the need for rapid rehousing assistance. Service and rental assistance funds should be prioritized based on local homelessness conditions. Homeless planning regions requesting homelessness prevention funding in excess of 40% of the total award must provide a narrative on how they've prioritized rapid re-housing in their region while making funding decisions and demonstrate, through the use of data, that 100% of the populations they serve with homelessness prevention funding meet HUD's definition of at risk of homelessness and that the majority of clients served with homelessness prevention funding meet the criteria established in the following paragraph.

Homelessness prevention funds should prioritize serving persons who are in a doubled-up situation or are requesting shelter assistance. Any use of homelessness prevention funding outside of doubled-up situations must meet the following conditions: 1) serve households closest to homelessness; 2) prioritize households requesting entry into emergency shelter or that have previously experienced a homeless episode; and/or 3) targets recipients based upon an analysis of local homeless data related to predictors of homelessness including previous episodes of homelessness, the number of young children in the household, etc. This data should inform the prioritization tool and should identify both risk and protective factors.

For example, communities should review local disaggregated data (e.g., by race, household type, gender, and age) to determine any common characteristics of households who enter or return to shelter that could be used to target assistance. This can be accomplished by utilizing Homeless Management Information System (HMIS) or other data to analyze typical income levels, homeless histories, ages, etc., of those that present for shelter, and use these factors to "screen in" higher need households. Communities should also use local data to identify the zip codes or census tracts where clients are most frequently entering the system and target those areas for prevention. This can help direct resources to those at highest risk and reduce racial disparities. This is also an opportunity to embed balanced access into the program design by ensuring programs meet the needs of those who are often overrepresented in the homeless system. Partnerships with mainstream resources for homelessness prevention dollars are strongly encouraged. Examples of this in practice may include utilizing homeless prevention rental assistance dollars from other federal, state, or local funding and supportive services from HCRP for individuals meeting HUD Category 2 definition of homelessness.

### **Eligible Applicants**

Funding is available to nonprofit organizations and units of local government for emergency shelter activities, and to state-selected nonprofit organizations and local units of government for homelessness prevention and Rapid Re-Housing activities. These appointed agencies are established by the homeless planning region's executive committee and approved through the state's risk assessment determination when there is a proposed change. In cases where most emergency shelter projects and the Continuum of Care agree, a Continuum may serve as the primary applicant for emergency shelter activities. Development utilizes a mix of federal and state funding. All recipients and subrecipients must supply a copy of their Unique Entity Identifier to demonstrate eligibility to allow maximum flexibility in distribution of resources.

Only one state-appointed organization per Homeless Planning Region (see [Map](#)) is eligible to apply for Homelessness Prevention and Rapid Re-Housing funds on behalf of the region. To apply for Homelessness Prevention and Rapid Re-Housing funds, each region must have a collaborative, Regional Homeless Service Coordination Plan (regional plan). Regional plans should include participant screening criteria, common assessment tools, and referral and diversion processes, and each participant in the region implementing the program must use the same forms.

**Note:** All agencies applying for emergency shelter funding must fully participate in the regional planning and coordinated entry implementation processes and be listed in the Regional Homeless Service Coordination Plan to be eligible for emergency shelter funds. This includes referring participants to Homelessness Prevention during Diversion and Rapid Re-Housing in alignment with the regional plan. Emergency shelters are prohibited from adding additional criteria to their referral processes and must use the common assessment tool.

### **Total Funds Available**

*SFY 2027 OHTF (amount to be determined). 2026 federal ESG funds (approximately \$6.2 million).* Emergency shelter funding is limited in OHTF to 10% of the spending authority that program year. ESG limits emergency shelter and street outreach funding to 60% of the ESG annual allocation. Development does not fund the Street Outreach or renovation component, leaving a full 60% of the funds for shelter.

### **Funding Method**

#### *Emergency Shelter Activities:*

Shelter projects must meet the Ohio Basic Standards for Emergency Shelters, the requirements listed in Development's current Ohio Consolidated Plan Annual Action Plan, and the homeless program standards of their continuum to receive and continue to receive HCRP funding. This will be demonstrated by regional and continuum support. Development has established its own program standards and those are available [here](#).

PY26 funding for emergency shelters and housing stability grant recipients will be available via a reallocation process to eligible PY24 grant recipients.

#### *Homelessness Prevention and Rapid Re-housing Activities:*

Funding for Homelessness Prevention and Rapid Re-Housing activities will be available via an allocation process through state-selected regional applicants. This will ensure at least minimum crisis response funding levels are available for persons at imminent risk of homelessness or persons who are homeless in all areas of the state. However, Development may consider histories of unspent funds as justification for a reduction in a region's allocation enabling regions demonstrating need and capacity to deliver services to serve more homeless individuals and families. Projects not spending 40% of their allocation at the midway point and 75% of funding  $\frac{3}{4}$  of the way through their performance period may face reallocation. Funds will be redistributed to agencies demonstrating need evidenced by performance and spending.

Projects receiving both federal and state funding must expend federal funding first.

### **Equal Access**

Organizations operating homeless projects must ensure compliance with the Equal Access to Housing Final Rule, to the furthest extent allowable by law. Any group of people presenting together for assistance and identifying themselves as a family, are considered a family and must be served together as such. Family members cannot be

separated from other family members during their program stay. Projects may not limit housing and services to specific types of family compositions (e.g., women with children or married couples with children).

### **Housing First**

The Housing First model is a best practice standard with the goal of reducing barriers to persons experiencing homelessness by providing placement into shelter/permanent housing first and then providing supportive services to resolve barriers to maintaining housing. The approach is designed to serve the basic needs of the person before addressing or working to resolve complex barriers to housing stability. Core elements include, but are not limited to, the prohibition of requirements pertaining to sobriety, drug testing, or minimum income requirements. Participation in services should be voluntary and tenant-driven with service goals emphasizing engagement and problem solving to help program participants retain or move to permanent housing. Termination of assistance cannot be tied to minor infractions and should include a formal process for the termination of assistance with the right to appeal. Shelters should strive to take steps to become “low barrier,” to the furthest extent allowable by law. Past substance use, minor rule violations, etc., cannot be reasons for termination of assistance.

### **Eligible Activities**

#### *Emergency Shelter\**

1. **Shelter Operations:** Funds to operate and staff an Emergency Shelter program such as but not limited to maintenance, rent, equipment, food, or furnishings.
2. **Essential Services:** Costs associated with case management and eligible supportive services to promote goal planning and permanent housing placement.
3. **Data Collection and Evaluation:** Costs associated with data collection/evaluation, including HMIS related activities.
4. **General Administration:** General Administration funds limited to administration costs of the portion of the HCRP grant for Emergency Shelter activities. Programs receiving federal funding must request 5% administrative costs to enable maximum distribution of funding. Maximum administration costs are 5% for all programs.

\*For the purposes of this program, emergency shelters that restrict admission to domestic violence victims are not eligible for funding.

#### *Homelessness Prevention and Rapid Re-housing*

1. **Homelessness Prevention:** Financial assistance including rental assistance; rental application fees; rental arrears; security and utility deposits; utility payments; and moving cost assistance. Housing relocation and stabilization services, which include case management; outreach and engagement; housing search and placement services; and credit repair, are also eligible.
2. **Rapid Re-housing:** Financial assistance, including rental assistance; rental application fees; rental arrears; security and utility deposits; utility payments; and moving cost assistance. Housing relocation and stabilization services, which include case management; outreach and engagement; housing search and placement services; and credit repair, are also eligible.
3. **Data Collection and Evaluation:** Costs associated with data collection/evaluation, including HMIS or comparable database activities.
4. **Administrative Costs:** Funds may be used for grant fund accounting, preparing reports, obtaining program audits, similar costs related to administering the grant during the grant’s work completion period and staff salaries associated with these administrative costs. Administrative costs also include training for staff who will administer the program or case managers who will serve program participants, if this training is directly related to learning about HCRP. Please note requests for this line item cannot exceed 5% of the total grant request. Programs receiving federal funding must request 5% administrative costs to enable maximum distribution of funding. Maximum administration costs are 5% for all programs.

### **Centralized Assessment System**

Development’s Supportive Housing section mandates that both state and federally funded programs participate in their homeless planning region’s centralized or coordinated assessment systems.

### **Matching Requirements**

Emergency shelter applicants must provide at least \$1 in public or private resources for every \$2 in HCRP funds. Grants or loans from Development cannot be used as match. No match is required for the housing stability category. Submitting match excess of the requirement is discouraged and is more appropriately documented as leverage in the budget.

### **Threshold Requirements**

1. Applicants must be participating in the appropriate HMIS or comparable database and meet minimum data quality standards set forth by their respective CoC.
2. Applications must include documentation verifying commitments of matching funds to sufficiently meet the match requirements.
3. Emergency shelter activities must target households that are literally homeless (referred to as Category 1 in the [Homeless Definition Final Rule](#)), at imminent risk of homelessness, homeless under other statutes, or fleeing/attempting to flee domestic violence. An individual or family is defined as “literally homeless” if (1) living in a public or private place not meant for human habitation, (2) living in temporary shelter, which includes congregate shelters and transitional housing, or (3) exiting an institution where the individual or family has resided for 90 or fewer days and was living in shelter or in a place not meant for habitation before entering the institution.
4. Rapid Re-Housing activities must be targeted at households that are literally homeless.
5. Homelessness prevention activities must be targeted to households that meet Category 2 in the [Homeless Definition Final Rule](#) and the definition of at [risk of imminent homelessness](#) with the priority being persons who are in a doubled-up situation.
6. Homelessness Prevention funds must be targeted to households below 30% of AMI at entry. Income verification and documentation are required at intake; however, income is not an eligibility factor for Rapid Re-Housing assistance until 12 months after initial intake. At 12 months, income must be under 30% AMI.
7. Projects must include the following Housing First elements: low-barrier entrance requirements for income, sobriety, criminal history and other limiting conditions. No drug/alcohol testing as a condition of eligibility; drug testing should only take place in a clinical environment and be supervised by a licensed clinician and cannot have any bearing on the housing program.
8. For youth shelters, the parent organization must be accredited by a recognized accreditation organization such as Council on Accreditation (COA), Commission on Accreditation of Rehabilitation Facilities (CARF), or The Joint Commission on Accreditation of Healthcare Organizations (JCAHO) or, be licensed by the Ohio Department of Job and Family Services (ODJFS) to provide emergency shelter for youth.

### **Housing Stability**

Housing Stability applications will be reviewed based on completeness, program design, and Development will assess whether PY 24 funds are on track with spending as outlined in the most recent grant agreement. Grantees should be at 40% spent in 12 months and 75% spent in 18 months of their performance period.

### **Program Period**

Grantees must complete their program according to the following deadlines:

#### *Federally Funded Projects*

1. All activities must be completed two months prior to the federal award end date, signified by the work completion date in the grant agreement.
2. All drawdown requests must be submitted to OHS within one month of the work completion deadline.
3. All funds must be disbursed and expended, and a final performance report must be submitted to OHS within two months of the work completion deadline.

#### *State Funded Projects*

1. All activities must be completed by the end of the 24th month period as determined by the work completion date identified in the grant agreement.
2. All drawdown requests must be submitted to OHS within one month of the work completion deadline.
3. All funds must be disbursed and expended, and a final performance report must be submitted to OHS within two months of the work completion deadline.

Grantees are required to communicate any challenges to meeting these deadlines. Failure to meet these deadlines or the need to amend due to missing the final drawdown date may result in reduced funding in future awards.

### **Reduction of Grant Request**

OHS reserves the right to award grants at amounts lower than the amounts requested.

### **Program Amendments**

OHS will consider, on a case-by-case basis, only those changes that do not negatively affect the approved program scope of the original awarded grant. Grantees considering a change in program scope, location, design, number and type of beneficiaries, anticipated accomplishments, or grant deadlines, must submit a Grant Amendment Request in Development's grant management system **after** seeking permission from their program representative. Only changes in the project's activities that are greater than \$5,000 or 10% of the category being increased (whichever is highest) requires an amendment. This policy is a time saving measure to prevent grantees from going through an entire formal process when it is not necessary to first discuss the amendment with your program representatives. Formal OHS approval through executing an amendment of the grant agreement is required before grantees may make the requested changes greater than the stated threshold. Program amendments submitted without prior authorization from the program representative and multiple extensions may be considered when scoring future applications.

For Housing Stability grants, a formal grant amendment is only necessary when a grantee wishes to transfer funds into a restricted budget category (administration, data collection and evaluation) and when the amendment to an executed restricted activity is being increased by more than \$5,000 or 10%, whichever is greater. Non-restricted activities (Homelessness Prevention, Rapid Re-Housing) are exempted from the standard 10% or \$5,000 threshold in determining the need for a budget amendment.

Grantees requesting a grant transfer must do so at least 90 days prior to the application opening in Salesforce.

OHS Amendment Policy is outlined in **OHS Policy Notice 20-01: Grant Operations and Financial Management Policy** and within this consolidated annual action plan.

### **Application Submission**

HCRP applications will be submitted by renewing grantees. The application will open in Salesforce on May 20, 2026. Applications must be submitted to OHS for consideration for inclusion into the HCRP emergency shelter application by 11:59 p.m. on Friday *July 3, 2026*.

### **Grant Award Notification**

September 2026 for federal  
January 2027 for state

## Supportive Housing Program (SHP)

### **Goal**

To facilitate moving homeless persons to permanent housing by providing transitional housing and long-term permanent supportive housing to homeless persons with disabilities.

The Supportive Housing Program (SHP) is funded by the OHTF. OHS incorporates the requirements of the HUD CoC to enable the funds to serve as match to HUD-funded CoC projects in Ohio. The CoC program's regulations are found in 24 CFR Part 578.

### **Total Funds Available**

SFY 2027 OHTF (amount to be determined)

### **Funding Method**

SHP funds will be awarded to current SHP-funded transitional housing and permanent supportive housing on an allocation basis. Projects will be funded at or above the amount currently funded for a two-year period.

Grantees operating transitional housing are encouraged, but not required, to consider if permanent supportive housing is a more appropriate option and are allowed to convert. Projects converting from transitional to permanent supportive housing should email their field representative to discuss and obtain approval for the change. Transitional housing projects will not be considered for additional funding.

### **Eligible Applicants**

Funding is available to nonprofit organizations, units of local government, and public housing authorities. The priorities for transitional housing awards include projects that serve special homeless populations (transition age youth, domestic violence victims, persons with mental illness, persons in recovery from substance abuse, and young families), and those who comply with a national best practice and research-supported design. The priority for permanent supportive housing is projects meeting the housing needs of homeless families and individuals with disabilities, including chronically homeless persons.

### **Eligible Activities**

#### *Transitional Housing*

Single units, scattered-site facility, or sponsor-based program models which serve households defined as homeless according to the HUD definition, excluding Category 3, with incomes at or below 35% of AMI at the time of program entry. The preference is for programs with an average length of stay less than 12 months.

1. Rental payments to support operating transitional housing projects designed to place clients in permanent housing.
2. Supportive services designed to help program participants attain permanent housing and housing stability.
3. Operating expenses to support recurring costs which include both staffing and non-staff costs associated with operating the program.
4. Administrative expenses such as accounting for grant funds, preparing reports, obtaining program audits, training about the SHP for staff who will administer the program and case managers who will serve program participants.
5. Data collection and evaluation including costs associated with using a HMIS or a comparable database. Eligible costs include purchasing HMIS or equivalent software and/or user licenses; training to use software; leasing or purchasing computer equipment for providers and the central server; and staffing for data collection, entry, analysis, and operating the HMIS.

#### *Permanent Supportive Housing*

Single or scattered-site facility, or sponsor-based program models which serve households defined as homeless according to the Category 1, literally homeless, HUD definition, have a HUD-defined disability (mental illness, chemical dependency, AIDS/HIV, or other permanent physical disability), and household income at or below 35% of AMI at the time of program entry.

1. Operating expenses to support recurring costs which include both staffing and non-staff costs associated with operating the program.
2. Administrative expenses such as accounting for grant funds, preparing reports, obtaining program audits, training about the SHP for staff who will administer the program and case managers who will serve program participants.
3. Supportive services costs designed to help program participants maintain or move to other permanent housing.
4. Data collection and evaluation including costs associated with using a HMIS or a comparable client-tracking database including purchasing HMIS or equivalent software and/or user licenses; training to use software; leasing or purchasing needed computer equipment for providers and the central server; and staffing for costs associated with data collection, entry, analysis, and operating the HMIS.

All eligible costs for either program (excluding audit costs) must be incurred within the grant's work completion period. Costs incurred prior to the grant agreement start date, such as preparing the application, are ineligible.

### **Housing First**

The Housing First model is a best practice standard with the goal of reducing barriers to persons experiencing homelessness by providing placement into transitional/permanent housing first, and then providing supportive services to resolve barriers to maintaining housing. The approach is designed to serve the basic needs of the person before addressing or working to resolve complex barriers to housing stability. Core elements include, but are not limited to, the prohibition of requirements pertaining to sobriety, drug testing, or minimum income requirements; In addition, participation in services should be voluntary and tenant-driven with service goals that emphasize engagement and problem-solving to help program participants retain or move to permanent housing. Termination of assistance cannot be tied to minor infractions and should include a formal process for the termination of assistance with the right to appeal. Projects should strive to take steps to become "low barrier," to the furthest extent allowable by law. Past substance use, minor rule violations, etc., cannot be reasons for termination of assistance.

### **Equal Access**

Organizations operating funded Transitional Housing and Permanent Supportive Housing projects must ensure compliance with the Equal Access to Housing Final Rule, to the furthest extent allowable by law. Any group of people presenting together for assistance and identifying themselves as a family are considered a family and must be served together as such. Family members cannot be separated from other family members during their program stay. Projects may not limit housing and services to specific types of family compositions (e.g., women with children or married couples with children).

### **Centralized Assessment System**

Development's Supportive Housing section mandates that both state and federally funded programs participate in their homeless planning region's centralized or coordinated assessment systems. Development is in the process of writing policies and procedures that outline the minimum requirements of those systems, in alignment with HUD requirements.

### **Matching Requirements**

Applicants must provide at least \$1 in public or private resources for every \$2 in SHP funds for transitional housing and permanent supportive housing. Grants or loans from Development cannot be used as matching funds.

### **Threshold Requirements**

1. Proposals must include documentation showing the project(s) is/are supported by the Homeless Planning Region.
2. Applicants must be participating in the appropriate HMIS or equivalent. If not a current OHS grantee, agree to participate if awarded funding.
3. Proposals must include documentation verifying commitments of matching funds which sufficiently meet the match requirements.

4. Transitional housing activities must be targeted at people with high service needs who are homeless, according to the HUD definition, excluding Category 3.
5. Permanent housing activities must be targeted to households that are literally homeless with a [disability](#) (referred to as Category 1 in the [Homeless Definition Final Rule](#)).
6. Projects must include the following Housing First elements: low-barrier entrance; no requirements pertaining to income, sobriety, criminal history, or other limiting conditions; and no drug or alcohol testing as a condition of eligibility (drug testing should only take place in a clinical environment, must be supervised by a licensed clinician, and cannot have any bearing on the housing program).
7. Applications must be thoroughly completed and include all required attachments. Submitting an incomplete application may result in a scoring reduction.

### **Rating Criteria**

OHS will review applications for completeness and program design.

### **Program Period**

Grantees must complete their program according to the following deadlines:

1. All activities must be completed by the end of the 24<sup>th</sup> month as determined by the work completion date identified in the grant agreement.
2. All drawdown requests must be submitted to OHS within one month of the work completion deadline.
3. All funds must be disbursed and expended, and a final performance report must be submitted to OHS within two months of the work completion deadline.

### **Reduction of Grant Request**

OHS reserves the right to award grants at amounts lower than requested in the application.

### **Application Submission**

The SHP application will open in Salesforce on Tuesday, Sept. 8, 2026, and the submission deadline is 11:59 p.m. on Friday, Oct. 23, 2026.

### **Grant Award Notification**

January 2027

## **Housing Opportunities for Persons With AIDS (HOPWA) Program**

### **Goal**

Through the federal HOPWA program, OHS provides eligible nonprofit organizations or units of local government with funds to devise long-term, comprehensive strategies to meet the housing and supportive service needs of persons with AIDS or HIV-related diseases.

### **Total Funds**

Approximately \$2.97 million in federal HOPWA program funds.

### **Eligible Applicants**

Private, nonprofit organizations incorporated with Ohio's secretary of state and granted 501(c)(3) status by the Internal Revenue Service and local units of government.

### **Grant Ceiling**

The maximum grant request is based on the percentage of cases of persons living with HIV/AIDS within the project's service area when compared to the balance of state (areas outside the Columbus, Cincinnati, and Cleveland service areas). OHS uses figures promulgated by the Ohio Department of Health for this calculation. An adjustment factor of 1.10 is used to account for increased need. OHS may consider requests for amounts that exceed the maximum amount; however, written approval from OHS must be obtained by the dates listed in the application.

### **Eligible Activities**

1. Short-term rental, mortgage and/or utility assistance.
2. Acquiring, rehabilitating, or constructing permanent housing.
3. Tenant-based rental assistance.
4. Operating a community residence.
5. Permanent housing placement.
6. Referral to drug and alcohol abuse treatment and counseling.
7. Limited case management.
8. Respite care.
9. Food/nutritional services.
10. Activities of daily living.
11. Day care.
12. Transportation.
13. General administration.
14. Housing information services.
15. HMIS.

### **Equal Access**

Homeless projects must ensure they comply with the Equal Access to Housing Final Rule. Any group of people presenting together for assistance and identifying themselves as a family, regardless of age or relationship or other factors, are a family and must be served together as such. Family members, regardless of age, gender, or other factors, cannot be separated from other family members during their program stay. Projects may **not** limit housing and services to certain types of family compositions (e.g., women with children or married couples with children).

### **Matching Requirements**

Applicants must provide at least \$1 in public or private resources for every \$1 in HOPWA funds. Grants or loans from Development cannot be used as matching funds.

### **Rating System Principles**

1. Degree to which the proposal meets the target population's needs.
2. Evidence of local resource coordination and need for grant resources.
3. Evidence of local support.

4. Financial stability/management and applicant/administering agency stability.
5. Applicant's ability to administer the program/administrative capacity.

### **Rating Criteria**

OHS will rate the applications based on the following selected criteria:

1. Need (15 points)

Projects will be evaluated based on the degree to which they meet the unmet needs of the community to be served by the program; need of the area's population for HOPWA-eligible programming and services as described in the Consolidated Plan; and extent to which the proposal is consistent with local needs and fits into a community-wide strategy addressing those needs.

2. Program Design (30 points)

Projects will be evaluated based on the type and quality of proposed activities:

- a. Emphasis on housing and housing-related activities, especially operating a community residence providing long-term housing, outreach and referral systems.
- b. Criteria for selecting residents for housing and services, method for verifying client eligibility and ensuring that client needs cannot be met through other programs, case management plan and how that plan will help meet the client's needs.
- c. Measures ensuring that clients receive the appropriate type, delivery and level of service, and rationale for discontinuing or limiting services. HMIS data performance will be based on data entered in HMIS.
- d. Applicants must demonstrate acceptable performance. At a minimum, specific performance measures will include occupancy rates, average length of stay, and percentage of leavers exiting to a permanent destination.
- e. OHS will evaluate the HMIS data quality including, but not limited to, null and missing values.

3. Coordination (20 points)

Projects will be evaluated on the degree to which they coordinate with other mainstream organizations in the community to meet the housing and service needs of persons with AIDS; and extent of coordination with units of local governments, local health departments, or other organizations serving persons with AIDS or related diseases.

4. Financial Management (25 points)

Projects will be evaluated based on their financial management practices; internal control procedures, proposed budget reasonableness, and amount and diversity of other funds committed.

5. Administrative Capacity (10 points)

Projects will be evaluated on the organization's staff capability to implement the proposed project: organization's history, including its experience in implementing the proposed activities; key staff's relevant educational background, professional certifications, licenses and work experience, and performance on current grant, if applicable.

### **Program Period**

Grantees must complete their program according to the following deadlines:

1. All activities must be completed by the end of the 18<sup>th</sup> month.
2. All drawdown requests must be submitted to OHS by the end of the 19<sup>th</sup> month.
3. All funds must be disbursed and expended, and a final performance report must be submitted by the end of the 20<sup>th</sup> month.

### **Reduction of Grant Request**

OHS reserves the right to award competitive grants at amounts lower than requested in the application.

### **Application Submission**

The HOPWA application will open Sept. 21, 2026, and the submission deadline is 11:59 p.m. on Oct. 30, 2026.

### **Grant Award**

January 2027.

## **Community and Economic Development**

- Community Development Program
  - *Allocation Grants*
  - *Neighborhood Revitalization Grants*
  - *Critical Infrastructure Grants*
- Economic Development Loan and Public Infrastructure Grant Program
  - *Economic Development Loan Program*
  - *Economic Development Public Infrastructure Grant Program*
- Residential Public Infrastructure Grant Program

## Community Development Program

### **Goal**

To provide communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible CDBG activities, and which qualify under the national objectives of low- and moderate-income (LMI) Benefit or the Elimination of Slums and Blight.

The program includes funds for the Allocation program, Neighborhood Revitalization competitive set-aside program, and the Critical Infrastructure program. Program guidelines under this section apply equally to all three programs.

### **Total Funds**

Approximately \$23.3 million in federal PY 2026 CDBG funding. 50% of Ohio's total CDBG allocation will be committed to the Community Development Program. Approximately 50% of these funds will be distributed through the Allocation Program with the remaining funds allocated to the Neighborhood Revitalization and Critical Infrastructure programs. Funding selections will be based on a comprehensive review of application submitted for all Community Development programs.

### **Application Guidelines**

Communities may apply for the Allocation Program biennially. Counties may apply for up to two Neighborhood Revitalization program awards on behalf of different local jurisdictions biennially. Direct cities may apply for one Neighborhood Revitalization program award biennially. Counties may apply for up to three Critical Infrastructure program awards annually. Direct cities may apply for up to two Critical Infrastructure program awards annually.

A community's eligibility to receive PY 2026 set-aside and open-cycle programs is reduced based upon its existing open programs. Direct cities may have one, and counties may have up to two, Neighborhood Revitalization program awards open at a time. Both cities and counties may have up to three Critical Infrastructure program awards open at a time.

Communities may apply for multiple combinations of competitive set-asides. Communities may not apply for more competitive set-asides than they are eligible to receive. See the table below for maximum annual competitive applications, based upon set-aside program and applicant type:

| <b>Allowable Annual Applications</b> | <b>County</b> | <b>Direct City</b> |
|--------------------------------------|---------------|--------------------|
| Neighborhood Revitalization          | 2             | 1                  |
| Critical Infrastructure              | 3             | 2                  |

| <b>Maximum Open Awards</b>  | <b>County</b> | <b>Direct City</b> |
|-----------------------------|---------------|--------------------|
| Neighborhood Revitalization | 2             | 1                  |
| Critical Infrastructure     | 3             | 3                  |

A project cannot be included in multiple set-aside or open cycle program applications, and funds from one set-aside or open cycle program cannot be used as leverage for another non-Allocation application. Similarly, Allocation, set-aside, and open-cycle program funds from previous program years cannot be used as leverage for a community's PY 2026 application(s).

Administrative capacity will be considered for multiple application submissions for a single applicant.

### **Set-Aside and Open-Cycle Close-Out Process**

Communities may request Office of Community Development (OCD) monitor and close a set-aside or open-cycle project if the project is complete with all funds drawn and expended for first round consideration. The community must submit a written request to OCD by **April 24, 2026**. For subsequent Critical Infrastructure rounds, communities

can request OCD monitor and close a program if the project is complete with all funds drawn and expended. Requests must be made in writing at least 45 days prior to application submission.

### **Revolving Loan Fund Commitment**

Local units of government will be required to substantially disburse any existing Revolving Loan Fund balance in conjunction with, or prior to, submitting a funding application for a specific community development project. OCD will require jurisdictions with high (defined as more than \$200,000) and/or stagnant (defined as no activity reported within the previous two years) balances to commit Revolving Loan Funds as leverage toward Allocation, competitive set-aside, or open-cycle projects.

### **Governor's Office of Appalachia and Department of Development Coordination**

OCD will work with the applicant to determine the best funding sources for a project. All project funding must be firmly committed at the time of application. OCD will not consider an application for a subsequent grant request (e.g. Residential Public Infrastructure, Flexible Grant Program) after Community Development Program funds are awarded. OCD will also not consider a request for Community Development Program funds after Governor's Office of Appalachia, Appalachian Regional Commission, or other Development program funds (e.g., Brownfield, Demolition, etc.) are awarded. If a project includes both OCD and Governor's Office of Appalachia or other Development funds or more than one OCD funding source, applications must be submitted at the same time and requests considered simultaneously.

### **Other State Agency Coordination**

Projects including funding from the Ohio Department of Transportation (ODOT) must be bid, contracted, and administered by the local government that was awarded CDBG funds. OCD will not consider CDBG funding as match for an ODOT-administered project, unless the CDBG activity functions as a stand-alone project with independent bidding, contracting, and completion timelines, or with prior written approval of the local government's ODOT participation agreement.

### **Public Hearings Required**

Communities are required to hold two public hearings before submitting Community Development Program applications, including the Neighborhood Revitalization and Critical Infrastructure programs, to the state. Please refer to **Policy Notice 23-02: Citizen Participation Requirements** for guidance on the public hearing requirements.

### **Community Development Implementation Strategy**

Communities receiving funds from OCD are required to conduct long-term planning. The Community Development Implementation Strategy (CDIS) is a tool to facilitate communication with stakeholders in eligible applicant communities. The CDIS will supplement the required Citizen Participation process, providing a format for disseminating information about the Community Development, Economic Development, Residential Public Infrastructure Grant, and Flexible Grant programs, and assist with identifying and prioritizing potential funding opportunities. The CDIS is required for application to the PY 2026 Community Development, Economic Development Residential Public Infrastructure Grant, and Flexible Grant Program programs. OCD recommends annual CDIS meetings to allow adequate time for project identification and development; however, non-PY 2026 communities are not required to submit the CDIS until Allocation applications are due.

### **Local Program Benefit**

The Community Development Program, including all sub-programs, is targeted to distressed communities or areas in Ohio that have an LMI population of at least 51%. An area-wide activity may use American Community Survey (ACS) data or income surveys to document 51% LMI population. Applicants may submit projects under the area-wide or spot slum and blight categories, in accordance with OCD Community Development programs policies and requirements. However, the improvements must still be shown to have at least 51% LMI benefit. Applicants are required to identify a clearly defined target area that qualifies as at least 51% LMI. Neighborhood Revitalization and Critical Infrastructure applicants may only address one target area per application submission.

### **Income Surveys**

The grantee may qualify a project based on an income survey of the project's benefit (or service) area (completed according to OCD Survey Methodology) which shows that at least 51% of the activity beneficiaries will be LMI. OCD Survey Methodology is included in OCD **Policy Notice 25-02: Qualifying Public Facility and Public Service Activities Using Community Development Block Grant National Objectives**, which provides guidance on meeting the LMI National Objective. The grantee is required to submit appropriate survey information to the state at the time of application, including the individual income surveys, list of addresses, income survey certification, and surveyor agreement form collected to support the LMI data.

OCD may require an applicant to conduct an income survey to qualify a project for program funding if ACS data does not appear to adequately represent the LMI proportion of the service area. Applicants are not permitted to combine ACS data and data from an income survey to qualify a service area. Applicants also may not use a subset of a surveyed area to qualify a service area. Survey and service area boundaries must be coterminous.

Communities conducting an income survey to qualify a city or village split between multiple counties must use the income limits of the applicant county for all residents surveyed.

### **Grant Amendments**

Grantees receiving Community Development Program funds are discouraged from amending their programs significantly from the approved structure. OCD will consider amendments on a case-by-case basis. If the grantee is considering a change in program budgets, location, design, scope, number and type of beneficiaries, or anticipated outcomes, it must notify OCD of the proposed changes in writing. Formal written OCD approval is required. Amendments will be considered as part of a community's Administrative Capacity rating during application scoring in future funding rounds. OCD Amendment Policy is stated in the Office Policies Section of this plan and outlined in **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures**.

Redistributing funds between construction activities within a Neighborhood Revitalization or a Critical Infrastructure project does not require an amendment if there is no change to the beneficiaries, national objective, or scope of work. Grantees must request an amendment to increase grant funding for professional fees.

### **Extending Grant Deadlines**

Although extending the grant deadline is discouraged, OCD will allow an amended grant deadline under certain circumstances. OCD may approve, deny or request additional information regarding the amended deadline request prior to approval. OCD must review and approve an amendment to the grant deadline before implementation by the grantee. Amendments to the grant deadline may negatively impact a community's Administrative Capacity rating on future applications. An amendment to an executed grant agreement deadline is required if all work identified in the grant agreement cannot be completed by the work completion deadline in the executed grant agreement.

### **Considerations when requesting an Extended Grant Deadline:**

- 1) The grantee must submit a written grant extension request **at least one month before the work completion deadline** in the executed grant agreement. The request must contain a detailed explanation of why the amended grant deadline is necessary, including any reason for why work was delayed, and a revised timeline for project completion.
- 2) OCD will consider approving an amended grant deadline on a case-by-case basis. Communities requesting an amended grant deadline must demonstrate they have attained grant milestones, such as: the Environmental Review Release of Funds submission within three months of grant execution or executing the project's construction contract(s) within nine months of the grant award. Generally, extensions will be approved for no more than six months after the original work completion deadline.

Grantees will be notified to enter grant amendment requests in Salesforce for execution. The grant agreement must be executed and returned to OCD within 10 business days of receipt.

**Program Period**

The grant agreement must be executed and returned to OCD within 10 business days of the date of receipt. Failure to do so may result in forfeiting the grantee’s allocation. Community Development Program grantees will be provided 26 months to have their PY 2026 programs ready for closeout, beginning with the general start date of Sept. 1, 2026. Within this allowable program period, the following deadlines must be met:

- 1) All work must be completed by the end of the 24th month.
- 2) All funds must be drawn down by the end of the 25th month. All draw requests must be submitted to OCD via Salesforce before the end of the last business day of the 25th month. OCD will not honor any draw requests after this date, unless the grantee requested, and OCD approved, an extension.
- 3) Grantees must expend all funds and submit a Final Performance Report (FPR) to OCD by the end of the 26th month.
- 4) Grant audit(s) must be conducted in accordance with 2 CFR Part 200, described in **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures.**

**Note:** PY 2026 Neighborhood Revitalization and Critical Infrastructure recipients have an award date of Sept. 1, 2026. Grant agreements will follow the same closeout timeline as the Allocation Program.

***Allocation Grants***

**Total Funds**

Approximately \$10 million.

**Allocation Funding Calculation**

Funding allocations for communities are determined by the following formula:

$$\left[ \frac{\text{Number of LMI Individuals in the Community}}{\text{Total Number of LMI Individuals in Non-Entitlement Areas}} \right] \times \text{Amount of CDBG Program Funds allocated for Community Development}$$

A biennial grant floor of \$150,000 will be set to ensure adequate funding for eligible applications. HUD provides the number of LMI persons and uses the 2016-2020 American Community Survey (ACS) Low/Moderate Income Summary Data (updated in 2024) as the basis for estimating LMI figures. The funding allocation calculation will be completed for all non-entitlement cities and counties.

**Direct cities** are cities with a total population of 15,000 or greater and a LMI population of at least 30% as determined by the 2020 Census and 2016-2020 ACS Low/Moderate Income Summary Data (updated in 2024). Direct cities receive grant agreements from Development.

**Dedicated cities** are cities attaining a total population of 15,000 or greater and a LMI population of at least 30% with subsequent ACS data releases after 2014. Funding will be provided as *dedicated funding* to the county of jurisdiction at the \$150,000 grant floor for projects on behalf of these cities. Dedicated cities do not receive grant agreements from Development.

**Waiver or Surrender of Funds**

A county or city may choose to surrender all or part of its funding allocation to the state. Additionally, Direct or Dedicated Cities may choose to forfeit their Allocation to the county of which the city is within its jurisdiction. Appropriate legislative action must be taken in this regard by the local government, and a copy of this action must be submitted to OCD on or before the Community Development Program’s application deadlines. **In the event funds**

**are not committed to eligible activities in the Allocation Program application by the submission date, those funds will be forfeited.**

A city or county may opt to use its Allocation Program funds as local match for CDBG set-aside or open-cycle programs. This can be accomplished through the respective program application process. The project or activity must be identified as an activity in the Allocation application, even if set-aside or open-cycle program funds have not yet been awarded. Set-aside and open-cycle applications must be submitted by the Allocation Program deadline to ensure simultaneous review. **Communities must select alternate projects for Allocation Program funds in the event the community does not receive a set-aside or open-cycle award. Funds are not guaranteed and delays due to failure to select alternate projects will result in forfeiting Allocation Program funds.**

### **Eligible Jurisdictions**

Under the PY 2026 Ohio State CDBG program, the non-entitlement counties and small cities listed in Table 9 below (identified as cities by the Ohio Secretary of State as of Jan. 1, 2015) will be able to apply for funds based entirely on the number of LMI persons residing in the eligible community. Approximately 50% of the eligible communities will apply for funding in PY 2026.

The following categories of communities will not receive funding under the Allocation Program:

- 1) HUD Entitlement Cities (34);
- 2) HUD Urban Counties (11); and
- 3) Units of general local government with more than 50% of their population in an urban county.

Adjacent cities and/or counties may pool Allocation Program funds for a common project(s) and may designate one unit of government or a recognized regional organization to administer the program on behalf of the participating units of government. All parties involved must execute a legal agreement and receive approval from OCD.

### **Eligible Activities**

Eligible activities are outlined in Title I of the Housing and Community Development Act of 1974, as amended. To meet its community development needs, an Allocation Program grantee can select among those eligible activities.

### **Ineligible Activities**

1. Maintenance and repair of publicly-owned streets, parks, playgrounds, water and sewer facilities, neighborhood facilities, senior centers, centers for persons with disabilities, parking, and other public facilities and improvements. For street resurfacing and repaving to be considered non-maintenance, the construction estimate must be certified by an engineer that the improvements will have a useful life of at least 8 years.
2. Housing activities, except for home repair. Development has funds set aside for these purposes through its Community Housing Impact and Preservation (CHIP) program. In the event a community applies but is not funded for a CDBG-eligible housing activity through the CHIP program in the current or previous year's application cycle, OCD will consider a community's request to waive this requirement and use Allocation Program funds for other CDBG-eligible housing activities. Waiver consideration will be based on the community's CHIP program application competitiveness along with demonstrated administrative capacity to administer a housing program. Communities must select alternate projects for Allocation Program funds in the event OCD does not approve a waiver request. Waivers are not guaranteed and delays due to failure to select alternative projects can result in forfeiting Allocation Program funds.
3. Capitalization or re-capitalization of local Revolving Loan Funds.
4. Property acquisition for land banking for future new housing development construction.

5. Economic development activities that are qualified under the LMI Direct Benefit Job Creation national objective. Communities should consider the Economic Development or Revolving Loan Fund programs for projects that will create or retain permanent, private sector job opportunities.
6. Other activities as defined in 24 CFR 570.207.

### **Urgent Need**

Urgent need is not an eligible national objective for Community Development programs. OCD sets funds aside for this purpose through its Flexible Grant Program.

### **Program Period**

|                         |                |
|-------------------------|----------------|
| Application Submission: | June 10, 2026  |
| Grant Award:            | Sept. 1, 2026  |
| Draw Deadline:          | Sept. 30, 2028 |
| Grant Completion:       | Oct. 31, 2028  |

### **Holdover Option**

Communities are not permitted to holdover PY 2026 funds for combination with future program years.

### **Administrative Costs**

Grantees may use up to 20% of the total grant for general administration, and fair housing costs. General administration costs include citizen participation, application preparation, grant agreement, environmental review, drawing down funds and overall recordkeeping, reporting, audit(s) and closeout, program compliance and performance in accordance with **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures**.

Engineering, architectural, and legal service costs which are related to activities undertaken with CDBG funds can be charged to the specific activity budget.

### **Subrecipients**

Local governments may perform public service activities directly or enter a subrecipient agreement with a community action agency, public health provider, or other nonprofit entities. Subrecipient agreements must be developed in accordance with **24 CFR Part 570.503** and **2 CFR Part 200.331**. Subrecipients must be solicited through a Request for Application process and provide a firm commitment prior to application submission. **Policy Notice 20-04: Use of Subrecipients for Public Services** outlines additional requirements.

Subrecipients may use up to 20% of the project award for activity delivery costs (ADCs). ADCs include carrying out activities identified in the application, income qualifying beneficiaries and reviewing duplication of benefits documentation.

### **Low- and Moderate-Income (LMI) Benefit**

The Allocation Program's overall benefit to LMI persons shall be at least 51%, excluding general administration, planning, and fair housing, regardless of which national objective a local grantee intends to meet. The 51% overall benefit requirement applies to all jurisdictions receiving an Allocation Program, regardless of the administering entity.

### **Policy Notice 25-02: Qualifying Public Facility and Public Service Activities Using Community Development Block Grant National Objectives** provides guidance on meeting the LMI national objective.

Communities may request a waiver to use more than 49% of the funds for activities qualifying under the slum and blight national objective. Waiver requests must be submitted to OCD as an application attachment and will be considered on a case-by-case basis.

### **Public Service Activities**

Allocation funds can be used for public service activities if the proposed activity is a new service, a maintained level of service, or a quantifiable increase in the existing service level. CDBG funds may not replace existing local funds to provide the same or reduced level of service. Communities may use no more than 15% of the total grant funds, inclusive of general administration, fair housing, and planning, for eligible public service activities.

Communities may request a waiver to use more than 15% of the funds for public service activities. Waiver requests must be submitted to OCD as an application attachment and will be considered on a case-by-case basis.

#### **Public services include, but are not limited to:**

- 1) Childcare
- 2) Health care
- 3) Job training (including training a qualified pool of candidates for unspecified jobs)
- 4) Recreation programs
- 5) Education programs
- 6) Public safety services
- 7) Fair housing activities
- 8) Services for senior citizens
- 9) Services for homeless persons and victims of domestic violence
- 10) Drug abuse counseling and treatment
- 11) Energy conservation counseling and testing
- 12) Homebuyer down payment assistance
- 13) Emergency assistance payments (emergency monthly housing payments)
- 14) Legal services (including walk-in legal counseling, foreclosure mitigation and prevention, landlord/tenant matters, veterans and public benefit appeals, child support orders, reasonable accommodations for persons with disabilities, and consumer protection)

Eligible public service costs include the purchase or lease of labor, equipment, furnishings, materials, and supplies. Paying the cost of operating and maintaining that portion of a facility in which the service is located is also considered to fall under the basic eligibility category of Public Services, even if such costs are the only CDBG-funded contributions for those services.

### **Planning Activities**

Allocation Program funds can be used for planning activities related to eligible CDBG projects that meet the LMI area-wide benefit or slum and blight national objectives. Planning activities will not count towards the grantee's maximum project limit. Planning activities will not count towards the 20% cap on general administration and fair housing. To qualify for funding, planning activities must meet the following requirements:

- 1) The planning being undertaken must be for an eligible CDBG activity,
  - a. This includes the Fair Housing Analysis of Impediments.
- 2) The planning activity must specifically identify the community's LMI or slum and blight needs,
- 3) The planning activity must produce a tangible product (e.g., report or historical inventory) for OCD to review,
- 4) The planning activity must further the State of Ohio's investment objectives; and
- 5) The planning activity's product should be used to further develop and design future applications to meet local community and economic development needs.

Communities may use no more than \$20,000 for eligible planning activities. Communities may request a waiver to exceed the \$20,000 limit. Waiver requests must be submitted to OCD as an application attachment and will be considered on a case-by-case basis. OCD encourages communities to include planning activities in their funding request.

### **Home Repair Activities**

All program delivery and other soft costs related to work on a specific unit which meets a national objective must be paid for in one of two ways: (a) these costs may be charged to the activity budget (unit), or (b) these costs may be charged to administration. All program delivery or soft costs associated with projects that do not meet a national objective must be charged to administration. Eligible soft costs for the CDBG program are defined in 24 CFR Part 570.202(b)(9).

**Fair Housing**

Communities are required to include a fair housing activity as part of the PY 2026 Community Development Program application. The proposed program should cover the period from Jan. 1, 2027 through Dec. 31, 2028. A fair housing activity can be treated as part of the general administrative budget, but fair housing, planning (except planning as an activity outlined above) and administrative costs cannot exceed 20% of the total grant amount. **If a community chooses not to fund a fair housing activity with CDBG funds, the application must commit an alternative funding source, include this commitment in the program budget and include a Standard Fair Housing program outcome.** Fair housing can also be funded as a public service activity, although the community will be required to track beneficiaries to assure that at least 51% of the beneficiaries are LMI. Public service activities cannot exceed 15% of the total grant amount unless the community is granted a waiver.

Any fair housing activity must include a specific program design with quantifiable, measurable services, and identified beneficiaries. Fair housing does not count toward the number of allowable projects an applicant may undertake as outlined below. The state’s fair housing requirements are described in the grant agreement section entitled **Local Government Certifications to the State.**

**Integrated Effort/Allocation Funds as Leverage**

Allocation Program grantees are encouraged to integrate any portion of their Allocation Program funds into any PY 2026 CDBG set-aside programs or the open cycle Critical Infrastructure program. Allocation Program funds can only be committed to set-aside or Critical Infrastructure projects with applications submitted by the June 10, 2026, deadline. This can be accomplished through the respective program application process. The project or activity must be identified as an activity in the Allocation application, even if set-aside or open-cycle program funds have not yet been awarded. Set-aside and open-cycle applications must be submitted by the Allocation Program deadline to ensure simultaneous review.

**Communities must select alternate projects for Allocation Program funds in the event the community does not receive a set-aside or open-cycle award. Funds are not guaranteed and delays due to failure to select alternate projects may result in forfeiting Allocation Program funds.**

All project dollars identified at the time of application must be firmly committed by the Sept. 1, 2026, grant award. OCD will not consider an application for a subsequent grant request for another OCD-administered program (e.g., RPIG, TofO, CI, AD) after Allocation Program funding has been approved.

**Number of Projects**

The table below identifies the number of projects an Allocation Program applicant may undertake with CDBG funds based on the community’s funding level. If a project is identified as leverage to a Neighborhood Revitalization or Critical Infrastructure program application, those projects do not count towards the program cap **if awarded.** Communities with dedicated city funding will be allowed two additional projects in that city. OCD will not grant waivers to increase the number of allowable projects.

| Allocation Funding Level | Projects Available |
|--------------------------|--------------------|
| \$150,000 - \$299,999    | 2                  |
| \$300,000 or more        | 3                  |

The maximum number of projects for counties includes projects undertaken on a countywide basis in one or more sub-units of government. A project is further defined as national objective and location specific. A project may include

one or more activities with the same service area, beneficiaries and national objective. Administration, planning and fair housing will not count toward the allowable number of projects. **Demolition and clearance activities for eliminating slum and blight will each count as one project regardless of the number of units or activity locations.**

**Application Deadline**

Applicants must submit applications to OCD by 11:59 p.m. on Wednesday, June 10, 2026. OCD may refuse any incomplete or late applications. **Communities failing to meet the 11:59 p.m. deadline may forfeit their PY 2026 funding allocation and not be considered for awards.**

**Application Revisions**

During the application review process, OCD may require a community to revise its application or supply additional materials before it can be approved. If necessary, communities will be allowed up to 15 business days from OCD’s initial contact to adequately address the application deficiencies; fewer days may be allowed based on the type of materials needed. Allocation Program funding is not guaranteed; the applicant’s administrative capacity, as demonstrated by the timely, complete, and accurate program application submission as well as past program performance will be considered when making funding determinations. Failure to demonstrate appropriate administrative capacity is grounds for forfeiting the community’s PY 2026 Allocation Program funding. Likewise, submitting an ineligible activity is grounds for forfeiting a community’s Allocation Program funding.

Projects determined to be ineligible due to an incorrect survey methodology will result in forfeiting Allocation funds unless the survey can be corrected during the application revision period. Communities are advised to seek technical assistance from OCD prior to the application submission deadline.

Forfeited Allocation Program funds will be reappropriated to the set-aside and open-cycle programs.

**Multi-county Jurisdiction Assignment**

Under the Community Development Program, cities, and villages whose boundaries extend into more than one county shall be considered part of the county with the largest portion of the city or village’s population.

- 1) For cities or villages split by one or more Ohio State-administered non-entitlement program county boundaries, allocations to the counties will reflect the above-mentioned assignment and population redistribution. Cities and villages may only apply for funding to the county that contains the largest portion of their population and to which they are assigned according to OCD’s ACS dataset.
  
- 2) Cities or villages split between an urban (CDBG Entitlement) county and one or more non-entitlement counties will be eligible for Allocation Program funding only if the following criteria are met:
  - a) Most of its population resides within the CDBG non-entitlement county.
  - b) Prior to April 30 of any program year, the city or village must submit in writing to OCD (if a Direct City grantee) or to the non-entitlement county, its intention to participate in the subsequent year’s Ohio State-administered CDBG program.
  - c) Prior to April 30 of any program year, the city or village must submit to OCD (if a Direct City grantee) or to the non-entitlement county, written certification from the urban county that the city will not be a participant in the urban county’s entitlement program during the upcoming year.

**Communities conducting an income survey to qualify a city or village split between multiple counties must use the income limits of the assigned applicant county for all residents surveyed.**

**Table 4: Biennial PY 2025 and PY 2026 Allocation Program Eligible Counties and Cities**

**PY 2025 Allocation Program Counties and Cities**

| <b>County Program Grantees</b> |                 |                                  |                 |                   |
|--------------------------------|-----------------|----------------------------------|-----------------|-------------------|
| Adams County                   | Crawford County | Hardin County                    | Mercer County   | Sandusky County   |
| Ashland County                 | Defiance County | Harrison County                  | Miami County    | Seneca County     |
| Ashtabula County               | Fayette County  | Hocking County                   | Morgan County   | Trumbull County   |
| Auglaize County                | Fulton County   | Jackson County                   | Perry County    | Tuscarawas County |
| Brown County                   | Gallia County   | Lawrence County                  | Pike County     | Vinton County     |
| Carroll County                 | Geauga County   | Licking County – Pataskala*      | Putnam County   | Washington County |
| Champaign County               | Greene County   | Logan County                     | Richland County | Wayne County      |
| Clinton County                 | Hancock County  | Lorain County – North Ridgeville | Ross County     | Williams County   |
| Coshocton County               |                 |                                  |                 |                   |
| <b>City Program Grantees</b>   |                 |                                  |                 |                   |
| Ashland                        | Fremont         | Medina                           | Piqua           | Sidney            |
| Chillicothe                    | Marion          | New Philadelphia                 | Portsmouth      | Zanesville        |

\*Denotes cities with dedicated allocation via county of jurisdiction

### **PY 2026 Allocation Program Counties and Cities**

| <b>County Program Grantees</b> |                  |                            |                               |                 |
|--------------------------------|------------------|----------------------------|-------------------------------|-----------------|
| Allen County                   | Fairfield County | Lucas County - Oregon*     | Morrow County                 | Preble County   |
| Athens County                  | Guernsey County  | Madison County             | Muskingum County              | Scioto County   |
| Belmont County                 | Henry County     | Mahoning County            | Ottawa County                 | Shelby County   |
| Clark County                   | Highland County  | Marion County              | Noble County                  | Union County    |
| Columbiana County              | Holmes County    | Medina County - Wadsworth* | Paulding County               | Van Wert County |
| Darke County                   | Huron County     | Meigs County               | Pickaway County               | Wood County     |
| Delaware County                | Jefferson County | Monroe County              | Portage County - Streetsboro* | Wyandot County  |
| Erie County                    | Knox County      |                            |                               |                 |

| <b>City Program Grantees</b> |            |              |        |         |
|------------------------------|------------|--------------|--------|---------|
| Ashtabula                    | Delaware   | Mount Vernon | Tiffin | Wooster |
| Athens                       | Findlay    | Niles        | Troy   | Xenia   |
| Defiance                     | Marysville | Norwalk      |        |         |

\*Denotes cities with dedicated allocation via county of jurisdiction

## ***Neighborhood Revitalization Grants***

### **Goal**

Neighborhood Revitalization projects are designed to improve the quality of life, livability and functionality of distressed areas and neighborhoods to carry out a comprehensive revitalization strategy. This includes projects designed to stabilize and enhance LMI residential neighborhoods.

### **Maximum Award**

\$750,000

### **Eligible Applicants**

PY 2026 Allocation counties and direct cities. Communities not receiving PY 2026 Allocation funds may not apply for PY 2026 Neighborhood Revitalization Grant funds.

### **Eligible Activities**

Eligible activities include public facilities improvements such as constructing, reconstructing, and/or rehabilitating infrastructure in targeted residential areas of distress. Neighborhood Revitalization program applications must include at least three activities, excluding administration. Demolition/clearance activities are capped at \$175,000 or 25% of the project request, excluding administration.

### **Ineligible Activities**

- 1) Downtown revitalization activities (i.e., the program cannot be used for improvements to an area considered part of the Central Business District).
- 2) Public service or direct benefit activities.
- 3) Housing activities (i.e., the program cannot be used for direct housing assistance such as, but not limited to, private rehabilitation, home repair, water and sanitary sewer household connections, and down payment assistance.)
- 4) Economic development activities (i.e., activities involving a loan to a private business or would require creating or retaining LMI jobs to meet CDBG eligibility requirements or infrastructure to benefit a private business. Such activities are more appropriately funded through the CDBG Economic Development Program).
- 5) Large-scale, single-purpose infrastructure projects that are better suited for the Residential Public Infrastructure or Critical Infrastructure Grant programs; and
- 6) Planning activities.

Communities funding public service, direct benefit, and/or housing projects with other sources of funds during the grant period will receive leverage or coordination points for dollars committed to the target area.

### **Program Period**

|                         |                |
|-------------------------|----------------|
| Application Submission: | June 10, 2026  |
| Grant Award:            | Sept. 1, 2026  |
| Draw Deadline:          | Sept. 30, 2028 |
| Grant Completion:       | Oct. 31, 2028  |

Applicants wishing to apply for Neighborhood Revitalization funding will apply for both NR and Allocation funding in the same application in Salesforce. If successful, both awards will be included in the community's Allocation grant agreement.

### **Administrative Costs**

A maximum of 10% or \$50,000 of the total CDBG project cost, whichever is less, may be used for general administration. General administration costs include citizen participation, application preparation, grant agreement, environmental review, drawing down funds and overall recordkeeping, reporting, audit(s) and closeout, program

compliance and performance in accordance with **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures.**

Engineering, architectural, and legal service costs which are related to activities undertaken with CDBG funds can be charged to the specific activity line-item budget. Professional fees may be entered as a separate activity cost within a project budget.

**Pre-Application**

Interested communities must submit a pre-application to OCD for approval prior to submission of a full application. OCD will accept pre-applications starting **Wednesday, May 13, 2026**. The pre-application form will become available on OCD's technical assistance website beginning in early May. OCD will notify the community if the pre-application is successful. Failure to submit a pre-application prior to full application submittal may result in automatic disqualification. Pre-applications must be submitted by Friday, May 29, 2026 for OCD to open a full application.

**Full Application**

Applicants must submit applications to OCD by 11:59 p.m. on **Wednesday, June 10, 2026**. OCD will refuse any incomplete or late applications.

**Neighborhood Facility Inventory**

Communities will be required to complete a Neighborhood Facility Inventory to catalog the existing condition of the public facilities (e.g., streets, sidewalks, community centers, etc.) in the target area and the degree to which the proposed Neighborhood Revitalization program will improve the identified conditions. The Neighborhood Facility Inventory must evaluate all the public facilities in the target area.

**Rating System Principles**

A Neighborhood Revitalization program application must meet minimum program thresholds and eligibility criteria. Awards will be made to the highest-scoring applications as funding allows. A minimum score of 51 points is required to be considered for funding; however, scoring at the minimum level is not a guarantee of funding.

Program thresholds include the following:

- 1) National Objective Attainment: Communities must demonstrate that all activities meet the national objectives of LMI area-wide benefit or the elimination of slum and blight.
  
- 2) Community Participation: The application must document a robust community participation process in which residents are adequately informed about eligible uses of program funds and surveyed about community needs. Activities must be selected in accordance with survey results unless the community provides a rationale for alternative selections. The Neighborhood Facility Inventory must also support the condition of the facilities proposed for improvement.

**Rating Criteria**

Applications will be rated according to the following criteria:

- 1) Program Design (45 points)  
Program impact will be based on the extent to which the activities are based on a comprehensive approach to address needs within the targeted area; the extent to which the activities are consistent with the needs and strategies described in the applicant's Neighborhood Facility Inventory and other planning documents; the extent to which implementing the program will result in an improved living environment and quality of life for persons residing in the area.
  
- 2) Implementation and Administrative Capacity (15 points)  
The applicant community's and identified administrator's capacity to carry out federal, state, and programmatic requirements will be taken into consideration. Administrative capacity will include experience in administering the following aspects of OCD administered programs: complying with the grant agreement(s); adhering to program regulations and policies; resolving monitoring and/or audit findings; and

progress in completing activities. The applicant community's historical performance and the progress of other projects currently funded with OCD-administered funds will also be considered. Accuracy in budgets per activity and total project costs will also be measured.

3) Community Participation (40 points)

The extent to which the local citizens and community organizations support selecting the proposed activities; the community's effectiveness in involving local citizens in program planning through the citizen participation process. The planning process should include details regarding information dissemination, project selection and prioritization strategies.

## **Critical Infrastructure Grants**

### **Goal**

Critical Infrastructure projects are designed to assist applicant communities with high-priority, single-purpose infrastructure improvements with high community-wide impact and that benefit primarily residential areas. Projects may include multiple activities that together contribute to a **single** failed or failing condition; otherwise, projects with multiple activities will not be considered for funding. Water and sanitary sewer projects not eligible for the Residential Public Infrastructure Grant (RPIG) may also be considered for Critical Infrastructure program funding.

### **Maximum Award**

\$500,000

### **Eligible Applicants**

PY 2025 and PY 2026 Allocation Program counties and direct cities, regardless of Allocation year. Counties may apply on behalf of non-direct cities, villages, and unincorporated areas.

### **Eligible Activities**

Eligible activities include constructing, reconstructing, or rehabilitating infrastructure components. Eligible infrastructure components include streets and bridges; sidewalks; flood and drainage, water, and sanitary sewer facilities. Eligible public facilities include fire protection or community facilities. Communities may use leverage to complete non-critical project components during the grant period.

### **Ineligible Activities**

- 1) Public services or direct benefit activities.
- 2) Planning activities.
- 3) Economic development activities (i.e., activities that would involve a loan to a private business or would require creating or retaining LMI jobs to meet CDBG eligibility requirements or infrastructure to benefit a private business.) Such activities are more appropriately funded through the CDBG Economic Development Program.
- 4) Projects in residential areas addressing deficiencies with multiple infrastructure or public facility-components in multiple locations; these projects are better suited for the Neighborhood Revitalization Program.
- 5) Projects in central business districts or commercial areas addressing deficiencies without a primarily residential benefit.
- 6) Projects which include road resurfacing (paving), chip seal or other maintenance activities.
- 7) Projects that are designed primarily for future residential, commercial, or industrial development.
- 8) Large scale, single-purpose water and sanitary sewer projects with a total project cost in excess of \$600,000, which constitute a public/human health hazard, are under Ohio EPA Findings and Orders, or that require on-site improvements. These projects are better suited for the CDBG Residential Public Infrastructure Program. Applicants must contact OCD for guidance on program selection prior to submitting a letter of interest for water or sanitary sewer projects with a total project cost more than \$600,000.

### **Project Benefit Area**

Applicants must submit a map of the proposed service area indicating the proposed project's location and geographic area in which the primary residents reside. Applicants are expected to explain how the service area and project beneficiaries were determined. Communities will be required to complete a Critical Infrastructure Questionnaire to catalog the existing condition of the targeted infrastructure or facility, the impact the current condition has on residents of the service area, and the degree to which the proposed Critical Infrastructure program will improve the identified conditions.

### **Local Program Benefit/National Objective**

Communities must qualify infrastructure activities under the HUD Ohio State-administered CDBG program national objectives of LMI area-wide benefit, low – and moderate-income limited clientele (LMC) or the prevention/elimination of slum or blight on an area basis. Public facilities may qualify under the spot slum and blight national objective.

To qualify under the HUD National Objective of LMI area-wide benefit, residents in the designated geographic area must be at least 51% LMI. Applicants may use ACS data to document 51% LMI population.

### **Limited Clientele Benefit**

To qualify under the HUD National Objective of LMI limited clientele (LMC), the public infrastructure or facility must demonstrate clear and primary benefit to one of the presumed limited clientele classes, be of a nature and location to presume LMI benefit or require beneficiaries to be income qualified.

### **Elimination of Slum and Blight**

To qualify under the HUD National Objective of prevention/elimination of area slum or blight, the designated geographic area must meet the state or local legal definition of substantial blighted or deteriorated public infrastructure elements. For the purposes of this definition, substantial is defined as at least 70 percent of the parcels within the defined service area are deteriorated, and public improvements throughout the defined service area are in a general state of deterioration

**Note:** Reconstructing or improving public infrastructure that does not qualify as area benefit is not eligible under slum and blight unless located in a designated Central Business District and qualified through the area slum and blight national objective.

Communities qualifying a project under the slum or blight national objective are required to submit either a statement signed by the applicant community's Chief Executive Officer (CEO) or a resolution passed by the governing legislative body that declares the area slum or blighted and/or deteriorated or deteriorating, based upon state or local law. This statement or resolution must detail the program target area's infrastructure conditions at the time of its designation (i.e., infrastructure surveys must have been conducted or updated within the 12-month period immediately prior to application submission to OCD to document the appropriate designation). Also, a map identifying the boundaries of both the target area identified in the local designation defined as slum or blighted and the proposed target area must be provided to OCD with the statement or resolution. All survey information relative to the identified area(s) must be maintained by the program applicant and submitted as part of the program application process.

Public facilities, such as a fire station or neighborhood center, may qualify under the spot slum and blight national objective. Applicants are required to submit a Building Conditions Survey – Single Building and Spot Slum and Blight Certification. Projects qualified under the HUD National Objective of prevention/elimination of spot slum or blight are limited to activities that alleviate public health and safety concerns. Communities are advised to seek technical assistance from OCD prior to the application submission deadline.

### **Administrative Costs**

A maximum of 10% of the total CDBG project cost or \$30,000, whichever is less, may be used for general administration, environmental review, audit and close-out. General administration costs include citizen participation, application preparation, grant agreement, environmental review, drawing down funds and overall recordkeeping,

reporting, audit(s) and closeout, program compliance and performance in accordance with **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures.**

Engineering, architectural, and legal service costs which are related to activities undertaken with CDBG funds, can be charged to the specific activity budget. Professional fees may be entered as a separate activity cost within a project budget.

**Pre-Application**

Interested communities must submit a pre-application to OCD for approval prior to submission of a full application. OCD will accept pre-applications starting **Wednesday, May 13, 2026.** The pre-application form is available on OCD’s technical assistance website. OCD will notify the community if the pre-application is successful and when the application is available to the community in Salesforce. OCD will open and review applications in future rounds as determined by funding availability.

**For projects to be considered during the first review period, applications must be submitted by 11:59 p.m. on Wednesday, June 10, 2026.**

**Round One Program Period**

Submission: June 10, 2026

Grant Award: Sept. 1, 2026

**Additional Rounds Program Periods**

Submission: To Be Determined

Grant Award: To Be Determined

Communities may not commit PY 2026 Allocation Program grant funds to a Round Two or Round Three Critical Infrastructure project.

**Note:** PY 2026 Critical Infrastructure recipients awarded grant agreements that start Sept. 1, 2026 will follow the same closeout timeline as the Allocation Program.

**Application Submission and Review**

Applications must be submitted through Salesforce, OCD’s web-based grants management system. OCD may conduct up to three funding rounds annually, funding permitting, and notify the community of funding decisions. Round One application must be submitted by June 10, 2026 for consideration.

OCD will allow for a brief curing period for applications that meet program threshold requirements and are otherwise fundable but need minor corrections. Failure by the community to submit requested materials or information by OCD deadline will result in forfeiture of the award.

Critical Infrastructure applications not approved for funding will either be denied or returned for revision. Applicants will be informed of OCD’s decision in writing. Communities with applications returned for revision are strongly encouraged to consult OCD for technical assistance prior to resubmission. If an application is returned for revision more than once, the community will be required to conduct a technical assistance meeting with OCD prior to resubmission. Applications denied for funding in three separate evaluation periods will be considered ineligible for future resubmissions.

**Rating System Principles**

A Critical Infrastructure Program application must meet minimum program thresholds and eligibility criteria. Awards will be made to the highest-scoring applications as funding allows. A minimum score of 51 points is required to be considered for funding; however, scoring at the minimum level is not a guarantee of funding.

Program thresholds include the following:

- 1) National Objective Attainment  
Communities must demonstrate that all activities meet the national objectives of LMI area-wide benefit or the elimination of slums and blight.
- 2) Readiness to Proceed  
The grantee must demonstrate their ability to complete the project within the grant period. It is encouraged, but not required, that project design be completed prior to application submission. Applicants submitting projects requiring Ohio Environmental Protection Agency (OEPA) review must submit a copy of the plan approval/Permit-to-Install or a timeline for eventual approval.
- 3) Program Impact  
The application must identify the critical need of the project as well as provide documentation regarding the system's failure and the impact on residents of the service area. OCD will only consider projects for infrastructure that is in critical or poor condition in accordance with the following scale:
  - Critical:** Infrastructure has failed or there is an imminent threat of failure. A state agency has issued one or more findings, recommendations, or standards for continued operation.
  - Poor:** Condition of infrastructure's remaining useful life is under five years of service and/or a state agency has requirements for continued operation. A human health hazard could arise should current conditions not be addressed.
  - Fair:** Condition of infrastructure's remaining useful life is estimated between five and 10 years of service. There is no documented human health hazard.
  - Good:** Condition of infrastructure's remaining useful life is more than 10 years of service. There is no documented human health hazard.

### **Rating Criteria**

Projects that meet the minimum threshold will be rated additional points based on criteria further identifying the critical nature of the application (e.g., failure level of the infrastructure system, ), impact (e.g., impact on identified beneficiaries, whether proposed solution meets the identified need, useful life of proposed improvements), and distress (e.g., LMI percent of the service area, LMI percent of the infrastructure owner) in accordance with the following point distribution:

- 1) Implementation and Administrative Capacity (15 points)  
The applicant community's and identified administrator's capacity to carry out federal, state, and programmatic requirements will be taken into consideration. Administrative capacity will include experience in administering the following aspects of OCD administered programs: complying with the grant agreement(s); adhering to program regulations and policies; resolving monitoring and/or audit findings; and progress in completing activities. The applicant community's historical performance and the progress of other projects currently funded with OCD-administered funds will also be considered. Accuracy in budgets per activity and total project costs will also be measured.
- 2) Program Design (60 points)  
Points will be awarded based on the impact the infrastructure's current condition has on the identified beneficiaries and the number of individuals expected to benefit from the project. Also, included are useful life, appropriateness of the proposed project to meet the critical need identified, and inclusion of resilience/mitigation measures for sustainability. Prioritization of projects through a grantee's planning efforts will also be considered.
- 3) Infrastructure Condition and Narrative (25 points)  
Program design points will be calculated based on the project's criticality as demonstrated by the application narrative, photographs, Critical Infrastructure Questionnaire and additional supporting documentation.

## **Economic Development Loan and Public Infrastructure Grant Program**

### **Goal**

To create and retain permanent, private-sector job opportunities, principally for LMI persons, through expanding and retaining business and industry in Ohio communities.

Program guidelines in this section apply equally to the Economic Development Loan and Economic Development Public Infrastructure Grant programs.

### **Total Funds**

Approximately \$2 million in federal CDBG funds.

### **Program Categories**

Eligible applicants may submit applications for the following categories of funding: Economic Development Public Infrastructure Program, Economic Development Working Capital Loan Program, Economic Development Loan Program and/or Residential Public Infrastructure Program.

### **Program Benefit/National Objective**

At least 51% of the jobs created and/or retained must be taken by, or made available to, LMI persons, as defined by the CDBG program. Job creation attributable to the CDBG-supported project must take place within 24 months of the work completion date as specified in the grant agreement.

If 51% of the jobs created and/or retained are not taken by LMI persons, the business must document that at least 51% of the jobs created and/or retained were made available to LMI persons.

Please refer to OCD's **Policy Notice 19-01: Job Creation Requirements for Community Development Block Grant Economic Development and Revolving Loan Fund Programs**, for specific guidance on how to document job creation and job availability for LMI persons.

### **Number of Grant Awards**

A project (site specific) may receive one award, either a grant or a loan, up to a maximum of \$500,000 in a program year. No business may receive additional CDBG assistance until it completes its open CDBG project, in compliance with all requirements, and created/retained all the jobs to which the business committed. In addition, the prior grant must have been monitored and closed prior to OCD considering an additional request.

### **Pre-application**

Applicants are required to submit a pre-application to OCD for review to apply for funds. OCD will evaluate the proposed project's pre-application on consistency with programmatic thresholds and public benefit before determining whether to invite applicants to submit a full application.

Pre-application instructions will be available on OCD's Technical Assistance website. Pre-applications will be accepted on an open-cycle basis starting July 1, 2026, until all PY 2026 funds are awarded.

### **Application Submission and Review**

Applications must be submitted through Salesforce, OCD's web-based grants management system. OCD will provide access to the applicant community in Salesforce after the pre-application is submitted and has been determined to be consistent with programmatic thresholds and public benefit. Applicants must select either the Economic Development Loan Program or the Economic Development Public Infrastructure Grant Program. Applicants may not request program funds for both activities. Applicants may include leveraged funds, including CDBG Economic Development Revolving Loan Funds, to fund both activities.

Full applications must be submitted within 60 days of the date they are initiated by OCD. OCD will complete an initial review of the full application within 30 days of submission.

### **Revolving Loan Fund Participation**

Local units of government will be required to substantially disburse any existing Revolving Loan Fund balance in conjunction with or prior to submitting a funding application to the state for a specific economic development project.

### **Public Hearings Required**

Communities are required to host two public hearings before submitting a complete application to the state. The CDBG general public hearing may count as the first public hearing if the hearing includes information on the Economic Development Program. Communities are also required to include a discussion of the Economic Development Program and identify economic development needs as a component of the biennial Community Development Implementation Strategy. Please refer to **Policy Notice 23-02: Citizen Participation Requirements** for additional guidance.

### **Job Documentation**

The business may utilize the ODJFS and obtain a certification from that agency that a minimum of 51% of the jobs created were for persons of LMI households. **If ODJFS is not utilized, the business must maintain the following data on each employee hired or retained and everyone interviewed for a job:**

- 1) Person's name;
- 2) Number of individuals in person's family; and
- 3) Total family income of the person being interviewed (this should be done as an over/below answer relating to the median family income for each family size)

If an employee resides or is employed in a census tract where 70% or more residents have incomes at or below 80% of the AMI, the employee is presumed to be a LMI person. Such a presumption can also be made if an employee lives in a census tract or block group where 20% or more of the residents are below the poverty level, or if the assisted business and the job under consideration are in a census tract or block group where 20% or more of the residents are below the poverty level. The same census tract criteria would apply to employees living in or employed in a federal empowerment zone or enterprise community.

This information, in either form, must be available in the community's program file to evidence the CDBG national objective was met. Please refer to OCD's **Policy Notice 19-01: Job Creation Requirements for Community Development Block Grant Economic Development and Revolving Loan Fund Programs**, for specific guidance on how to document job creation and job availability for LMI persons.

### **Prohibition on Assistance for Job-Pirating Activities**

CDBG regulations prohibit providing assistance that will result in relocating a plant, facility or operation from one labor market area to another, as defined by OCD, within three years of the assistance date if such relocation will likely result in a significant job loss in the labor market area from which the relocation occurs. A significant loss is defined as losing 500 or more jobs, or 1/10th of 1% of the total labor force in the labor market area through job relocation; but in all circumstances, 25 or fewer jobs will not be considered a significant loss. Federal Register/Vol. 71, No. 100/May 24, 2006/Rules and Regulations/24 CFR Part 570/Prohibition on Use of Community Development Block Grant Assistance for Job-Pirating Activities. (Map 1 shows OCD-defined labor market areas.)

### **Program Period**

Economic development grantees will be provided up to 26 months to have PY 2026 grant(s) ready for closeout, beginning with grant agreement execution date. Job creation must take place within 24 months after the project completion date. Within this allowable program period, the following deadlines must be met:

- 1) All project activities must be completed by the end of the 24th month.
- 2) All funds must be drawn down by the end of the 25th month.

- 3) All funds must be expended, the final performance report must be submitted, and the local program must be ready to be closed out by the end of the 26th month.
- 4) All jobs must be created by the end of the 48th month.

Grant audit(s) must be conducted in accordance with 2 CFR Part 200, as described in **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures**.

If a project will not be completed within the time frame identified above, an alternative local program period must be requested when applying and approved prior to project commencement.

### **Grant Amendments**

Because grant awards are based on the project proposed in the application, Economic Development Loan Program grantees are discouraged from changing their approved programs. OCD will consider, on a case-by-case basis, only those changes that do not negatively impact the approved application's original scoring. Grantees considering a change in program scope, location or design, number and type of beneficiaries, anticipated accomplishments, or grant agreement deadline, must notify OCD in writing of the proposed changes. Formal OCD approval through the Grant Amendment Request in Salesforce and executing a grant amendment is required before making the changes. The OCD Amendment Policy is outlined in **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures**. OCD will consider amendment requests in application scoring during future funding rounds.

## ***Economic Development Loans***

### **Maximum Award**

\$500,000 for direct loans; maximum grant ceiling includes project and program administration costs. OCD will evaluate the community's request during application review and reserves the right to reduce the award. The total award is subject to a CDBG cost-per-job limit of \$35,000.

### **Eligible Jurisdictions**

Non-entitlement cities and counties. Counties must apply on behalf of villages and townships; counties may also apply on behalf of cities within their jurisdiction. To limit creating new Revolving Loan Funds or in considering an applicant's administrative capacity, OCD maintains the right to require counties to apply on behalf of cities when appropriate.

### **Eligible Activities**

Financing under the state CDBG Economic Development Loan Program may cover fixed assets, including land, building, machinery and equipment, and site preparation directly related to business or industrial development. The amount and type of financial assistance provided to a project must be deemed appropriate with respect to the financial gap and the public benefit to be derived. Financing for fixed assets must be provided in the form of a non-forgivable loan.

In addition, job training is an eligible CDBG Economic Development Loan Program activity. The state may provide applicants up to an additional \$50,000 in Economic Development Loan Program funds to provide training for LMI individuals whose positions were created or retained by the recipient business.

### **Ineligible Activities**

- 1) Financing existing debt, working capital, non-capital equipment and inventory.
- 2) Financing a project involving the relocation of an industry or business from one area of Ohio to another. Exceptions will be made by the state on a case-by-case basis, but only if the relocation will create additional jobs, and the industry or business furnishes information to the state which demonstrates the industry or business cannot continue to operate in the existing location. The applicant community must send a letter (by certified mail) to the community from which the business is relocating, explaining the reasons for relocation. The letter must include OCDs address and identify OCD Economic Development Coordinator as the contact person.

- 3) Financing speculative projects or buildings. Speculative buildings include those without tenant commitments for more than 50% of the floor space, or where project resources may not be sufficient to cover expenses.

### **Administrative Costs**

Up to 10% of the CDBG request, not to exceed \$30,000, may be used for general administration, financial requirements, reports, documentation records, audit compliance, and closeout.

### **Repayment/Program Income**

Funds awarded to units of general local government for economic development projects and any subsequent program income generated may not need to be repaid to the State of Ohio if all funds are expended by the grantee in the same manner as the activity (economic development) that generated the program income, provided the local grantee has an existing and satisfactorily performing economic development Revolving Loan Fund. Funds expended in a different manner must receive prior approval from the state. The state reserves the right to recapture local program income from communities that fail to adequately meet statutory and regulatory requirements. Any program income derived by the grantee through administering economic development funds must also be expended according to applicable federal and state statutory and regulatory requirements. Units of government without an ongoing grantee relationship with OCD, or an existing Revolving Loan Fund, will be required to arrange Revolving Loan Fund agreements with their county.

OCD will evaluate the grantee's ability to effectively administer a local Revolving Loan Fund upon application approval. If it is determined the local Revolving Loan Fund is not being satisfactorily administered, collateral effectuation, promissory notes and loan repayments must be provided to the state. A determination on what constitutes a "satisfactorily administered" economic development Revolving Loan Fund is the sole discretion of the state.

### **Closing Binder**

An executed Closing Binder, comprised of all documents showing the project is ready to move forward and legal agreements between the awarded local government and beneficiary business, must be received and acknowledged by OCD before drawing or expending CDBG funds.

### **Appropriate Analysis**

Under the Economic Development Loan Program, assistance is provided to private, for-profit businesses for eligible activities, where the assistance is appropriate to carry out an economic development project. To ensure that any such assistance is not unreasonably high, the state will conduct an analysis to determine that the amount of any financial assistance to be provided is not excessive, considering the business' actual needs in making the project financially feasible and the public benefit expected from the project.

### **Rating System Principles**

An Economic Development Loan Program application must meet minimum program thresholds and eligibility criteria. A minimum score of 51 points is required to be considered for funding; however, scoring at the minimum level is not a guarantee of funding. **Meeting minimum threshold requirements does not guarantee project funding.**

Program thresholds include the following:

- 1) A project must create and/or retain at least five full-time, permanent jobs in the private sector.
- 2) At least 51% of the full-time, permanent jobs created and/or retained must be taken by or made available to persons from LMI households.
- 3) The CDBG cost per job must not exceed \$35,000; however, to be competitive, an applicant must keep the CDBG cost-per-job ratio as low as possible.

- 4) Each CDBG dollar must leverage at least one dollar of other public or private investment in the project's fixed asset cost.
- 5) To be eligible for a CDBG loan, a borrower must be prepared to devote cash equity to the project's fixed assets equal to at least 5% of the total project's non-infrastructure fixed asset cost. Prior to OCD approving the loan, the borrower must demonstrate sufficient cash on hand to meet this qualification; borrowed or otherwise previously expended cash does not meet this qualification.
- 6) At least 15% of a project's fixed asset cost must be privately financed; this may include owner/developer's cash equity contribution.
- 7) To be eligible for a CDBG loan, a borrower must demonstrate other funds are not available or the project is not affordable without CDBG assistance. A business may not have revenues of more than \$200 million annually to qualify.

### **Rating Criteria**

OCD will assess the application to determine whether the funding being requested is appropriate to meet federal and state economic development objectives. The following rating criteria will be used to evaluate project applications:

- 1) *Program Effectiveness (60 points)*  
Cost per job, job quality, healthcare benefits, CDBG funds re-capture terms, credit analysis, leverage ratio and equity contribution percentage.
- 2) *Program Impact (24 points)*  
Downtown location, vacant building use, coordinating with other public programs, extensive spin-off potential, significant community impact and public benefit, using Ohio made products/materials, export business, project compatibility with statewide or local development plans, new enterprise, high LMI person job commitment, Appalachian area location, low percentage of awarded administrative funds.
- 3) *Distress (16 points)*  
Unemployment rate according to the latest monthly report and the percent of LMI population in the county, and as compared to the State of Ohio.

## ***Economic Development Public Infrastructure Grants***

### **Maximum Award**

\$500,000 for off-site infrastructure projects; maximum grant ceiling includes project and program administration costs. OCD will evaluate the community's request during application review and reserves the right to reduce the award. The total award is subject to the CDBG cost-per-job limit of \$9,999.

### **Eligible Jurisdictions**

Non-entitlement cities and counties. Counties must apply on behalf of villages and townships; counties may also apply on behalf of cities within their jurisdiction. In considering an applicant's administrative capacity, OCD maintains the right to require counties to apply on behalf of cities when appropriate.

### **Eligible Activities**

Financing under the state CDBG Economic Development Public Infrastructure Program is designed to cover public infrastructure investment directly related to business or industrial development. The amount and type of financial assistance provided to a project must be deemed appropriate with respect to financial gap and public benefit.

In addition, job training is an eligible CDBG Economic Development Public Infrastructure Grant Program activity. The state may provide applicants up to an additional \$50,000 in Economic Development Public Infrastructure Grant funds to provide training for LMI individuals whose positions were created or retained by the recipient business.

### **Ineligible Activities**

- 1) Financing a project involving the relocation of an industry or business from one area of Ohio to another. Exceptions will be made by the state on a case-by-case basis, but only if the relocation will create additional jobs, and the industry or business furnishes information to the state which demonstrates the industry or business cannot continue to operate in the existing location. Also, the applicant community must send a letter (by certified mail) to the community from which the business is relocating, explaining the reasons for relocation. The letter must include OCD's address and identify OCD Economic Development Coordinator as the contact person.
- 2) Financing speculative projects. Speculative projects include those that do not have an identified business or industrial development committed to private investment and job creation as an end user for the public infrastructure or where project resources may not be sufficient to cover expenses.
- 3) Financing site preparation or on-site infrastructure improvements owned by an identified business or industrial development or on an identified business or industrial development's site. Site preparation and on-site infrastructure improvements are eligible CDBG Economic Development Loan Program activities.
- 4) Area-wide infrastructure projects in a community's defined central business district; the Community Development programs are available funding sources for downtown-related infrastructure projects.

### **Off-Site Infrastructure Activities**

The applicant community must demonstrate the need for the funding level requested. Infrastructure funding will be based on the following guidelines:

- 1) If the infrastructure improvement is on-site, funding must be provided to the business as a loan. Such projects will be considered with an application to the CDBG Economic Development Loan Program.
- 2) OCD will require community, business and/or other financial participation toward the infrastructure costs. CDBG can only fund a portion of the minimum infrastructure necessary to adequately serve the business. In addition, applicants are reminded that CDBG funds can be used as either loans or grants. The department encourages communities to utilize negotiating methods and thorough discussion which, if appropriate, may result in a partial payback of CDBG funds to the community for future CDBG eligible activities. Such practice is not required and will not impact the department's decision in awarding CDBG funds. Any payments made to the community because of infrastructure repayment negotiations are maintained by the community in its Revolving Loan Fund as a revenue source to pay for infrastructure or other eligible projects in the future.
- 3) CDBG economic development funding for the off-site infrastructure portion of projects will be scaled according to local area distress, as follows:
  - a) Non-distressed counties may receive up to 50% of the total off-site infrastructure costs.
  - b) Distressed counties may receive up to 60% of the total off-site infrastructure costs.
  - c) Highly distressed counties may receive up to 75% of the total off-site infrastructure costs.

**Note:** For this program, distressed areas in the state are determined by Development's Research Office, based on unemployment rate, per capita income, poverty, and Appalachian Regional Commission distress criteria (see Map 2).

### **Administrative Costs**

Up to 10% of the CDBG request, not to exceed \$30,000, may be used for general administration, implementation, job certification, environmental review, audit, and closeout.

### **Repayment/Program Income**

Funds awarded to units of general local government for economic development projects, and the subsequent program income which may be generated, may not need to be repaid to the state of Ohio, if all funds are expended by

the grantee in the same manner as the activity (economic development) that generated the program income, provided that the local grantee has an existing and satisfactorily performing economic development Revolving Loan Fund. Funds expended in a different manner must receive prior approval from the state. The state reserves the right to recapture local program income from communities that fail to adequately meet statutory and regulatory requirements. Any program income derived by the grantee through administering economic development funds must also be expended according to applicable federal and state statutory and regulatory requirements. Smaller units of government that do not have an ongoing grant relationship with OCD, or an existing Revolving Loan Fund, will be required to arrange Revolving Loan Fund agreements with their county.

OCD will evaluate the grantee's ability to effectively administer a local Revolving Loan Fund when the application is approved. If it is determined the local Revolving Loan Fund is not being satisfactorily administered, collateral effectuation, promissory notes and loan repayments must be provided to the state. A determination on what constitutes a "satisfactorily administered" economic development Revolving Loan Fund is the sole discretion of the state.

### **Closing Binder**

A closing binder is not required for off-site infrastructure projects.

### **Pro-rata Expenditure of CDBG Funds**

The CDBG grant funds must be expended on a pro-rata basis with the other public and private funds committed to off-site infrastructure activities at the time of application and described in Attachment A of the grant agreement. The grantee must keep appropriate documentation of these expenditures on file to demonstrate compliance. When possible, fixed asset investment should be completed prior to commencing off-site infrastructure activities and disbursing CDBG funds.

### **Benefit Documentation for Public Improvements**

The unit of local government receiving a CDBG public improvement award to create and/or retain jobs must prepare an assessment identifying any businesses located or expected to locate in the public improvement service area. The assessment must project all jobs expected to be created or retained for the one-year period after completing the public improvement. Jobs created by businesses that locate in the area because of the public improvement at any time during the three-year period are considered in meeting the 51% LMI benefit national objective. If, however, the amount of CDBG assistance provided for the public improvement in relation to the number of jobs projected to be created/retained, as identified in the assessment, is such the amount per job does not exceed \$9,999, the jobs created by businesses not identified in the assessment do not need to be considered.

### **Appropriate Analysis**

Under the Economic Development Public Infrastructure Grant Program, assistance is provided to private, for-profit businesses for eligible activities, where the assistance is appropriate to carry out an economic development project. The state will conduct an analysis to determine if the amount of any financial assistance provided is not unreasonably high, considering the business' actual needs in making the project financially feasible and the public benefit expected from the project.

### **Rating System Principles**

An Economic Development Public Infrastructure Grant Program application must meet minimum program thresholds and eligibility criteria. A minimum score of 51 points is required to be considered for funding; however, scoring at the minimum level is not a guarantee of funding. **Meeting minimum threshold requirements does not guarantee project funding.**

Program thresholds include the following:

- 1) A project must create and/or retain at least five full-time, permanent jobs in the private sector.
- 2) At least 51% of the full-time, permanent jobs created and/or retained must be taken by or made available to persons from LMI households.

- 3) The CDBG cost per job must not exceed \$9,999 for off-site infrastructure projects; however, to be competitive, an applicant must keep the CDBG cost-per-job ratio as low as possible.
- 4) Each CDBG dollar must leverage at least one dollar in other public or private investment.
- 5) At least 15% of a project's fixed asset cost must be privately financed; this may include owner/developer's cash equity contribution.

### **Rating Criteria**

OCD will assess the application to determine whether the funding being requested is appropriate to meet federal and state economic development objectives. The following rating criteria will be used to evaluate project applications:

- 1) Program Effectiveness (60 points)  
Cost per job, job quality, healthcare benefits, percentage of community contribution for infrastructure, credit analysis, leverage ratio and percentage of equity contribution.
- 2) Program Impact (24 points)  
Downtown location, vacant building use, coordinating with other public programs, extensive spin-off potential, significant community impact and public benefit, using Ohio made products/materials, export business, project compatibility with statewide or local development plans, new enterprise, high LMI person job commitment, Appalachian area location low percentage of awarded administrative funds.
- 3) Distress (16 points)  
Unemployment rate according to the latest monthly report and the percent of LMI population in the county, and as compared to the State of Ohio.

## **Residential Public Infrastructure Grant Program**

### **Goal**

To create a safe and sanitary living environment for Ohio citizens by providing clean and reliable drinking water and proper sanitary waste disposal.

### **Maximum Award**

\$750,000; maximum grant ceiling includes a public water or sanitary sewer project, on-site improvements, and program administration costs. On-site improvements are capped at \$200,000. Grantees will be allowed one amendment to move funds between public construction and on-site improvements as needed. A waiver is required from OCD to exceed the \$200,000 on-site cap. OCD will evaluate the community's entire request during application review and reserves the right to reduce the award.

### **Minimum Award**

\$100,000; minimum total project cost must be at least \$200,000. OCD will consider waivers to the grant floor on a case-by-case basis. Projects with a CDBG grant request of less than \$500,000 and a total project cost of less than \$600,000 may also be submitted under the Community Development Critical Infrastructure Program if on-site improvements are not required. Applicants must contact OCD for guidance on program selection prior to submitting a letter of interest for water or sanitary sewer projects with a total project cost of greater than \$600,000.

### **Eligible Jurisdictions**

Non-entitlement counties, cities, and villages. Counties must apply on behalf of unincorporated areas and villages that do not have a demonstrated capacity to operate a public water or wastewater system (see Memorandum of Understanding policy below). Counties will be limited to two awards per program year. Cities and villages will be limited to one grant award per program year and these awards do not count towards the county's program year limit. Cities and villages funded under this program in PY 2025 will not be eligible for funding in PY 2026; however, counties

funded in PY 2025 can apply on behalf of a different sub-unit of government within their jurisdiction. All applicants must be able to demonstrate they can administer a Residential Public Infrastructure Grant Program. OCD may require a county to apply for grant funds on behalf of a city or village within its jurisdiction if administrative capacity cannot be demonstrated by the city or village.

### **Memorandum of Understanding**

To facilitate constructing a project funded through the CDBG Residential Public Infrastructure Grant Program, a grantee may be permitted to enter a Memorandum of Understanding (MOU) with a municipality, local water or sewer district and/or a nonprofit water company, so that it can implement the project. The municipality, local water or sewer district and/or a nonprofit water company must be the sole or part owner of a contract funded with CDBG dollars for constructing water or sanitary sewer facility improvements. **A grantee must notify OCD of its intention to enter into an MOU at the time of application.** The grantee will retain responsibility for assuring the project meets all grant agreement conditions.

### **Local Capacity**

Applicants must demonstrate the ability to operate a water or wastewater system. Villages that currently lack both systems will not be considered to have capacity. Applicants must also document the proposed project's long-term financial viability by providing demographic trend data for the community, demonstrating funds are available to service debt and for long term system operations and maintenance, and complying with rate structure requirements.

### **Eligible Activities**

- Water or sanitary sewer projects that provide service to primarily residential users (minimum 60% of total users). Projects may fund a wastewater **or** drinking water project, but not both
- On-site residential improvements that are part of a larger water or sanitary sewer project, including service laterals, septic tanks and well abandonment, and CDBG-eligible related fees.

### **Ineligible Activities**

- Water or sanitary sewer projects that benefit primarily commercial or industrial users; these are more appropriate for the Economic Development Loan Program.
- Projects where the primary or sole objective is funding on-site residential improvements.

### **Administrative Costs**

Up to 10% of the CDBG request, not to exceed \$30,000, may be used for general administration, implementation, income qualification, environmental review, audit, and closeout.

### **Program Benefit Survey**

The grantee may qualify an area-wide project using the 2016-2020 ACS Low/Moderate Income Summary Data or an income survey of the activity's benefit area (service area) conducted in accordance with OCD Survey Methodology showing that at least 51% of the activity beneficiaries are LMI. The grantee is required to submit appropriate survey documentation with the application to OCD. **Policy Notice 25-02: Qualifying Public Facility and Public Service Activities Using Community Development Block Grant National Objectives** provides guidance on meeting the area-wide LMI national objective.

OCD may require an applicant to conduct an income survey to qualify a project for program funding if ACS data does not appear to adequately represent the service area.

Applicants are not permitted to combine ACS data and data from an income survey to qualify a service area. Applicants also may not use a subset of a surveyed area to qualify a service area. Survey and service area boundaries must be coterminous. Communities conducting an income survey to qualify a city or village split between multiple counties must use the income limits of the applicant county for all residents surveyed and the applicant county must be the county which has the village or city assigned through OCD's ACS dataset.

### **Direct Benefit Assistance**

Up to \$200,000 may be used for on-site improvements. “On-site improvements” are defined as improvements to an individual residence, such as a lateral or direct connection to new service, the removal or installation of individual septic tanks, etc. These types of activities are considered a Housing Rehabilitation activity and must achieve the Low- and Moderate-Housing (LMH) national objective. LMH activities benefit individual households as opposed to having an area-wide benefit. Households receiving a CDBG benefit must be owner-occupied and income-qualified to the income limits at time of qualification. A waiver is required from OCD to exceed the \$200,000 on-site cap.

Applicants must address how eligible LMI households will connect to a new water or sanitary sewer service if funding for on-site improvements is not requested. ORC 6117.51 provides counties the authority to require household connection to new public wastewater services if the premises are within 200 feet of the boundary of the right-of-way within which the sewer is connected.

### **Grant Amendments**

Because grant awards are based on the projects proposed in the application, grantees receiving Residential Public Infrastructure Grant funds are discouraged from changing their approved projects. OCD will consider, on a case-by-case basis, only those changes not negatively affecting the structure of the original awarded grant. Grantees considering a change in program scope, location or design, number and type of beneficiaries, anticipated accomplishments or grant deadlines, must notify OCD in writing of the proposed changes. Grantees will be allowed one amendment to move funds between public construction and on-site improvements. Formal OCD approval through the grant amendment request in Salesforce and executing a grant amendment is required before making the changes. The OCD Amendment Policy is outlined in **Policy Notice 21-01: Grant Operations and Financial Management Policy and Procedures**. OCD will consider amendment requests in application scoring during future funding rounds.

### **Program Period**

PY 2026 Residential Public Infrastructure Grant Program grantees must complete their programs according to the following deadlines:

- 1) All activities (except audit and balance of administration) must be completed by the end of the 24th month.
- 2) All drawdown requests must be submitted to OCD by the end of the 25th month.
- 3) All funds must be disbursed and expended, and a final performance report must be submitted by the end of the 26th month.

Grant audit(s) must be conducted in accordance with 2 CFR Part 200, described in **Policy Notice 21-01: Grant Operations and Financial Management Policy and Procedures**.

### **Governor’s Office of Appalachia and Department of Development Coordination**

OCD will work with the applicant to determine the best funding sources for a project. All project funding must be firmly committed at the time of application. OCD will not consider an application for a subsequent grant request after Residential Public Infrastructure funds are awarded. OCD will also not consider a request for Residential Public Infrastructure funds after other Development program (e.g., Governor’s Office of Appalachia, Appalachian Regional Commission, etc.) funds are awarded. If a project includes both OCD and another Development funding source the applications must be submitted at the same time and requests considered simultaneously.

### **Revolving Loan Fund Participation**

Local units of government will be required to substantially disburse any existing Revolving Loan Fund balance in conjunction with or prior to submitting a funding application to OCD for a specific water and sewer project.

### **Application Submission and Review**

Pre-applications may be submitted beginning July 1, 2026 and is available on OCD’s technical assistance website. The pre-application includes a brief narrative describing the proposed project and service area description, a summary of other funds committed to the project, a copy of the OEPA Permit to Install or Plan Approval, if applicable, a brief description of the community’s current water and wastewater systems, and the community’s Chief Elected Official’s and grant writer’s name, address, telephone number and email address.

OCD will review pre-applications and notify the applicant if a full application will be accepted. Full applications must be submitted within 60 days of the date they are initiated by OCD. OCD will complete an initial review of the full application within 30 days of submission.

### **Readiness to Proceed**

Project design must be completed prior to application submission. Applicants submitting projects requiring OEPA review (e.g., Permit-to-Install) and approval must provide documentation of OEPA's approval with the application.

### **Assessments and Fees**

1) Special assessment definition

The term "special assessment" means a fee or charge levied or filed as a lien against a parcel of real estate as a direct result of benefit derived from installing a public improvement, such as streets, water or sewer lines, curbs, and gutters. The amount of the fee represents the prorated share of the capital costs of the public improvement levied against the benefiting properties or a one-time charge made as an access condition to the public improvement. This term does not relate to taxes, or establishing real estate value for levying real estate, property, or ad valorem taxes, nor does it include periodic charges based on using public improvements, such as water or sewer user charges, even if such charges include recovering all or some portion of the public improvement's capital costs.

2) Special assessments to recover capital costs

Where CDBG funds are used to pay all or part of public improvement cost, special assessments may be used to recover capital costs as follows:

- a) Special assessments to recover the CDBG portion may be made only against properties owned and occupied by non-LMI households. **Such assessments constitute program income.**
- b) Special assessments to recover the non-CDBG portion may be made provided CDBG funds are used to pay the special assessment on behalf of all properties owned and occupied by LMI households; except that CDBG funds need not be used to pay the special assessments on behalf of properties owned and occupied by moderate-income households if the grant recipient certifies it does not have sufficient CDBG funds to pay the assessments on behalf of all the LMI, owner-occupant households. **Such special assessments are not program income.**

3) Other uses of CDBG funds for special assessments

Program funds may be used to pay all, or part of special assessments levied against a property when such assessments are used to recover the capital cost of eligible public improvements financed solely from sources other than CDBG funds, provided that:

- a) The assessment represents that property's share of the capital cost of the improvements.
- b) Installing the public improvements was carried out in compliance with requirements applicable to activities assisted under this part of the CDBG regulations including environmental, citizen participation and Davis-Bacon requirements; and
- c) Installing the public improvement meets a national objective criterion.

#### **Note:**

- 1) Under this program, special assessments cannot be paid for LMI individuals where the public improvement itself does not meet a national objective; and
- 2) To "pay" an assessment for a LMI household means to pay the whole assessment as a grant.

### **Rating System Principles**

A Residential Public Infrastructure Grant Program application must meet minimum program thresholds and eligibility criteria. A minimum score of 55 points is required to be considered for funding; however, scoring at the minimum level is not a guarantee of funding. **Meeting minimum threshold requirements does not guarantee project funding.**

Program thresholds include the following:

- 1) Leverage  
The requested Residential Public Infrastructure Grant Program funds must, at a minimum, be matched on a one-for-one basis with funds from other sources. The other funds can be non- Residential Public Infrastructure CDBG funds, as well as funds from other public or private sources.
- 2) Program Impact  
The project must alleviate the identified human health hazard or replace a functionally obsolete facility. A functionally obsolete facility is defined as a water treatment plant, wastewater treatment plant or water storage structure that is at least 40 years old and repairing the facility costs more than replacing the facility.
- 3) System Sustainability/Financial Capacity/Rate Structure  
The system's long-term sustainability will be evaluated based on rate structure, affordability, debt service, reserves for ongoing operations and maintenance, and user population demographics. Water and/or sewer fees must be in line with the following requirements:
  - a) For an area **without a water or sanitary sewer system**, user fees for a new water system or sanitary sewer system must be at least 1% of the area median household income (MHI) or \$30/month, whichever is less.
  - b) For an area **without a sanitary sewer system** that is interested in improving an existing **water system**, user fees for the water system must be at least 1% of the area MHI or \$30/month, whichever is less.
  - c) For an area **without a water system** that is interested in improving an existing **sanitary sewer system**, user fees for the sanitary sewer system must be at least 1% of the area MHI or \$30/month, whichever is less.
  - d) For an area **with a water system** that is interested in constructing a new **sanitary sewer system**, combined user fees must be at least 2% of the area MHI or \$60/month, whichever is less.
  - e) For an area **with a sanitary sewer system** that is interested in constructing a new **water system**, combined user fees must be at least 2% of the area MHI or \$60/month, whichever is less.
  - f) For an area **with both a water system and a sewer system** that is interested in improving **either system**, combined user fees must be at least 2% of the area MHI or \$60/month, whichever is less.
- 4) Readiness to Proceed  
Project design must be completed prior to application submission. Applicants submitting projects requiring OEPA review and approval must provide documentation of the OEPA's approval and Permit to Install with the application.

### **Rating Criteria**

All applications will be rated according to the following criteria:

- 1) Benefit Impact (30 points)  
Percent of LMI persons, and total number of persons benefiting from the program.
- 2) Program Impact (30 points)  
Communities under EPA mandates with documented health and safety hazards or documented lead water distribution lines as well as unsewered municipalities will be given priority. Points will also be awarded for secondary standards violations and functionally obsolete systems.
- 3) Regionalization and Shared Services (15 points)  
The applicant is a part of a regional system, which is defined by the following criteria: a system established under Sections 6103, 6117 and 6119 of the Ohio Revised Code; a system connected to another system for the providing water or treating wastewater; a nonprofit system that serves more than one political subdivision; and a for-profit system (not company) that serves more than one political subdivision. Shared services include, but are not limited to, entering into long-term agreements for billing and plant operation with

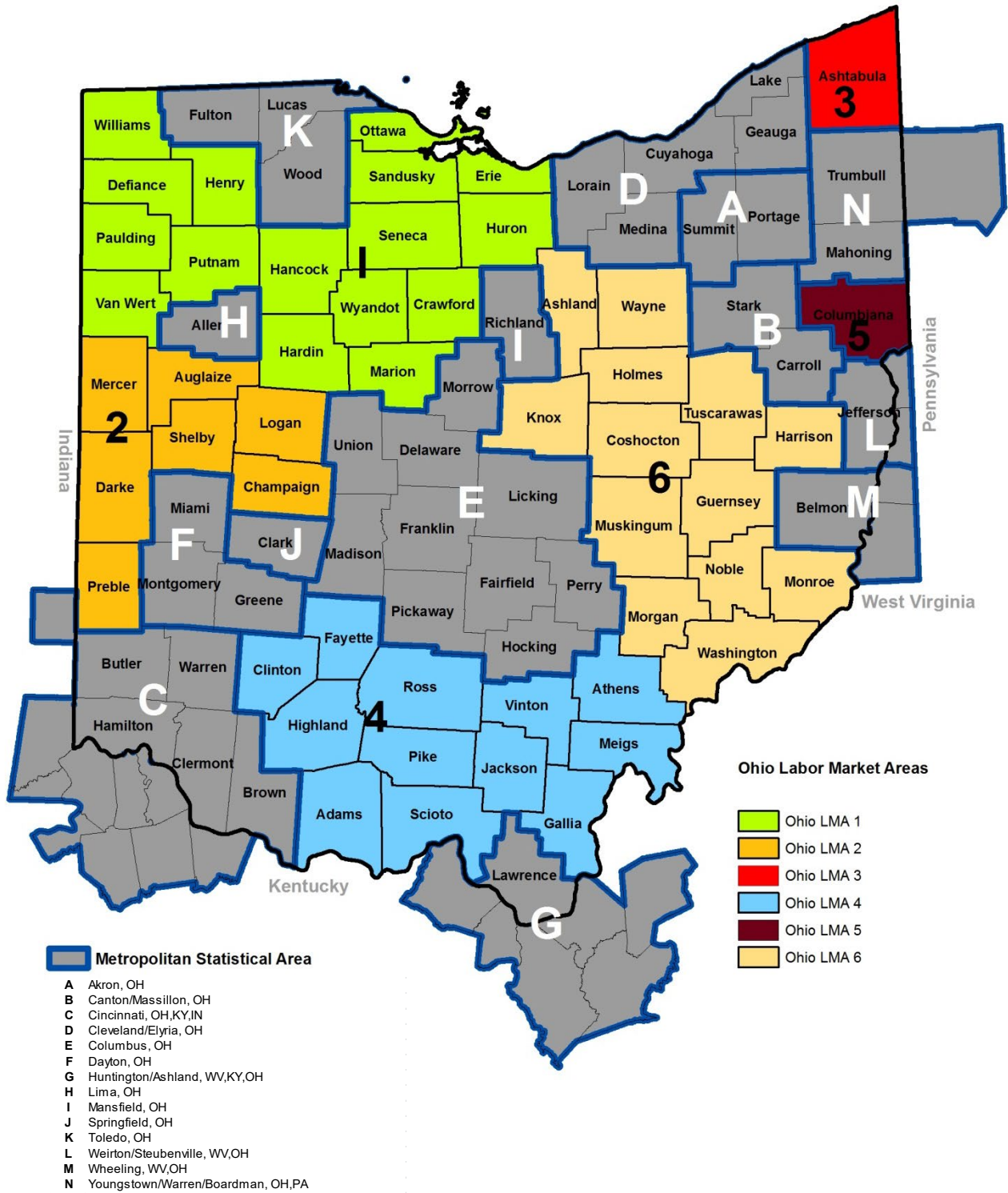
another public entity. Applicants must include a Summary of Alternatives with their application. OCD reserves the right to not fund an application if the most cost-effective alternative was not selected.

4) System Sustainability Financial Capacity and Rate Structure, and Leverage (25 points)

The system's long-term sustainability based on rates, affordability, debt service, reserves for ongoing operations and maintenance, leverage, and the community's ability to raise funds locally through user fees.

If all available Residential Public Infrastructure funds are depleted by time of application, project awards will be considered on a case-by-case basis according to documented human health hazard, readiness to proceed, and the timeline of leveraged funds. Additionally, unsewered areas or areas without a water system will be prioritized. If a project is approved but funds are not available, OCD may consider awarding the project in the next program year.

**Map 1: 2026 CDBG Economic Development Program Labor Market Areas**





## **Flexible Grant Programs**

- CDBG Flexible Grant Programs
  - *Economic and Community Development Program*
  - *Downtown Buildings*
  - *New Horizons Fair Housing Assistance Program – Set-Aside*
  
- Ohio Housing Trust Fund (OHTF) Special Project Grant Program
  
- Emergency Shelter Flexible Grant Program

## **Flexible Grant Programs**

### **Goal**

To provide a means to fund worthwhile projects and activities that are not eligible under other program structures or do not meet existing program deadlines, and to provide supplemental resources to resolve immediate and unforeseen needs.

### **Total Funds**

Approximately \$2 million in PY 2026 CDBG funds; no more than 50% will be reserved for Downtown Buildings grants. OCD reserves the right to adjust funding levels between Flexible Grant Program categories according to project and funding availability.

An amount to be determined in SFY 2027 Ohio Housing Trust Funds.

## **CDBG Flexible Grant Program**

### **Goal**

The CDBG Flexible Grant Programs provide funding for “opportunity” projects that do not fit any other CDBG program structures or are unable to be financed through other available grant programs. The CDBG Flexible Grant Programs include the Economic and Community Development grant, the Downtown Buildings grant, and a set-aside for the New Horizons Fair Housing Program. Program requirements are outlined below. The CDBG Flexible Grant Programs must be administered according to all applicable federal and state laws and regulations. Projects must be eligible activities under the CDBG program and meet a CDBG national objective.

### **Program Period**

Flexible Grant Program grantees will be provided up to 26 months to have PY 2026 grant(s) ready for closeout, beginning with grant agreement execution date. Within this allowable program period, the following deadlines must be met:

- 1) All activities must be completed by the end of the 24th month.
- 2) All funds must be drawn down by the end of the 25th month.
- 3) All funds must be expended, the final performance report must be submitted, and the local program must be ready to be closed out by the end of the 26th month.

### **Revolving Loan Fund Participation**

Units of local government will be required to substantially disburse any existing Revolving Loan Fund balance in conjunction with, or prior to, submitting a funding application for a specific community development project.

### **Governor’s Office of Appalachia and Department of Development Coordination**

OCD will work with the applicant to determine the best funding sources for a project. All project funding must be firmly committed at the time of application. OCD will not consider an application for a subsequent grant request (e.g., Residential Public Infrastructure, Flexible Grant Program) after Community Development Program funds are awarded. OCD will also not consider a request for Community Development Program funds after Governor’s Office of Appalachia, Appalachian Regional Commission, or other Development program funds are awarded. If a project includes both OCD and Governor’s Office of Appalachia or other Development funds or more than one OCD funding source, applications must be submitted at the same time and requests considered simultaneously.

### **Other State Agency Coordination**

Projects including funding from ODOT must be bid on, contracted, and administered by the local government which is the recipient of CDBG funds. OCD will not consider CDBG funding as match for an ODOT-administered project, unless the CDBG activity functions as a stand-alone project with independent bidding, contracting, and completion timelines or prior written approval of the local government’s ODOT participation agreement.

### **Pre-Application**

Applicants must first discuss their potential project with an OCD Program Representative. OCD may then invite applicants to submit a pre-application for identified projects beginning July 1, 2026. Pre-applications will be solicited throughout the year as funding permits. The pre-application must include a brief project description, information on how the project meets a national objective (if request is for CDBG), preliminary sources and uses table, and the identified administrator.

### **Application Submission and Review**

OCD will review pre-applications and notify the applicant if they have been invited to submit a full application. Full applications must be submitted within 60 days of the date they are initiated by OCD. Failure to submit within this time frame will remove the project from consideration. OCD will conduct reviews at least quarterly beginning in October and notify the community if a submitted application has been recommended to Development leadership for funding. Eligibility for CDBG assistance and submission of an application does not guarantee project funding.

### **Public Hearings Required**

Communities are required to host two public hearings before submitting a complete application to the state. The general public hearing may count as the first public hearing if the hearing includes information on the Flexible Grant Program. Please refer to **Policy Notice 23-02: Citizen Participation Requirements** for more guidance on public hearings.

### **Grant Amendments**

Grantees receiving Flexible Grant Program funds are discouraged from amending their programs. OCD will consider on a case-by-case basis only those minor changes not affecting the approved project's structure. If the grantee is considering a change in program scope, location or design, number and type of beneficiaries or anticipated accomplishments, it must notify OCD of the proposed changes in writing. Formal written OCD approval is required. Amendments will be considered in application scoring during future funding rounds. OCD Amendment Policy is stated in the Office Policies Section of this plan and outlined in **Policy Notice 20-01: Grant Operations and Financial Management Policy and Procedures**.

### **Extending Grant Deadlines**

Although extending the grant deadline is discouraged, OCD will allow an amended grant deadline under certain circumstances. OCD may approve, deny, or request additional information regarding the amended deadline request. OCD must review and approve an amendment to the grant deadline before implementation by the grantee. Amendments to the grant deadline may negatively impact a community's Administrative Capacity rating on future applications.

An amendment to an executed grant agreement deadline is required if all work identified in the grant agreement cannot be completed by the work completion deadline in the executed grant agreement.

### **Consideration when requesting an Amended Grant Deadline:**

- 1) The grantee must submit a written grant amendment request at least one month before the work completion deadline in the executed grant agreement. The request must contain a detailed explanation of why the amended grant deadline is necessary and a revised timeline for project completion.
- 2) OCD will consider approving an amended grant deadline on a case-by-case basis. Communities requesting an amended grant deadline must demonstrate they attained grant milestones; Environmental Review Release of Funds submission within three months of the grant award and procuring and executing the project's construction contract(s) within six months of the grant award. Generally, extensions will be approved for no more than six months after the original work completion deadline.
- 3) Grantees will be notified to enter Grant Amendment Requests in Salesforce for execution. The grant agreement must be executed and returned to OCD within 10 business days of receipt.

## ***Economic and Community Development Grants***

### **Maximum Award**

\$250,000; Awards may be negotiated based upon need and availability of funds.

### **Eligible Applicants**

Non-entitlement cities, counties, or villages. All applicants must be able to demonstrate the ability to administer a CDBG Program. OCD may require a county to apply for grant funds on behalf of a city or village within its jurisdiction if administrative capacity cannot be demonstrated by the city or village. All communities within the county are encouraged to collaborate with the county for project funding consideration.

### **Eligible Activities**

- 1) Economic development projects that create and/or retain permanent job opportunities and are not eligible for Economic Development Loan Program funding or feasible within the Economic Development Loan Program guidelines.
- 2) Community Development projects that are not feasible in other funding categories or are ineligible for Neighborhood Revitalization or Critical Infrastructure funds.
- 3) Public rehabilitation projects.
- 4) Housing projects benefitting severely disabled adults. Benefitting populations must meet both CDBG Housing and Community Development Act of 1974 and Section 504 of Rehabilitation Act of 1973 eligibility requirements.
- 5) Youth Homelessness Demonstration Program projects.
- 6) Imminent threat grants covered by the federal CDBG regulations.
- 7) Initiatives of the Governor of the State of Ohio or the Director of the Ohio Department of Development that include CDBG-eligible activities.
- 8) Planning, including feasibility studies for property redevelopment, asset management, and resilience/mitigation;
- 9) Public services, including but not limited to: childcare, services for victims of domestic violence, down payment assistance, drug abuse counseling and treatment, education, emergency assistance payment, energy conservation counseling and testing, health care, homeless services, job training, legal services, public safety, recreation, senior services, and transportation.

### **Administrative Costs**

Up to 10% or \$20,000, whichever is less, of the total grant amount may be used for general administration, including implementation, environmental review, audit, and close-out. OCD will evaluate the community's request during application review and reserves the right to award less than the requested amount.

### **Subrecipients**

Local governments may perform public service activities directly or enter a subrecipient agreement with a Community Action Agency, public health provider, or other nonprofit entity. Subrecipient agreements must be developed in accordance with **24 CFR Part 570.503** and **2 CFR Part 200.331**. Subrecipients must be solicited through a Request for Application process and provide a firm commitment prior to application submission. **Policy Notice 20-04: Use of Subrecipients for Public Services** outlines additional requirements.

Subrecipients may use up to 20% of the project award for activity delivery costs (ADC). ADCs include carrying out activities identified in the application, income qualifying beneficiaries, and reviewing duplication of benefits documentation.

### **Rating System Principles**

- 1) Funds are not available from any other source and/or the requested funds fill a "gap".
- 2) Funds are needed to make the project financially feasible.
- 3) Project is eligible and meets at least one of the CDBG national objectives.

- 4) Project furthers the State of Ohio's investment objectives.

### ***Downtown Buildings Flexible Grant Program***

#### **Maximum Award**

\$250,000.

#### **Eligible Applicants**

Non-entitlement counties and direct cities. Counties may apply on behalf of non-direct cities, villages, and unincorporated areas.

#### **Eligible Activities**

Private rehabilitation activities only, including structural rehabilitation; façade improvements; interior and exterior building code violation corrections; historic preservation; direct administrative costs; and architectural and engineering work related to specific revitalization activities. CDBG funds must be used for eligible building rehabilitation activities, unless specifically awarded for administration, professional fees, or other (non-building rehabilitation) soft costs.

#### **Local Program Benefit/National Objective**

Applicants must qualify projects under the HUD CDBG program National Objective of Prevention or Elimination of Slums or Blight.

#### **Spot Slum and Blight**

Projects entailing individual property(ies) located outside of a designated blighted area must qualify under the spot slum and blight national objective. Activities qualified under the spot slum and blight national objective are restricted to those that eliminate specific conditions detrimental to public health and safety.

#### **Area Slum and Blight**

The designated target area must meet the state or local legal definition of a slum, blighted, deteriorated or deteriorating area in which there is a substantial number of deteriorated or dilapidated buildings/building elements and/or deteriorated public infrastructure elements. Substantial is defined as at least 70% of the parcels within the defined downtown target area. All activities funded under the slum and blight national objective must address one or more of the conditions that qualified the area as slum or blighted.

#### **Historic Preservation**

Historic preservation activities are restricted to sites or structures that are either listed in or eligible to be listed in the National Register of Historic Places, listed in a state or local inventory of historic places, or designated as a state or local landmark or historic district by appropriate law or ordinance. CDBG funds used for historic preservation are restricted to activities that preserve historic building elements. Historic preservation activities must be undertaken in such a way that allows the property to maintain its historic designation.

#### **Program Target Area**

Projects must be in a defined Central Business District. Applicants must submit a map of the downtown area indicating the target area boundaries and the location of proposed revitalization activities. Applicants are required to have adopted design review standards that include the secretary of the interior's Standards for Rehabilitation verbatim for the program target area.

Applicants are required to submit either a statement signed by the applicant community's Chief Executive Officer (CEO) or a resolution passed by the governing legislative body, which declares the area or project site blighted and/or deteriorated or deteriorating, based upon state or local law. For spot slum and blight projects, this statement or resolution must be accompanied by a Building Conditions Form that details the substandard condition of the property to be rehabilitated. For area slum and blight projects, this statement or resolution must detail the program

target area's condition at the time of its designation; downtown building inventories must have been conducted or updated within the 12-month period immediately prior to applying to OCD to document the appropriate designation. Also, a map identifying the boundaries of both the target area identified in the local designation defined as slum or blighted and the proposed program target area, must be provided to OCD with the statement or resolution.

#### **Administrative Costs**

Up to \$20,000 or 10% of the total CDBG project cost, whichever is less, may be used for general administration costs. **Communities may also use up to 10% of the CDBG hard cost per unit for soft costs.** Soft costs may be charged to each rehabilitation project and not counted against the administration cap. Eligible soft costs include program implementation and oversight, preparing environmental review, audit, and closeout activities. Engineering, architectural, and legal service costs related to activities undertaken with CDBG funds can be charged to the specific budget activity. Eligible soft costs for the CDBG program are outlined in 24 CFR Part 570.202(b)(9).

#### **Business/Building Owner Program Participation**

Applications will require firm participation commitments from business/building owners, and a detailed scope of work and cost estimate for each project. Cost estimates must be calculated using applicable federal prevailing wage rates. All work must be completed by third-party contractors; business/building owners may not use in-kind or donated labor or be paid with CDBG funds.

#### **Number of Projects**

Applicants are limited to three building rehabilitation projects per grant award. Applicants may assign funds without a per-project grant ceiling or floor.

#### **Rating System Principles**

- 1) Meets slum and blight national objective.
- 2) Funds are needed to make the project financially feasible.
- 3) Located in the Central Business District.
- 4) Project furthers the State of Ohio's investment objectives.

### ***New Horizons Fair Housing Assistance Program – Set-Aside***

#### **Goal**

To provide funds to units of local government or consortia of units of local government, to affirmatively further fair housing and eliminate impediments to fair housing. Activities funded with New Horizons grants must be in addition to a grantee's Standard Fair Housing program, which is required as part of the Allocation Program and CHIP Program applications. New Horizons fair housing strategies are to be based on locally assessed needs and further the state's fair housing goals.

#### **Total Funds**

\$50,000 CDBG funds will be allocated for PY 2026.

**Note: All funds that have not been allocated by April 15, 2026, will be reallocated to the Economic and Community Development Flexible Grant Program.**

#### **Grant Ceiling**

Up to \$15,000 for one jurisdiction, and up to an additional \$5,000 for each additional eligible jurisdiction in a consortium, for a maximum award not exceeding \$30,000.

#### **Eligible Jurisdictions**

Applicants must be direct Allocation Program cities or counties. Consortium members may be direct Allocation Program cities or counties, or CHIP program CDBG-eligible jurisdictions.

**Eligible Activities**

Implementing strategies to address impediments to fair housing choice; activities that affirmatively further fair housing; and actions to remedy or mitigate conditions limiting fair housing choice. Activities must exceed minimum Standard Fair Housing program requirements (See *Local Government Certifications to the State*). A maximum of 15% of the total grant request may be used for general administration.

Suggestions for exceeding the minimum Standard Fair Housing program requirements may include, but are not limited to:

- 1) Adopt a local fair housing ordinance or resolution. The resolution or ordinance must include coverage for all protected classes listed in the Fair Housing Act and Ohio fair housing law: race, color, religion, sex, national origin, disability, familial status, ancestry, and military status.
- 2) Provide housing discrimination investigation services (testing).
- 3) Review local real estate advertisements for discriminatory language. Provide local publishers, real estate firms and banks with fair housing advertising guidelines.
- 4) Sponsor community fair housing awareness events, such as poster, speech and writing contests.
- 5) Develop lists of both public and private housing accessible to persons with disabilities.
- 6) Review local zoning laws and procedures to determine whether they contribute to or detract from fair housing choice.

**Application Timing**

Ongoing. Approximately one-third of the available funds will be awarded in each three-month cycle, but the state reserves the right to determine the final funding level of each respective cycle.

**Application Submission**

July 1, 2026 to March 31, 2027

**Rating and Selection Criteria**

All applications are reviewed, rated and scored based on the criteria outlined below. The process is competitive and designed to rank, in order, applicants to be offered funding with the available New Horizons funds. To be eligible for consideration, applicants must achieve a minimum score of 72 out of 100.

**Threshold Review**

Applications that do not meet the minimum threshold requirements will not be scored or funded. Threshold requirements are:

- 1) The (lead) applicant is a direct Allocation grantee.
- 2) All tables are included and complete.
- 3) Application is signed by the CEO.
- 4) Application includes authorizing legislation for the applicant and consortium members.
- 5) Proposed activities are eligible.
- 6) Proposed activities exceed Standard Fair Housing program requirements; and
- 7) Development has monitored previous New Horizon grants.

**Rating Criteria**

- 1) Program Design/Impact (40 points)  
The appropriateness and effectiveness of the proposed program’s actions to address impediments to fair housing; the benefit to current housing activities and programs; and the degree to which the program is designed to create on-going local capacity.
- 2) Administrative Capacity/Past Performance (30 points)  
The adequacy of the proposed administrative plan, the applicant’s experience and capacity for implementing the proposed activities, evaluating past program performance and compliance.
- 3) Cost Effectiveness (20 points)

The degree to which the cost of an outcome is reasonable and appropriate for the proposed activity and the degree to which the cost of general administration is reasonable and appropriate.

4) *Leverage and Coordination (10 points)*

A comparison of the amount of funds committed to fair housing in the past two years' Allocation Program and the extent to which the proposed program integrates and coordinates with other local programs, funds and activities.

**Grant Award**

Approximately four weeks after submission.

**Program Period**

Grantees have until the end of the 12th month to complete activities, all funds must be drawn by the end of the 13th month, and the grant must be closed out and the Final Performance Report must be submitted by the end of the 14th month. Grant Audit(s) must be conducted in accordance with 2 CFR Part 200, as described in **Development Policy Notice 20-01: Grant Operations and Financial Management Policy**.

**Program Amendments**

Because grant awards are based on the projects proposed in the application, grantees receiving Flexible Grant Program funds are discouraged from changing their approved projects. Development will consider, on a case-by-case basis, only those changes not negatively affecting the scoring of the original competitively awarded grant. Grantees considering a change in program scope, location or design, number and type of beneficiaries, anticipated accomplishments or grant deadlines, must notify Development in writing of the proposed changes. Formal Development approval through the grant amendment request and executing a grant amendment is required before making the changes. Development Amendment Policy is outlined in **Development Policy Notice 20-01: Grant Operations and Financial Management Policy**. Development will consider amendment requests in application scoring during future funding rounds.

**Ohio Housing Trust Fund (OHTF) Special Projects Grant Program**

**Goal**

The OHTF Special Projects Grant Program provides funding for projects and innovative proposals that will principally benefit persons at or below 50% of the AMI and meet the OHTF rules and requirements. Projects or activities must be supported by statewide or regional organizations serving multiple counties or provide statewide services for projects not feasible in other funding categories. Proposals must align with and support Development's priorities and programs. Projects must not be eligible for funding from other OHTF or Development programs and must be the last dollar in the funding stack for capital projects.

**Total Funds**

To be determined.

**Grant Ceiling**

Funding level is determined based on demonstrated need. Development reserves the right to distribute funds in such a manner that considers the geographic spread of state resources.

**Matching Funds**

Projects should evidence at least a dollar-to-dollar match in cash and/or direct in-kind services. Signed letters of commitment must be included as part of the application.

**Eligible Applicants**

In order to be eligible to apply for the OHTF Special Projects Grant Program, applicants must submit a pre-application form, letter of interest signed by the CEO, and verification that the applicant is a statewide or regional nonprofit

organization incorporated with Ohio's Secretary of State and granted 501(c)(3) status by the Internal Revenue Service to Development by **Feb. 28, 2026**. The pre-application form must include the following items:

- 1) A project description providing an overview of how the proposal fills an unmet need or gap that will benefit persons at or below 50% AMI.
- 2) Indicate how the proposal cannot be funded with other Development and OHTF funding sources.
- 3) Project services are to determine if the proposal will be statewide or serve multiple counties.
- 4) The funding amount requested.
- 5) The dollar-to-dollar match amount included with sources identified.

### **Board Resolution**

The board resolution authorizing the organization to apply.

### **Eligible Activities**

Proposals considered for OHTF Special Projects Grant Program funds must be inappropriate for funding from other state housing programs, either due to eligibility, program scope or project timing. Projects must result in identifiable outcomes and beneficiaries (cannot be seed money or start-up funds).

### **Project Outcomes**

Projects must result in identifiable outcomes with projected beneficiaries identified.

### **Administrative Capacity Statement**

A description of administrative capacity, which includes identifying the staff assigned to administer the grant. The applicant can discuss the organization's past historical success administering the program or how they seek to improve program administration moving forward if they had findings in past monitoring.

### **Implementation Plan**

The program period should be stated with milestones for project completion identified. All grants are one year award terms unless otherwise determined by Development.

### **Application Timing**

The SFY 2026 OHTF Special Projects Grant Program application deadline is **April 30, 2026**.

### **Application Review**

After submission, the application(s) will be reviewed by Development and the OHTF Advisory Committee. The director of the Department of Development will make the final decision regarding project funding.

### **Rating System Criteria**

- 1) *Impact (Maximum of 35 points)*
  - a) Includes outcomes addressing a specific need in the description.
  - b) Leverages other resources with commitment letters included.
  - c) Benefits persons or households at or below 50% AMI.
- 2) *Program Design (Maximum of 40 points)*
  - a) Is unable to receive funding from other state housing, or Development-funded, programs because of eligibility requirements, program scope, or project timing.
  - b) Extent to which the project or activity fills an unmet need or gap by providing activities that benefit persons or household at or below 50% AMI by addressing one of the following:
    - Improving housing conditions.
    - Increasing housing availability, affordability, or accessibility.
    - Educating and informing the public about housing issues, including housing counseling.
    - Preventing homelessness through direct housing assistance or supportive services.
- 3) *Administrative Capacity (Maximum of 15 points)*

- a) Description of administrative capacity of staff charged with overseeing this grant
    - o If a previous grantee, specify improvement plans to address previous findings, if applicable.
  - b) Implementation Plan is reasonable with milestones clearly identified and completed within the one-year grant period.
- 4) Quality of Application (Maximum of 10 points)
- a) All required attachments have been provided and are sufficient.
  - b) All application questions have appropriate, detailed responses.
  - c) Application is submitted on time.

**Rating and Selection Criteria**

All applications are reviewed, rated and scored based on the criteria outlined above. The process is competitive and designed to rank, in order, applicants to be offered funding with the available OHTF Special Projects Grant funds.

**Emergency Shelter Flexible Grants Program**

Approximately \$100,000 of SFY 2027 Ohio Housing Trust Funds are planned to be available through the PY 2026 Emergency Shelter Flexible Grants Program. Eligible applicants are primarily limited to PY 2024 and PY 2025 SHP and HCRP grantees.

The PY 2026 Emergency Shelter Flexible Grants Program priority is to provide funds for critical activities at existing Development-funded emergency shelter locations. As a secondary priority and based on need and availability, these funds may also be used to fund emergency activities at Development-funded organizations that serve homeless populations through other supportive housing models as well as organizations providing emergency shelter, but not receiving Development homeless assistance funds. All activities must be deemed an emergency or include needs that could not be anticipated during the normal funding program cycle.

**Application Procedures**

Applicants must submit an Emergency Shelter Flexible Grants Program application electronically via Salesforce.

Development will respond with the award decision or to request additional information. Requests for additional information for project/activity review do not guarantee that any request will be funded.

**Rehabilitation Project Requirements**

Rehabilitation projects will be reviewed for compliance with local health, building and zoning regulations; site control evidence, lease agreement or other arrangements for the project; property/building appraisal; extent to which financing is secure; proposed budget reasonableness and proposed project completion time frame reasonableness. Rehabilitation projects must include a detailed, itemized estimate that includes labor and material costs. Estimates must be on an authorized contractor’s letterhead.

**Program Period**

Grantees must complete their program according to the following deadlines:

- 1) All activities must be completed, and costs paid with grant funds incurred by the end of the work completion date identified in the grant agreement;
- 2) All drawdown requests must be submitted to Development within one month of the work completion date.
- 3) A final performance report must be submitted within two months of the work completion date.

## **Program Application Deadlines and Grant Award Cycles**

### **Community Housing Impact and Preservation Program**

Application Submission: June 18, 2026  
Grant Award: Dec. 1, 2026

### **Housing Assistance Grant Program**

Application Submission: Dec. 4, 2026  
Grant Award: February 2027

### **Housing Development Assistance Program**

Funding is distributed via the Ohio Housing Finance Agency. Interested parties apply directly through OHFA.

### **Homeless Crisis Response Program**

Application Submission: July 3, 2026  
Federal Grant Award: September 2026  
State Grant Award: January 2027

### **Supportive Housing Program**

Application Submission: Oct. 23, 2026  
Grant Award: January 2027

### **Housing Opportunities for Persons With AIDS Program**

Application Submission: Oct. 30, 2026  
Grant Award: December 2026

### **Community Development Grants**

Application Submission: June 10, 2026  
Grant Award: Sept. 1, 2026

### **Neighborhood Revitalization Grant and Round 1 Critical Infrastructure Grant**

Application Submission: June 10, 2026  
Grant Award: Sept. 1, 2026

### **Economic Development Loan Program**

Applications may be submitted on a continuous basis throughout the program year, beginning on July 1, 2026. Awards will be made approximately 45 days after application submission.

### **Residential Public Infrastructure Grant Program**

Applications may be submitted on a continuous basis throughout the program year, beginning on July 1, 2026.

### **Flexible Grant Program**

Note that the Flexible Grant Program includes: (A) CDBG Flexible Grant Programs, (B) Ohio Housing Trust Fund Special Project Program Grants and (C) Emergency Shelter Flexible Program Grants.

Application submissions will be accepted, and grant awards will be made throughout the program year. All specific program deadlines and award dates are included under the program.

## Distribution of Funds

### **Geographic Distribution of Funds**

Development does not have a geographic targeting strategy, to that extent it does not select areas of the state which will be exclusively awarded funding through a particular program. Such decisions are left to the local communities, which may restrict funding to particular neighborhoods or target specific geographic areas. However, many of Development's competitive programs prioritize projects and activities benefitting communities with comparatively higher need levels. However, relative differences in local need is only one of many factors in the decision-making process.

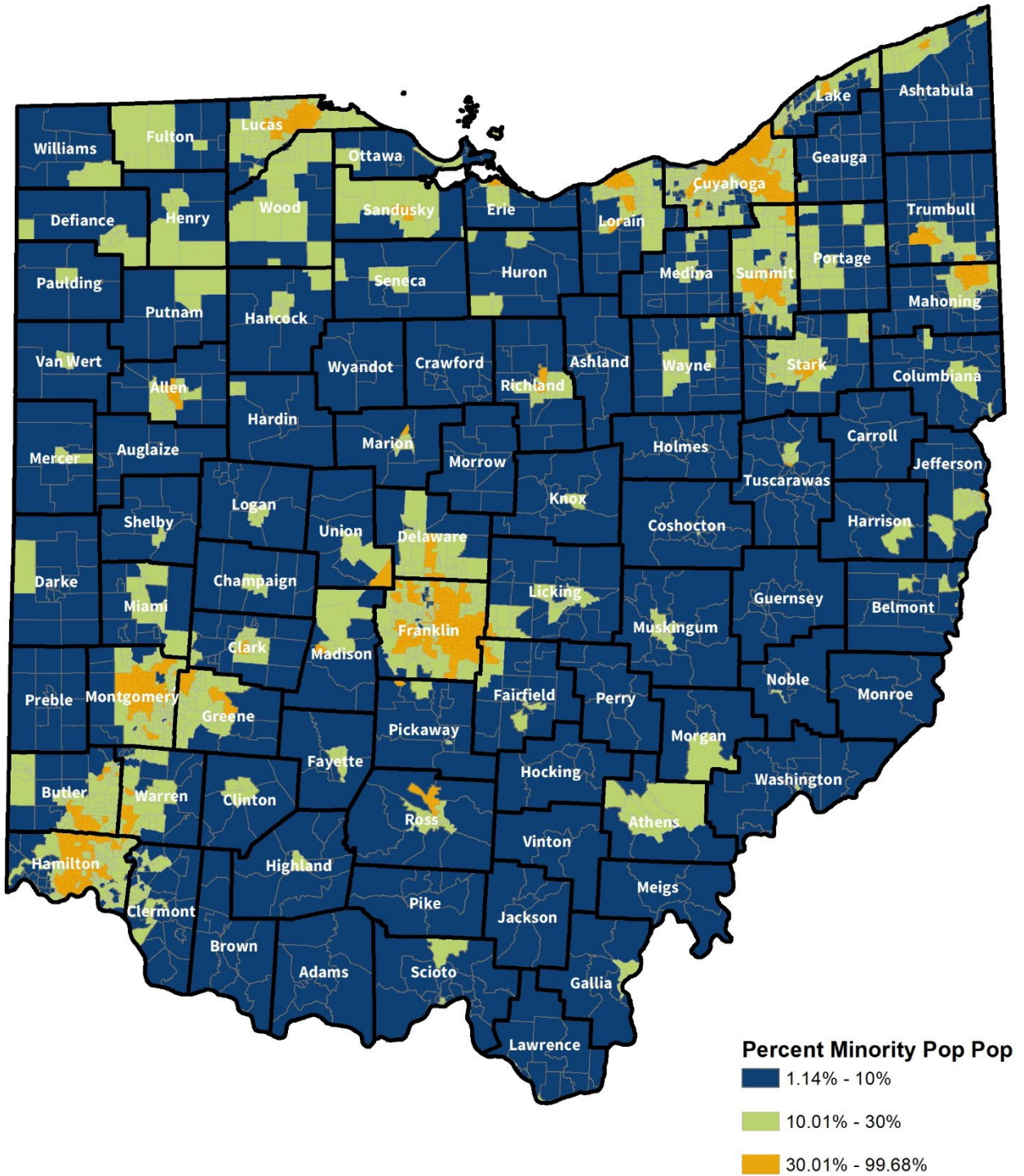
The Neighborhood Revitalization Program Grants offered annually through the Community Investments Program are the most highly geographically targeted funds. CDBG funds that have yet to be determined are targeted to neighborhoods and communities that are 51% or more LMI and are intended to address multiple needs in the community to make a significant impact on the overall quality of life in the area. The Critical Infrastructure Grant Program also requires applicants target CDBG funds. Critical Infrastructure Grant Program applicants must submit a map of the proposed service area indicating the proposed project's location and geographic area in which the primary residents reside. Applicants are expected to explain how the service area and project beneficiaries were determined. Communities will be required to complete a Critical Infrastructure Condition Certification to catalog the existing condition of the targeted infrastructure or facility, the impact the current condition has on residents of the service area, and the degree to which the proposed Critical Infrastructure program will improve the identified conditions.

Map 3 shows the census tracts in the state that have 51% or more LMI populations, based on the 2016-2020 ACS data. Also, Map 4 shows the concentrations of minority households in the state, based on the 2020 U.S. census minority population data for all census tracts within the state. Many of the lower-income areas have also been designated as targeted investment areas in their local communities.

It should be noted not all of these federal funds are available in all areas of the state and some programs have placed limits on funding availability in certain geographic areas, particularly in areas of the state that receive additional direct funding from HUD. These restrictions are noted in the program descriptions in the program allocations section of the plan. Maps 5, 6, 7, and 8 show communities that receive direct allocations from the CDBG, HOME, ESG, and HOPWA programs.



**Map 4: Ohio Census Tracts with Areas of Minority Concentration (2020)**



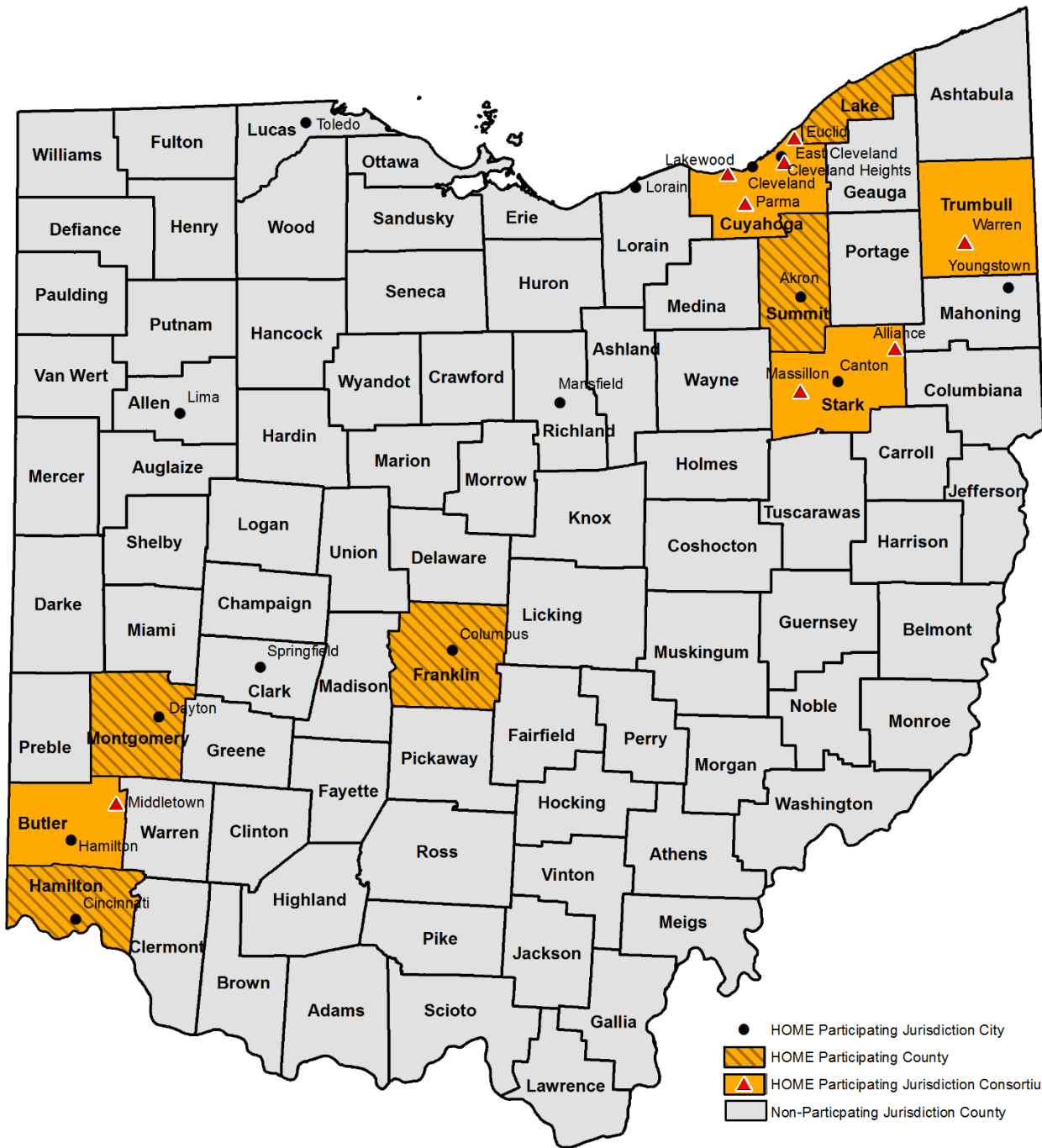
Prepared by the Community Services Division,  
Ohio Department of Development (December 2023)  
Source: 2020 U.S. Decennial Census (Table P9)

# Map 5: U.S. Department of Housing and Urban Development CDBG Program 2026 Entitlement Cities and Urban Counties



Prepared by the Office of Community Development  
Community Services Division  
Ohio Department of Development (February 2015)

# Map 6: U.S. Department of Housing and Urban Development HOME Investment Partnerships Program Participating and Non-Participating Jurisdictions



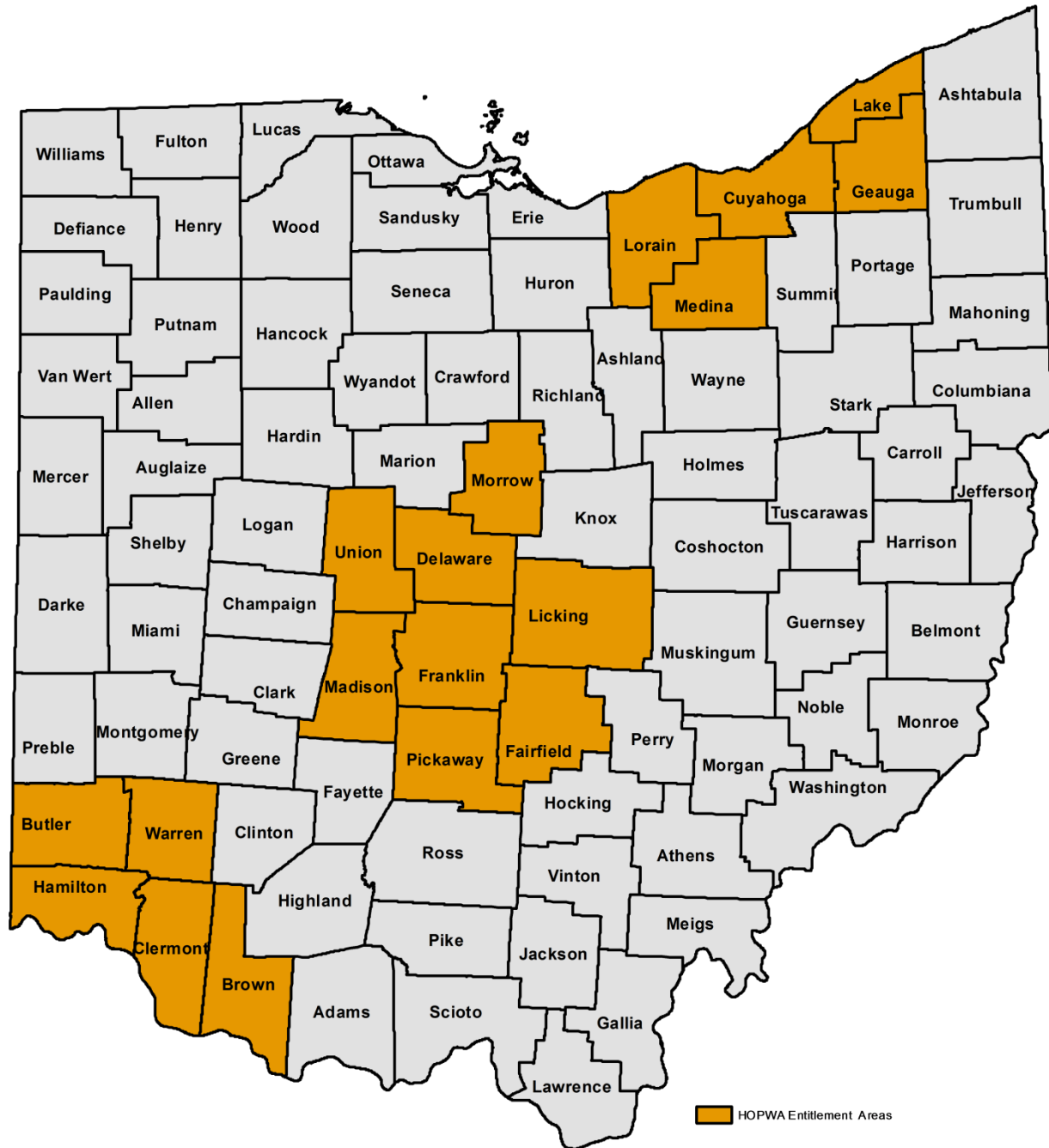
Prepared by the Community Services Division  
Ohio Department of Development (December 2013)

# Map 7: U.S. Department of Housing and Urban Development Emergency Solutions Grant Program Entitlement Cities and Counties



Prepared by the Community Services Division  
Ohio Department of Development (December 2013)

## Map 8: Housing Opportunities for Persons with AIDS (HOPWA) Entitlement Areas



Prepared by the Community Services Division  
Ohio Department of Development (December 2013)

## **Homeless and Non-Homeless Special Needs Activities / CoC Strategy**

Development will continue its regionalized CoC approach to homelessness in Ohio. This includes funding programs and services addressing the following project types of the homeless continuum: homeless prevention, emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing. Emphasis has been placed on rapidly moving individuals and families experiencing homelessness into stable housing and preventing its occurrence.

### **Homelessness Prevention**

Development will continue to provide financial assistance and services to prevent individuals and families from becoming homeless through the HCRP shelter diversion activities and limited homelessness prevention assistance. Funds for homelessness prevention activities must be targeted to individuals and families who would be homeless without this assistance, and meet the following minimum criteria:

- 1) Have at least an initial consultation with a case manager or other authorized representative who can determine the appropriate type of assistance to meet their needs.
- 2) Be below 30% of AMI.
- 3) Meet category 2-4 of the homeless definition or HUD's definition of "at risk of homelessness."
- 4) Lack sufficient resources or support networks immediately available to prevent them from moving into emergency shelter or becoming unsheltered.

Eligible assistance includes short- or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

Grantees will be required to utilize assessment tools established by their respective Continua of Care, considering their local needs based upon analysis of their HMIS data on persons most likely to end up on the streets or in emergency shelters, prioritizing those most likely to become homeless.

### **Rapid Rehousing**

Development will provide for rapid re-housing through the HCRP. Persons served in this category must be homeless according to HUD's category one definition of homelessness. Income is not an eligibility requirement until the 12-month recertification date. At that point, the household must remain under 30% AMI for continued RRH assistance. Rapid rehousing programs provide short- or medium-term rental assistance and services for households who are currently homeless, with the goal of the household to maintain housing after the subsidy ends. This assistance may include rental assistance (including back rent for months where the household has been unable to pay), utility deposits, security deposits, and/or moving costs. Housing models requiring tenants to move out of their unit at the end of assistance are not eligible under this category.

One state-appointed organization per Homeless Planning Region (see Map 9) is eligible to apply for homelessness prevention and rapid re-housing funds on behalf of the region. Homeless planning regions have input in that process through the voting processes outlined in their governance charters. Continua wishing to change the lead grantee may vote and submit the minutes to Development advocating for the change. Development will assess the risk of the organization recommended in alignment with HUD regulations and issue a determination. These requests should be submitted prior to the application opening in Salesforce for the program year they are seeking the change.

### **Emergency Shelter**

Development will continue to provide emergency shelter funding assistance to organizations serving homeless families and individuals through the HCRP. HCRP funds provide emergency shelter operations funding. OHS provides grants to eligible nonprofit organizations and units of local government to maintain, operate and staff emergency shelters and provide essential services to the homeless. Continua of Care may serve as a unified funding agency for shelter funding when the majority of shelter providers in the region vote to consolidate their projects under the

Continuum. Development will conduct a risk assessment of the proposed agency in alignment with HUD's regulations and issue a determination of approval.

### **Transitional Housing**

Development will provide transitional housing through the SHP. Transitional housing is a project that is designed to provide housing and appropriate supportive services to homeless persons with high barriers to housing and income at or below 35% AMI with the goal of facilitating movement to independent living within 24 months. Transitional housing residents will have an initial term of at least one month and must at least have an occupancy agreement, if not a standard lease. This program will include housing and supportive services designed to help program participants attain permanent housing in a four- to 24-month period with a preference of less than 12 months. Housing can be provided in units operated by the agency or in independent rental units in the community. For the purpose of this program, supportive housing activities are limited to facility-based or sponsor-based program models, either single-site or scattered-site. Grantees operating transitional housing are encouraged, but not required, to consider whether permanent supportive housing is a more appropriate option and are allowed to convert. New transitional housing projects will not be considered for new funding.

While transitional housing providers do not have to own the units, it is expected that transitional housing providers will conduct unit inspections in alignment with the HUD Continuum of Care rules.

### **Permanent Supportive Housing**

Development will provide permanent supportive housing funds through the SHP. The permanent supportive housing component of the SHP provides housing and supportive services to maximize disabled homeless individuals' and families' ability to live more independently within the permanent housing environment. Along with housing, these projects offer case management and supportive services such as housing search and placement, employment assistance and life skills. Permanent supportive housing program participants will have a standard lease and incomes at or below 35% AMI. They may stay in the units permanently and will not be evicted for minor infractions.

Housing can be provided in units operated by the agency or in independent rental units in the community. For the purposes of this program, supportive housing activities are limited to facility-based or sponsor-based program models, either single-site or scattered-site. While permanent supportive housing providers do not have to own the units, they are responsible for inspecting the units in alignment with the HUD Continuum of Care regulations.

### **Non-Homeless Special Needs**

As in the past, the Ohio Department of Behavioral Health (ODBH) and the Ohio Department of Developmental Disabilities (ODODD) have a variety of programs to assist special needs non-homeless populations in the state (see the Resources section of the Consolidated Plan).

Development will also provide funding for non-homeless special needs populations through the HOPWA program and HAGP. The HOPWA program will provide nonprofit agencies with the resources to devise and implement long-term comprehensive strategies for meeting the housing needs of individuals and families with acquired immunodeficiency syndrome (AIDS) or related diseases. The HOPWA program provides the following housing and supportive services: short-term emergency rental and utility assistance, tenant-based rental assistance, operating costs for community residences, assistance with finding affordable permanent housing, case management, respite care, day care, transportation, etc.

The HAGP will also continue to fund programs providing emergency home repairs. The program assists a variety of low-income persons with the priority being homeowners. Some funded programs target persons with a disability or persons older than 60 years old, often with accessibility modifications and down payment assistance.

### **Statewide Coordination**

Development staff serve as co-chair of the Ohio Balance of State CoC (BoSCoC) Steering Committee and have a standing seat on all other BoSCoC committees/workgroups. The Coalition on Homelessness and Housing in Ohio (COHHIO) provides primary staff support for all activities pertaining to the Ohio BoSCoC including facilitating CoC

committee meetings, collecting and submitting PIT/HIC data to HUD, preparing the annual BoSCoC CoC application, and implementing all processes related to program performance management and improvement. As the HMIS lead, COHHIO staff provide technical assistance to providers on the BoSCoC HMIS, basic programmatic issues, and other housing and homelessness related issues as needed. COHHIO's CoC director and coordinator are the primary contacts for all Ohio BoSCoC work.

Development is also the state agency responsible for administering federal ESG funds and state homeless program funds. In this role, Development works to align state and federal program requirements and to ensure coordinated community planning across funding streams.

HUD, via its ESG rules and regulations and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) and CoC program interim rules, requires that CoC establish and consistently follow written standards for providing CoC and ESG assistance. In years past, the state has elected to allow subrecipients to develop their own written and performance standards. In 2025, OHS released standards for the HCRP and posted them for public consumption while still requiring grantees to maintain their own policies and procedures.

At a minimum, written standards must include:

- 1) Policies and procedures for evaluating eligibility for ESG.
- 2) Standards for targeting and providing essential services related to street outreach.
- 3) Policies and procedures for admission, diversion, referral, and discharge by ESG-assisted shelters including standards on length of stay, if any, and meeting the needs of special populations.
- 4) Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.
- 5) Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers.
- 6) Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid rehousing assistance.
- 7) Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance.
- 8) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.
- 9) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services provided to a program participant, including maximum amount of assistance, maximum number of months the program participant may receive assistance, or the maximum number of times the program participant may receive assistance.

For example, the Ohio BoSCoC has developed these Ohio BoSCoC Homeless Program Standards to fulfill these requirements and to help move the Ohio BoSCoC forward in achieving its Strategic Plan Vision of ending homelessness in the Ohio BoSCoC. In addition to meeting federal requirements, these standards will also help the Ohio BoSCoC ensure more consistent use of best practices and help to standardize program design and implementation across our homeless system. Standards used can be found [here](#).

CoCs are required by HUD to maintain a functional HMIS, conduct an annual point-in-time count, regularly measure their progress in meeting the needs of people experiencing homelessness in their community and to report this progress through several reporting mechanisms. Progress on these key measures will be assessed annually on an aggregate statewide and CoC basis (overall and by individual and family households):

- 1) Overall reduction in the number of homeless individuals and families.
- 2) The length of time individuals and families remain homeless.
- 3) The length of stay in emergency shelter, transitional housing and rapid rehousing.
- 4) Successful housing placement to or retention in a permanent housing destination.
- 5) Successful placement from street outreach to emergency shelter, transitional housing or permanent housing

destination.

- 6) The extent to which individuals and families who leave homelessness experience a subsequent episode of homelessness.
- 7) Jobs and income growth for homeless individuals and families.
- 8) Success at reducing the number of individuals and families who become homeless for the first time.
- 9) Utilization rate by intervention type (emergency shelter, transitional housing, and permanent supportive housing).
- 10) Entries from homelessness by intervention type (emergency shelter, rapid rehousing, transitional housing, and permanent supportive housing).
- 11) HMIS bed coverage and compliance with HUD data quality standards.
- 12) To be defined and if feasible: Cost efficiency to attain successful housing placement by intervention type (total cost/successful outcome).

Additional information regarding HMIS Requirements can be found at <https://www.hudexchange.info/programs/hmis/hmis-guides/#hmis-data-and-technical-standards>.

Currently, the state evaluates homeless programming through the utilization of each of the nine CoC's performance standards. In 2026, Development will coordinate with CoC to fill gaps in standards and identify opportunities for uniformity. Currently, when a CoC does not have a performance standard, it defaults to the Balance of State performance standard.

State agencies which fund targeted homelessness programs (Development and OHFA) will report on annual funding allocations and identify ways these funding allocations support and align with the plan. In addition, these agencies will begin incorporating the key measures described above into their funding processes and include progress on these measures as basis for continuing funding. Each funding program should establish a set of minimum standards and target performance standards. The plan describes optimal performance metrics for some of the key measures which can be used to develop the targets. Implementing minimum standards and target performance standards provides an opportunity to identify and reward high-performing projects and providing targeted assistance to low-performing projects.

### **Youth**

The ODJFS oversees two programs which incorporate housing and services to better serve youth.

- 1) Bridges ([House Bill 50, 131st General Assembly, 2016](#)): The Bridges program is a voluntary entitlement program administered by ODJFS and available to youth who left the custody of an Ohio Public Children's Service Agency (PCSA) at age 18 or older but have not reached their 21st birthday. If eligible youth meet program eligibility criteria and sign a voluntary participation agreement to participate in the program, the Bridges program can provide support and resources helping them transition from foster care into self-sufficient and productive members of their community. The Bridges program can assist with stable housing; support in completing educational goals and gaining access to employment resources and services that promote personal well-being and necessary community resources.
- 2) Comprehensive Case Management and Employment Program (CCMEP): This program serves low-income Ohioans aged 16-24 by combining Temporary Assistance for Needy Families (TANF) and the Workforce Innovation and Opportunity Act (WIOA) Youth programs. CCMEP provides employment and training services to eligible individuals based on an assessment of employment and training needs, as well as a basic skills assessment. Participants are provided services to support goals outlined in their individual opportunity plan, which may include support to obtain a high school diploma, job placement, work experience and other supportive services such as housing and transportation.

Runaway Homeless Youth (RHY) Program funding is awarded by the Family and Youth Services Bureau through the U.S. Department of Health and Human Services' Administration for Children and Families. The list of RHY providers in the state can be found at <https://cohho.org/programs/youth-initiative/rhy/>. Services available are Basic Center Program consisting of up to 21 days of shelter, food, clothing, medical care, mental and physical health services,

education and employment assistance and individual, group, and family counseling. Transitional Living Program/Maternity Group Home Program services consist of individual and group counseling, life skills training, interpersonal skill building, educational advancement, job attainment skills and physical and behavioral health care. Street Outreach Program consists of basic needs including food, clothing, hygiene, or first aid packages and information about services and safe places and encouragement to enter them.

The Ohio Department of Health offers a grant program funded through the Ohio General Revenue Fund to prevent and end youth homelessness. The program is organized as two sub-grant programs: Services for Homeless Youth and Pregnant Homeless Youth (HY) and Targeted Services for Homeless Youth and Pregnant Homeless Youth (TH). The list of providers in the state can be found [here](#). This funding was designed to be flexible in order to support innovative approaches to outreach, service coordination, and service delivery.

All subrecipients will provide or coordinate the provision of housing, mental and behavioral health services, education and employment opportunities, and the formation of long-lasting social and community connections leading to optimal health and wellbeing. This may include innovative strategies to address the effects of Adverse Childhood Experiences (ACES); the needs of homeless youth with mental, physical, chronic health and/or developmental disabilities; special considerations for former foster youth, and the impact of racism and/or unfair opportunity structures for homeless youth of racial and ethnic minority groups.

### **Mental Health**

The Ohio Department of Behavioral Health (DBH) is committed to ensuring that an array of safe, decent and affordable housing options is available for Ohioans experiencing mental illness. It's important to note DBH's services have been greatly expanded in recent years to be able to serve persons experiencing homelessness. Currently, DBH has four programs focused specifically on homelessness.

*Rural Outreach Program:* Ohio MHAS supports qualified nonprofit organizations and governmental entities that provide homeless services to build and increase capacity implementing a rural street outreach program to individuals who are homeless and mentally ill and/or co-occurring substance use and connect those individuals to behavioral health services, housing resources, medical care, income and benefits support, community resources, and recovery supports to ensure retention in housing.

*Supportive Housing Match Program:* The Ohio MHAS provides up to 50% of the required match Development requires for the SHP. Projects must be serving persons living with SMI or AOD and have support from their local mental health and recovery board. Funds may be used on any SHP eligible activities.

*PATH:* PATH services are for people with serious mental illness (SMI), including those with co-occurring substance use disorders. PATH services include community-based outreach, screening and diagnostic treatment services, habilitation and rehabilitation services, community mental health, substance use treatment, case management services, referrals for primary healthcare, job training, educational services, and limited housing services.

Population of Focus include those who are:

- 1) Experiencing a serious mental illness (SMI)
- 2) Experiencing homelessness, or
- 3) At risk of becoming homeless

DBH and its partners will implement and operate the Ohio Housing and Recovery Initiative Enhancement (OHRIE) project to address housing and service gaps for chronically homeless veterans and non-veterans and homeless veterans in Cuyahoga, Franklin, Hamilton, Lucas, Mahoning, Montgomery, Stark and Trumbull Counties. Evidence based treatment and recovery supports will be shared statewide through an enhanced infrastructure. Major partners include the Alcohol, Drug Addiction and Mental Health (ADAMH) Boards and their providers, and the Ohio Housing and Homeless Collaborative (HHC). Goals include: 1) increase collaboration among state departments addressing homelessness; 2) end chronic homelessness among veterans and others experiencing mental illness and SUD; 3) prevent and end homelessness among veterans; 4) enrolled participants will obtain and sustain permanent housing

for six months or more; 5) enrolled participants will be assisted to successfully obtain Medicaid, SSI/SSDI, Veterans' benefits and other mainstream benefits; 6) enrolled participants will be referred to and receive primary care and behavioral health services of their choice and culturally appropriate recovery supports such as peer support, 12-step groups and mainstream organizations (e.g., churches, community centers, consumer support centers, etc.). A total of 2,500 individuals will be screened over the grant period with 1,089 receiving permanent housing and connected to behavioral health, physical health services and benefits.

### **Rehabilitation and Corrections**

The Bureau of Community Sanctions distributes and monitors grant and contractual funds provided to local jurisdictions and private vendors to establish community sanctions and residential services for adult offenders that are re-integrating into the community or who, otherwise, would be incarcerated in local jails or state prisons. Programs funded by the Bureau include Halfway Houses, Community-Based Correctional Facilities, Community Residential Centers, Permanent Supportive Housing and Community Corrections Act grant programs including Intensive Supervision Probation, Standard Probation, Prosecutorial Diversion, Non-Supervisory Treatment Programs, Electronic Monitoring and Community Work Service. Additionally, the Bureau has provided Probation Improvement Grants, Probation Incentive Grants, and SMART Ohio Grants to alleviate voids in services.

The Bureau of Recovery Services (BRS) works to instill in offenders an improved sense of responsibility and the ability to become law-abiding citizens through the provision of all core function services in the treatment for offenders in institution and community settings who need substance abuse recovery programming. The bureau provides and works to expand and enhance substance abuse treatment approaches that build on state-of-the-art scientific and practical knowledge:

- 1) To improve treatment outcomes for offenders.
- 2) To provide a seamless holistic approach to alcohol and other drug (AOD) treatment.

The treatment setting includes screening and education for all reception inmates; various intensities and modalities of AOD programs at parent institutions; and continuing care that includes referrals to aftercare programming for offenders throughout their incarceration. And, on release, referrals to community providers for offenders released without post-release control; and to Chemical Dependency Specialists (CDS) in the Adult Parole Authority for offenders with post-release control (e.g., parole, furlough).

The Adult Parole Authority's CDS staff strive to reduce criminal activity by providing a continuum of quality care for the community supervised offenders before and after release by coordinating substance abuse treatment approaches among providers within DRC institutions, APA Field Offices, and community agencies.

M.U.S.C.L.E. is a centralized guide for staff, offenders, families, and community partners that helps locate community resources and information to foster strong, safe communities. The Reentry Resource Guide is a collection of county-by-county fact sheets that provides vital information to assist offenders' reentry into society. Areas include social services, human services, local, county, state, and federal agencies, and other service agencies such as housing and homeless service providers, libraries, substance abuse programs, mental health counseling, Veterans' services commissions, educational opportunities, faith-based agencies, food, clothing, and job training and placement. County-by-county resource guides can be found online at <http://www.drc.ohio.gov/reentry-resource-guide>.

### **Veterans**

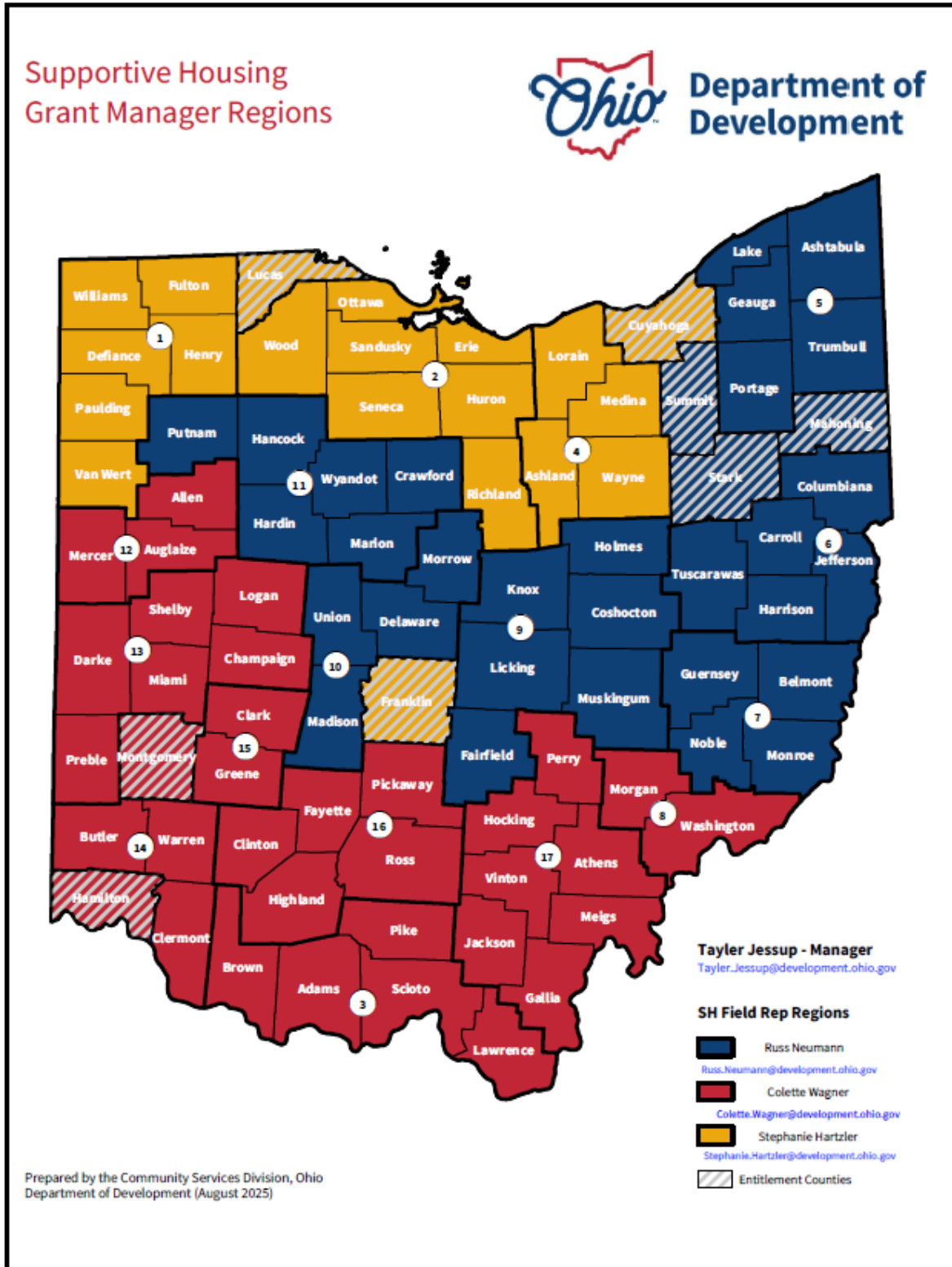
*Compensated Work Therapy (CWT):* Compensated Work Therapy (CWT) is VA's vocational rehabilitation program and is designed to assist Veterans experiencing homelessness and/or severe mental illness obtaining and maintaining employment. Services offered through this program include Vocational Counseling, Transitional Work Experiences (temporary job placements that normally do not exceed six months) and Supported Employment (an intensive program to help Veterans with severe employment barriers keep employment).

*Veteran Justice Outreach (VJO):* The purpose of the VJO program is to help Veterans involved in the criminal justice system who are eligible for VA services and to prevent them from becoming homeless at point of release from incarceration. This program is also a part of the HCHV Outreach program.

Grant and Per Diem (GPD) program is offered annually (as funding permits) by the VA to fund community-based agencies providing transitional housing or service centers for homeless Veterans. Volunteers of America holds the largest GPD arrangement in Columbus, with 55 beds of transitional and emergency housing for homeless Veterans.

*Department of Housing and Urban Development/VA Supportive Housing (HUD-VASH):* The HUD-VASH program provides permanent housing and ongoing case management treatment services for homeless Veterans who require these supports to live independently. This program allows Veterans and their families to live in Veteran-selected apartment units. The vouchers are flexible, allowing Veterans to live in communities where VA case management services can be provided. This program provides for our most vulnerable Veterans, and is especially helpful to Veterans with families, women Veterans, recently returning Veterans and Veterans with disabilities.

# Map 9: Homelessness and Supportive Housing Grant Manager Regions



## **Barriers to Affordable Housing**

As HUD itself noted in the March 13, 2006 regulations revising the Consolidated Plan requirements, states have less control over barrier removal than do entitlement jurisdictions. HUD cited comments by a group representing state community development agencies that it was difficult for states to meet goals for affordable housing barrier removal because states have very minimal control over the major barriers identified by HUD (zoning, local fees, etc.). Zoning and land use decision-making are an inherently local process, subject to a range of influences including market forces and citizen input.

This is certainly true in Ohio, which has a long tradition of local “home-rule” self-governance. In recognizing this reality, Development instead has required each of its local Allocation grantees (which cover the entire non-entitlement area of the state) to conduct a local Analysis of Impediments and devise a strategy and a schedule to address them. These analyses are required to include an assessment of local regulations and policies that may create barriers to creating or accessing affordable housing. Development requires communities to submit their Analysis of Impediments for review. During this year and subsequent years, communities will be offered assistance to rectify any deficiencies that Development staff identified in these local Analyses of Impediments.

## **Affirmative Marketing/Fair Housing Activities**

- 1) Development will continue to support developing a strong fair housing network through meetings and coordination with organizations, groups and agencies, including lenders, realtors, local fair housing administrators, state agencies and others.
- 2) Development will continue to provide direct funding to support local fair housing programs through the Community Development, CHIP and New Horizons programs.
- 3) Development will prioritize the review of shelter and supportive housing program marketing and fair housing compliance.
- 4) Local governments’ fair housing responsibilities are described under the Local Government Certifications to the state heading.
- 5) Development will provide additional emphasis on fair housing compliance related to the Community Development and CHIP programs.
- 6) Development will provide training to fair housing and housing providers on fair housing issues and specifically issues related to implementing the state’s Standard Fair Housing program. One-on-one assistance will also be provided throughout the year.
- 7) Development will continue to promote consolidating fair housing efforts and resources through establishing consortia of local government. Development will continue to receive and review Affirmative Marketing Plans for housing developed with five or more units. Assistance will be given to nonprofits and agencies in constructing and implementing appropriate actions. An Affirmative Marketing Handbook and Ohio Fair Housing Guide will continue to be disseminated.
- 8) Development will continue to provide a funding source (i.e., the New Horizons Program) for applicants who desire to implement fair housing initiatives beyond the scope of the state’s Standard Fair Housing program requirements. Development will continue to encourage communities to pool their financial and human resources in fair housing by developing a consortium of communities.
- 9) Development will continue to coordinate with fair housing agencies and advocates through meetings, training, newsletters and other forms of collaboration.
- 10) The OHFA will conduct training and educational outreach to housing providers and developers on issues related to fair housing.
- 11) Development will coordinate with organizations assisting persons with disabilities (i.e., independent living centers) to identify accessible CDBG, HOME, NHTF and OHTF assisted units.
- 12) Development will provide fair housing training specifically for the Community Development and CHIP programs.
- 13) Development will hold round table discussion groups on fair housing and community development.

## **Other Actions Planned for 2026**

### **Actions Planned to Address Obstacles to Meeting Underserved Needs**

The State of Ohio will continue to undertake several actions during PY 2026 to meet underserved needs in the state. To ensure that statewide programs are responsive to local needs, Development will continue to support homeless advisory groups made up of representatives from nonprofit homeless organizations and advocacy groups from across the state. These advisory groups provide a forum for assessing Development programs' design and implementation. These groups are also instrumental in identifying underserved areas in the state.

Many areas of the state lack sufficient capacity to provide a CoC approach to homelessness in their community. The State of Ohio will continue to work with COHHIO to develop that capacity. Specifically, local nonprofits and communities will be provided technical assistance for developing a local continuum of care approach to homelessness. This includes assistance in assessing local needs and improving local coordination.

Development will also provide technical assistance to local nonprofits to increase the range of services available in underserved areas of the state. This will consist of helping nonprofit agencies develop programs that will provide services to underserved areas of the state. In addition, Development will continue to evaluate and fund projects based partly on the extent to which there are unmet needs in the local community.

### **Actions to Foster and Maintain Affordable Housing**

The State of Ohio is working to foster and maintain affordable housing through state funded programs in addition to HUD funded programs. Examples include the Welcome Home Ohio grant and tax credit programs that are funded by the state. The State of Ohio will also work with other state and local agencies to address preventing foreclosures and to address the blighting influences of vacant and abandoned properties on neighborhoods. For example, funding through the CHIP program (HOME and CDBG) will target areas identified with the greatest need around the State of Ohio to address foreclosed, abandoned and blighted homes within these neighborhoods.

OHFA is expected to distribute about \$40 million in Competitive 9% Federal Low-Income Housing Tax Credits in 2026, with the 4% Federal Low-Income Housing Tax Credits not limited by the state's annual credit ceiling; however, it's value is only worth 4% of a project's qualified basis over 10 years. Both forms of Federal LIHTC are allocated to both for-profit and nonprofit owners by OHFA. LIHTC projects typically target populations with incomes and rents below 80% of AMI, so additional financing subsidies are often needed. The HDAP contains a separate set-aside, which offers funding solely in conjunction with the state's Housing Credit Program. This provides a more streamlined funding mechanism, so that tax credits and gap funds can be awarded through a single application process. To further expedite the reviews for funding and to assure that no project receives more subsidy than necessary, OHFA has established an application process, to apply for housing credits, housing development loans, and HDAP.

### **Actions to Evaluate and Reduce Lead-Based Paint Hazards**

OCE is proposing the following activities to address lead-based paint hazards during PY2026:

1. In PY2026, OCE will require grantees to follow the Lead-Based Paint Guidelines described below.
2. OCE has developed a chapter within its Housing Standards, the RRS, that addresses lead-based paint. OCE will require all grantees undertaking housing rehabilitation activities to meet these standards.
3. OCE will continue to provide funding for locally administered housing rehabilitation programs, which are expected to rehabilitate about 1,000 owner units and 125 renter units with PY2026 funding. Housing units that undergo rehabilitation are required to be made lead safe.
4. OCE will provide training and technical assistance for local program staff and local lead hazard mitigation personnel, which will include the following activities:
  - a. Make RRP and Abatement Contractor trainings available to contractors and workers throughout the state, and especially in areas served by the CHIP program. OCE will continue to use

Training and Technical Assistance funds to keep the training sessions affordable to housing rehabilitation contractors.

- b. Provide affordable training for Lead Risk Assessors and Lead Clearance Technicians, as needed, especially for persons who are implementing local CHIP grant activities.
  - c. Provide on-site technical assistance to local CHIP grantees using properly qualified and credentialed OCE Staff.
  - d. OCE will provide other forms of training and technical assistance support to local programs and hazard control personnel as needed. This may include further specialized training sessions for housing program administrators and field staff, as well as preparing and distributing training materials. OCE will continue to maintain current reference information on its Technical Assistance website.
5. OCE will continue to develop and implement lead abatement programs using other funding sources, including the following:
1. CHIP-LAP: 1.3 million in state funds, provided to CHIP grantees to support their CHIP-funded home rehabilitation and home repair activities.
  2. Lead Safe Ohio: \$150 million in ARPA funds for a new lead hazard mitigation program, including the following components:
    1. \$20 million to the Ohio Department of Health to fund outreach, marketing, training, and other activities.
    2. \$95 million for construction activities, with an allocation for each of Ohio's 88 counties, to fund lead hazard mitigation activities with the goal of eliminating lead hazards in pre-1978 construction before children are poisoned.
    3. 22.5 million for workforce development, including:
      1. Direct financial support for existing and new lead abatement contractors in the form of grants.
      2. The creation of a third-party 'lead liaison' to provide in-field training and support to existing and new abatement contractors.
6. OCE will coordinate efforts with the Ohio Department of Health to identify funding sources that can assist LMI households in paying for lead hazard mitigation costs, especially in housing units where a lead hazard control order has been issued by the Ohio Department of Health.
7. OCE will maintain lines of communication with federal, state and local agencies and organizations involved with the lead-based paint issues and activities, including:
- a. Distributing information directly to grantees, organizations, local health departments and other organizations, as necessary.
  - b. Attending meetings and trainings with organizations, grantees, etc. as needed to disseminate information, discuss issues and obtain information regarding lead-based paint issues. Staff of Development, Ohio Department of Health and the OEPA will continue to coordinate and communicate their policies and activities and will work closely with HUD and other federal agency staff to keep current on regulatory requirements and issues. Development staff will attend the Lead Advisory Council meetings and participate in the Environmental Primary Prevention Workgroup.

OCE is reporting the total number of units that have been made lead safe as part of the performance measurement system.

#### **OCE Lead Paint Guidelines:**

The Special Condition applies only to residential units and/or child occupied facilities that undergo rehabilitation with HUD funds where a lead-safe renovator or lead abatement contractor listed by Ohio Department of Health (ODH) applies interim or abatement control measures to identified lead-based paint hazards or any lead-based paint hazards created as a result of the rehabilitation work pursuant to **24 CFR Part 35.930**. This Special Condition does

not apply to units that are listed as exempt at **24 CFR Part 35.115** or that are within de minimis levels at **24 CFR Part 35.1350**. For activities that are covered by this Special Condition, Grantee shall:

- a. Distribute copies of lead-based paint educational brochures and materials prior to performance of any work when required to by **24 CFR Part 35.130** and get a receipt from the occupant that they have received the pamphlet.
- b. Use only lead-safe renovators who have completed the EPA Renovation, Repair, and Painting/Renovator's and Remodeler's Training Program or Lead Abatement Contractor licensed by ODH.
- c. Use clearance technicians licensed by ODH or use a licensed Lead Abatement Risk Assessor to clear units after rehabilitation.
- d. Maintain a file of information on appropriately qualified personnel (including proof of their qualifications) that are involved in inspecting, rehabilitating, cleaning or examining projects where rehabilitation, remodeling, or paint repair work has been performed on HUD assisted projects funded by Grantee and furnish such information to Grantor upon request.
- e. Maintain records in respective project files that document the results of any required clearance examination for a minimum of three years after completion of the project and allow Grantor to inspect these records upon request at any time during the three years after completion.
- f. Have a Risk Assessment performed by a licensed Risk Assessor on units prior to rehabilitation, and maintain a copy of the Risk Assessment report in the project file, which file shall be retained by Grantee for a period of three years after completion of the program, and which shall be made available for Grantor inspection upon request at any time during this three-year time period.
- g. Have a scope of work prepared by persons who have, at a minimum, successfully obtained a Lead-Based Paint Contractor license.
- h. A contractor awarded a bid for a lead hazard control job must be licensed by the State of Ohio as a lead abatement contractor and must employ only licensed lead abatement contractors or workers. All lead abatement contractors must follow all HUD, United States Occupational Safety and Health Administration (OSHA), US EPA, state, and local regulations when performing lead hazard control work. Guidelines at [Laws and Rules | Ohio Department of Health](#)
- i. Specify in the scope of work for projects involving lead-safe renovation each area that is subject to a clearance examination, and if the area is less than the entire unit, how the area will be appropriately isolated from the rest of the work site.
- j. Include the following provisions in each contract for renovation, rehabilitation, or paint repair in a lead-safe manner that is supported with HUD funds:
  - 1) That the contractor shall make the project and its files available for inspection by Grantor and Grantee during normal business hours anytime while the renovation, rehabilitation, or paint repair is being completed. This includes the entire work site, work specifications, and any documents related to the project.
  - 2) That the contractor will do work in a lead-safe manner in order to protect both workmen and occupants.

- 3) That the contractor:
  - a) Shall maintain at the work site documentation of certification of all persons working on the project who have successfully completed the EPA Renovation, Repair, and Painting/Renovator's and Remodeler's Training Program (or ODH licensure of all persons including licensed abatement contractors or workers); and
  - b) Shall provide such documentation to Grantor upon request.
- 4) That Grantee will terminate an agreement with any contractor who does not do the renovation, remodeling, or paint repair work in a lead-safe manner consistent with **24 CFR 35.900 to 35.940**, and the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing; and who fails to correct the inconsistent work practices.
- 5) That Grantee will not pay for renovation, remodeling, or paint repair work done in a non-lead-safe manner.
- 6) That each HUD-assisted unit that is subject to lead-safe renovation must pass a clearance examination. Clearance must be achieved using the methods and standards prescribed by **O.A.C. 3701-32-12**.
- 7) That a laboratory approved by the Director of the Ohio Department of Health shall conduct the analysis of all environmental samples.

### **Actions to Reduce the Number of Poverty Level Families**

In Ohio, welfare reform, known as Ohio Works First (OWF), was initiated by House Bill 408. OWF seeks to transition clients to self-sufficiency by placing a strong emphasis on obtaining and retaining paid employment. In addition to its many implications for OWF participants in terms of an emphasis on self-sufficiency through employment, new eligibility criteria and time limits, House Bill 408 contained many provisions that significantly changed the way the ODJFS (and county agencies, particularly county Departments of Human Services) conducted business.

The ODJFS provides a seamless system for providing services to people looking for jobs and employers looking for workers. The ODJFS also collaborates with Development and the Department of Education as well as the Department of Higher Education. These agencies work directly with business and labor on workforce development activities. The ODJFS also administers the Prevention, Retention, and Contingency (PRC) program, which is an integral part of Ohio's welfare reform efforts. Ohio's PRC program provides work support and other services to help low-income parents overcome immediate barriers to employment. It is funded through the federal TANF program. Those receiving assistance from other public assistance programs – including Disability Financial Assistance and the Supplemental Nutrition Assistance Program (SNAP), also may be eligible for PRC services. Benefits and services are available for certain low-income families who need short-term help during a crisis or time of need, which includes parents of children under 18, including noncustodial parents if they live in Ohio and pregnant women or teens. A list of PRC quarterly reports that includes both statewide and county level information can be found at <http://jfs.ohio.gov/ofs/DMRS/PRC/PRC1.stm>.

Through programs established by Development and through coordination with many of the efforts listed above, there are several systems in place to address this issue. The Consolidated Plan Annual Performance Report provides the number of contracts awarded to Section 3 businesses reported in the previous program year with HOME and CDBG funding, which includes contracting with businesses in low-income areas. ESG funding through the HCRP can provide financial assistance including rental assistance; rental application fees; rental arrears; security and utility deposits; utility payments; moving cost assistance and, in certain circumstances, motel and hotel vouchers. Housing Relocation and Stabilization Services, which includes case management; outreach and engagement; housing search and placement services; legal services and credit repair, are also eligible. HOPWA funding can provide limited case management, transportation and day care.

### Programs and Activities That Directly Support Job Training and Development

Apart from restructuring the human services and workforce development framework, assistance will be provided to local communities through the following programs to directly support local job training, job creation, and business development.

- 1) The Ohio Works Incentive Program (OWIP) administered by ODJFS provides incentives to the local areas for job placement and retention of individuals into on-the-job training or unsubsidized employment. The goal of the program is to reduce dependency on the OWF program while strengthening Ohio's workforce. OWF recipients needing help finding a job should visit their nearest OhioMeansJobs Center. A list of centers can be found online at <http://jfs.ohio.gov/owd/wia/wiamap.stm>.
- 2) Development's Economic Development and Microbusiness Development Programs, administered by Ohio Community Development Corporation, provide loan, grant and technical assistance to communities to create jobs which principally benefit LMI persons in accordance with the OHTF rules and requirements.
- 3) Development's Strategic Investment Division administers and assists local implementation of Ohio's tax incentive programs which includes the Ohio Job Creation Tax Credit.
- 4) The Governor's Office of Workforce Transformation (OWT) has created the Innovative Workforce Incentive Program (IWIP) which helps schools establish credential programs to prepare students for careers in priority industry sectors. School districts are also eligible to receive incentive dollars to implement the Innovative Workforce Incentive Program. This means schools can receive \$725 for each qualifying credential earned by students.
- 5) OWT has established the TechCred program which gives businesses the chance to upskill current and future employees in today's tech-infused economy. Credentials that are eligible under TechCred must be short-term, industry-recognized, and technology-focused. The state will reimburse up to \$2,000 of training after completing a credential.
- 6) OWT has also established the Industry Sector Partnership Grant which helps fund collaboration between businesses, education and training providers, and other community leaders who are invested in improving their region's workforce. These collaborations create a more skilled workforce and benefit both Ohioans and Ohio's job creators.

### **Activities to Develop Institutional Structure**

Below is a listing of the training sessions that Development plans to provide during PY 2026. Other training and technical assistance initiatives will likely be offered in addition to those listed here, but these are the areas Development will focus on during the upcoming year.

- 1) Program Application and Implementation Trainings.  
These will be set up by each program manager during the year as appropriate. Programs will include:
  - a) Community Housing Impact and Preservation (CHIP) Program
  - b) Economic Development Program
  - c) Flexible Grant Program
  - d) Residential Public Infrastructure Grant Program
  - e) Allocation Program
  - f) Neighborhood Revitalization Grants
- 2) Training in support of Lead-Based Paint Hazard Control
  - a) Lead-Safe Renovation (Renovators and Remodelers Training Program)
  - b) Lead Inspector/Risk Assessor Training
  - c) Lead Inspector/Risk Assessor Training Refresher

- d) Lead Supervisor/ Contractor Training
  - e) Lead Supervisor/Contractor Training Refresher
  - f) On-site Technical Assistance
  - g) EPA Renovation and Remodeling Refresher update training for those who have previously attended *Lead Safe Renovation Training*. Successful completion of this training qualifies as certification in the EPA RRP training which is required for all contractors as of May 2010.
- 3) Development will partner with agencies to provide comprehensive fair housing training.
  - 4) Development will continue to provide funds to statewide and regional nonprofits to act as intermediaries that can help groups through program design, provide direct technical assistance and help with fundraising strategies.
  - 5) Development will continue to offer training and technical assistance by providing funding to intermediary organizations to conduct training and technical assistance activities. Training and technical assistance support may include the following subjects:
    - a) Building nonprofit organization staff's basic and intermediate skills in designing and developing projects.
    - b) Training and technical assistance for local microenterprise programs.
    - c) Training on establishing and operating Individual Development Accounts (IDAs).
    - d) Training for developing and implementing Community Economic Development (CED) strategies.
    - e) Training and technical assistance for downtown development programs.
    - f) Training and technical assistance for supportive housing programs.
    - g) Training and technical assistance on housing development in Ohio's Appalachian area.
    - h) Training to develop capacity to implement housing development projects.
    - i) Continue to provide training on the National Main Street approach for extended technical assistance to the Ohio Main Street Communities.
    - j) Continue to provide technical assistance to grantees and applicants for Development Comprehensive Downtown Revitalization Program through Downtown Assessment Resource Team (DART) visits and community visits as requested.
    - k) Heritage Ohio will conduct workshops and an Annual Conference.
    - l) COHHIO will continue to assist with implementing and evaluating the HCRP.
    - m) COHHIO will conduct workshops and trainings to increase administrative capacity of agencies providing assistance to the homeless and nearly homeless.
  - 6) Development will continue to develop its Technical Assistance website to include reference and resource material related to program implementation, management and compliance.
  - 7) Development will conduct environmental review training.
  - 8) Development will develop a revised training for persons who are new to implementing CDBG, HOME, and supportive housing programs.
  - 9) Development will conduct training on technical issues related to construction, national objectives, procurement, construction management, planning and innovative project designs.
  - 10) Development will continue to work with Ohio Conference of Community Development, Inc. to provide training recommended by its membership.

### **Addressing the Needs of Public Housing**

Neither the state of Ohio nor any of its agencies are designated as a public housing authority (PHA), nor do they administer public housing units. These functions are performed by local PHAs within the state. Insofar as the state

can determine and as indicated on HUD’s website. Currently, the Hocking and Springfield Metropolitan Housing Authorities have been listed as troubled PHAs.

The state does not administer public housing units or oversee PHAs, but as the civil rights compliance regulations are the same as the Development housing program regulations, Development is able to provide direct technical assistance to these agencies upon request. It is not clear what resources the state could provide to assist a troubled PHA, especially prior to an agency being designated as such. Certainly, should a PHA be designated as “troubled”, the state would attempt to provide support to the agency, most likely using available funds from the 3% technical assistance CDBG funds to provide third-party mentoring or technical assistance.

## **Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies**

The programs and activities carried out by Development over the next year will involve coordination with several agencies and organizations, many of which are identified below, along with a description of the type of coordination that will take place.

### **Planned Interagency Coordination for PY 2026**

- 1) **Balance of State Continuum of Care Committee:** Statewide homeless policies and services will be coordinated through the committee. The committee will assist in preparing the Ohio Balance of State Continuum of Care application to HUD.
- 2) **Heritage Ohio, Inc. (HOI):** Development staff will attend the HOI meetings to exchange information to help facilitate implementing Development’s Downtown Revitalization Grants Program. HOI is a recipient of a Training and Technical Assistance grant and works with Development to assist small communities interested in downtown revitalization activities.
- 3) **Ohio Department of Behavioral Health (DBH):** Representatives from DBH will support the HCRP, SHP and balance of state CoC applications. DBH will also assist in marketing and providing technical assistance to any of Development/ DBH-affiliated organization interested in applying for the OHTF HAGP funds. Representatives also advise OHFA on providing rental housing and necessary services for its population.
- 4) **Ohio Association of Community Action Agencies (OACAA):** Development will continue to work with OACAA and its member agencies, especially by drawing on the expertise and knowledge of the community action agencies’ staff to administer and implement programs funded through Development.
- 5) **Ohio Conference of Community Development (OCCD):** Development and OCCD co-sponsor conferences to benefit all Ohio communities. OCCD’s State Program Committee reviews Development programs and policies, and the State Program Training Committee coordinates training issues and activities with Development.
- 6) **Ohio Department of Health:** Development will coordinate its lead-based paint activities with staff of the Ohio Department of Health, which will include training, housing and policy development. Development will also coordinate with the Ohio Department of Health on developing and implementing a statewide Healthy Home/Housing plan.
- 7) **Community Development Finance Fund (CDFF):** Development will coordinate efforts with the CDFF to provide both pre-development and project financing to nonprofit organizations.
- 8) **Ohio CDC Association:** Development will coordinate efforts with the CDC Association on the microenterprise program, nonprofit housing and other related activities. OHFA works with the CDC Association on operating support for CHDOs and funding awards through HDAP.

- 9) **Coalition on Homelessness and Housing in Ohio (COHHIO):** Development staff will coordinate efforts with COHHIO relative to training, programs and activities relative to homelessness and housing. COHHIO will participate in preparing the state's CoC application. A representative of COHHIO also serves on the OHFA housing credit advisory committee.
- 10) **Ohio Civil Rights Commission (OCRC):** Development's fair housing coordinator will work with staff of the OCRC to address issues of mutual concern relative to civil rights and fair housing.
- 11) **Ohio Historic Preservation Office (OHPO):** Development staff will coordinate with the OHPO staff in addressing historic preservation issues that arise relative to housing, economic and community development projects, as well as providing training on preservation issues and procedures.
- 12) **Homeless Management Information System (HMIS):** Development will work with providers and COHHIO on effectively implementing the balance of state's HMIS. The major focus will be on increasing participants' data quality and developing a better reporting capacity.
- 13) **Ohio Capital Corporation for Housing (OCCH):** Development staff will coordinate with OCCH to market and provide a series of housing development trainings throughout the state. OHFA works with OCCH regarding developing the housing credit program.
- 14) **Corporation for Ohio Appalachian Development (COAD):** Development will coordinate with COAD to provide training on lead-safe housing rehabilitation procedures to reduce lead hazards existing in LMI housing stock.

## **Housing Production Goals for 2026**

The following two tables indicate the estimated housing production goals for 2026. Table 5 indicates the number of housing units or households receiving assistance during the upcoming year, and Table 6 indicates HOPWA production goals. These figures are based on historical production; actual outcomes may vary. The households provided with affordable housing include all households assisted with CDBG, ESG (HP and RRH activities) and HOME funds. The goals for providing permanent housing for homeless persons and families are integrated into the Continuum of Care actions steps.

**Table 5: Housing Goals for 2026**

| <b>One Year Goal for the Number of Households to be Supported</b>        | <b>Annual Estimated Production</b> |
|--|------------------------------------|
| Homeless   | 400                                |
| Non-Homeless   | 850                                |
| Special Needs  | 150                                |
| <b>Total</b>   | <b>1,400</b>                       |
| <b>One Year Goal for the Number of Household Housing Units Supported</b> | <b>Annual Estimated Production</b> |
| Renter Assistance  | 750                                |
| Production of New Units  | 250                                |
| Rehab of Existing Units  | 400                                |
| Acquisition of Existing Units  | 0                                  |
| <b>Total</b>   | <b>1,400</b>                       |

**Table 6: HOPWA Production Goals for 2026**

| Category  | Annual Goals |
|---|--------------|
| Short term rent, mortgage and utility assistance payments   | 290          |
| Tenant Based Rental Assistance  | 45           |
| Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds | 85           |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds    | 0            |
| <b>Total</b>  | <b>420</b>   |

### **Annual Goals and Objectives**

The following Annual Goals and Objectives were developed as part of the PY 2025-2029 Consolidated Plan submitted to HUD in IDIS. Though a great deal of “output” measurement data (number of units, linear feet, etc.) is reported to HUD annually, HUD is looking for “outcome” data that shows how HUD programs impact communities. Recently, HUD developed, as part of the eCon Planning Suite, a prescribed method to report accomplishments based on funding sources to meet the five-year strategic goals. The Annual Goals and Objectives are selected from a limited number of Goal Outcomes Indicators and Units of Measurements; thus, the measurements that are currently reported differ from the previously reported performance measures in that they are not as specific. The following are the Annual Goals and Objectives for PY 2026:

| Sort Order | Goal Name  | Needs Addressed  | Goal Outcome Indicator  |
|------------|--|--|---|
| <b>1</b>   | Homelessness Prevention/Rapid Rehousing            | Homeless individuals and families  | Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted<br>Homelessness Prevention: 200 Persons Assisted                                  |
| <b>3</b>   | Emergency Shelter Operations                       | Homeless individuals and families  | Homeless Person Overnight Shelter: 10,000 Persons Assisted  |
| <b>4</b>   | Housing & Supportive Services for HIV/AIDS Clients | Homeless individuals and families<br>Housing preservation and accessibility<br>Supportive housing/fair housing special needs | HIV/AIDS Housing Operations: 800 Household Housing Unit   |
| <b>7</b>   | Housing Rehabilitation                             | Housing preservation and accessibility<br>Affordable housing   | Rental units rehabilitated: 10 Household Housing Unit<br>Homeowner Housing Rehabilitated: 350 Household Housing Unit  |
| <b>9</b>   | Housing Repair                                     | Housing preservation and accessibility<br>Affordable housing   | Rental units rehabilitated: 40 Household Housing Unit<br>Homeowner Housing Rehabilitated: 500 Household Housing Unit  |
| <b>11</b>  | Housing Assistance (TBRA and Homeownership)        | Affordable housing   | Direct Financial Assistance to Homebuyers: 10 Households Assisted<br>Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted              |
| <b>13</b>  | New Housing Construction                           | Affordable housing   | Rental units constructed: 200 Household Housing Unit<br>Homeowner Housing Added: 20 Household Housing Unit  |
| <b>18</b>  | Community Development Infrastructure/Facilities    | Community development facilities/infrastructure  | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200,000 Persons Assisted<br>Buildings Demolished: 10 Buildings |
| <b>19</b>  | Community Development Public Services              | Community development public services  | Public service activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted   |

| Sort Order | Goal Name                         | Needs Addressed                                 | Goal Outcome Indicator  |
|------------|-----------------------------------|---|---|
| 20         | Economic Development              | Economic development                            | Jobs created/retained: 100 Jobs<br>Businesses assisted: 5 Businesses Assisted |
| 21         | Fair Housing                      | Supportive housing/fair housing special needs   | Other: 100 Other  |
| 22         | Training and Technical Assistance | Training technical assistance/capacity building | Businesses assisted: 200 Businesses Assisted                                  |
| 23         | Administration                    | Administration                                  | Other: 1 Other  |

## Monitoring

Development conducts monitoring visits at least once prior to grant close out. Also, both Development and OHFA staff provide technical assistance to CHIP and HDAP grantees, either via telephone, meetings at the state offices, or, if warranted, via site visits. Most post-award, on-site technical assistance is provided to CHIP grantees, whose programs sometimes involve activities new to the local program or involve new local staff. HDAP grants are for projects, rather than programs, and are typically implemented by agencies that have considerable housing development experience. Thus, there is not a significant need for on-site, post-award technical assistance in most HDAP projects. The Community Investments Section also meets with CDBG Allocation grantees before application submission to ensure eligibility and national objective compliance.

On a calendar year basis, Development's Office of Audit conducts financial audits of selected grant recipients. Development provides the Office of Audit with a selected list determined by each section supervisor based on grant size and program complexity. The Office of Audit adds recipients based on their own risk assessment.

### Monitoring Procedures

Monitoring visits examine some selected activities to determine that:

- 1) Activities meet Development, state and/or HUD requirements.
- 2) Communities are timely and responsibly managing projects.
- 3) Communities are implementing activities outlined in the application and grant agreement.

The visit is not intended to be a comprehensive, in-depth audit of all activities and programs undertaken by the grantee, nor do staff resources permit such an approach. Site visits are selected based on empirical evidence reviewed by management and community development/housing specialists regarding grantees' expertise, program complexity or number of grants operated by a particular recipient. The staff will monitor certain programmatic areas based on previous findings in that specific area or if the programmatic function has not been monitored in the past few years.

After a monitoring visit, Development staff must conduct an exit conference with the grantee to review the monitoring results and describe any deficiencies found during the monitoring visit. Within 45 days following a monitoring visit, Development staff person prepares a monitoring report that the section supervisor reviews. All monitoring tools and work papers must be placed in the Central File. Grantees have 30 days to respond to the monitoring report and are required to respond if a "finding" is listed in the report.

A computerized monitoring tracking system enables Development staff to quickly determine problem areas and/or grantees that need monitoring as well as tracking to ensure that all grants are monitored prior to close out.

### Monitoring Standards

There are two types of determinations that can be made because of a monitoring visit:

- 1) A "Finding" is a deficiency that is a direct law/regulation or grant agreement violation (which incorporates the application documents and attendant commitments). A "finding" can also include insufficient documentation that substantiates the grantee followed grant or statutory requirements. All "findings" require the grantee to respond to and rectify the cited deficiency.

- 2) An “Advisory Concern” is not a violation but is any deficiency that may eventually lead to a violation and “finding”. It is Development staff person’s responsibility to track the outstanding “findings” and advisory concerns. If the grantee has not responded within the appropriate time, Development must contact the grantee in writing with follow-up letters until all issues are resolved. Once all issues are resolved, Development will send the grantee a written release.

## **Program-Specific Requirements**

### **HOME Program Homeownership Assistance - Resale/Recapture:**

Some of the HOME assistance may be provided through homeownership assistance. To ensure affordability, the HOME program requires an affordability period based on the amount of HOME assistance. Under resale and recapture provisions, the family must own and continue to occupy the home as its principal residence throughout the affordability period. Grantees must enforce the resale or recapture requirement if the property is sold or title is transferred.

Failure to comply with the resale or recapture requirements means that 1) the original HOME-assisted homebuyer no longer occupies the unit as their principal residence (i.e., unit is rented or vacant), or 2) the home was sold during the affordability period and the applicable resale or recapture provisions were not enforced. In cases of noncompliance under either resale or recapture provisions, the grantee must repay to the State of Ohio for remittance to the HOME Investment Trust Fund in accordance with 24 CFR Part 92.503(b). The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME development subsidy to the developer plus any HOME down-payment or other assistance (e.g., closing costs) provided to the homebuyer) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount.

**Note:** Noncompliance with principal residency requirements by a homebuyer under a recapture provision is not a transfer. Consequently, the amount the grantee must repay is not subject to prorated or other reductions included in its recapture provisions.

The grantee must repay the HOME investment in accordance with 24 CFR Part 92.503(b)(3) whether it is able to recover any portion of the HOME investment from the noncompliant homebuyer. Therefore, it is crucial for the grantee to have enforcement mechanisms in its written agreements with homebuyers to protect its investment and minimize its risk in HOME-assisted homebuyer projects in the event the homebuyer is in noncompliance. There are two options regarding reselling homebuyer properties during the affordability period. Option 1, recapture, must be used in all cases, except for projects completed by Habitat for Humanity. Projects completed by Habitat for Humanity must use Option 2, resale. The specific requirements for Option 1 and Option 2 are as follows:

- 1) Option 1 – Create another Unit by “Recapturing” the HOME Investment
  - a) Under a recapture provision, the homebuyer may sell the unit at any time during the affordability period, at any price the market will bear, to any buyer, and all or a portion of the direct HOME subsidy will be recaptured on transfer of the unit as described below.
  - b) Recapture provisions will be based on the Reduction During Affordability Period model. Recapture provisions allow the grantee to reduce the amount of direct HOME subsidy to be recaptured on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The amount subject to recapture will decline in equal increments, on an annual basis over the affordability period term or until the assisted housing is sold or otherwise transferred. The resulting ratio would be used to determine how much of the direct HOME subsidy the grantee would recapture. The pro rata amount recaptured by the grantee cannot exceed what is available from net proceeds. Net proceeds are defined as the sales price minus the superior loan repayment, other than HOME funds, and any closing costs.
  - c) Recaptured HOME assistance must be used to assist other low-income HOME beneficiaries.

- d) HOME funds subject to recapture include any direct assistance to the homebuyer that reduced the purchase price from fair market value to an affordable price or any down payment or subordinate financing provided on behalf of the purchase but excludes the amount between unit production cost and the property's market value (i.e., development subsidy). There must be an amount subject to recapture for a recapture provision to be used; otherwise, resale will apply.
- 2) Option 2 – Sell the Existing Property to a Subsequent Low-Income (80% of AMI) Purchaser
- a) Resale requirements must ensure the home will be sold to a low-income family and the property will continue to be used as a principal residence for the remainder of the affordability period.
- b) For the housing to remain affordable, the subsequent purchaser's monthly payments of principal, interest, taxes and insurance cannot exceed 30% of the gross income for a family with an income between 30-80% of median income for the area.
- c) Deed restrictions or other similar mechanisms must be used to guarantee the resale restrictions, 24 CFR Part 92.254.
- d) Resale provisions: In the event of foreclosure, the subsequent low-income owner will inherit the remainder of the affordability period. If not purchased by a low-income owner, the project will be considered non-compliant, and the grantee must repay any *outstanding HOME funds* invested in the project for subsequent repayment to the HOME Investment Trust Fund.
- e) Under the resale option, the affordability period is based on the total amount of HOME funds invested in the housing, including any development subsidy.
- f) Under the resale option, grantees must ensure that, if the property is sold during the affordability period, the price at resale provides the original HOME-assisted homebuyer a fair return on investment. Grantees shall determine the fair return on investment by using the following calculation:
- The original homebuyer's initial investment (i.e., any down payment), plus any investment in capital improvements made by the original homebuyer that may add value to the property. This total shall then be multiplied by the percentage change in the Consumer Price Index (CPI) over the period of ownership to determine a fair rate of return for the original buyer. This fair rate of return is then added to the owner's initial investment and any applicable investment in capital improvements. The total amount shall be considered as the homebuyer's fair return on investment.

**Note:** Capital improvements are defined as improvements made to the home that are outside of general maintenance items. Actual costs of capital improvements must be documented by the original homeowner's receipts for materials and labor. If the resale price necessary to provide fair return is not affordable to the subsequent buyer, additional HOME funds may be invested in the project. The investment of additional HOME funds will require that a new affordability period be established.

The affordability period is based on the amount of HOME funds provided as direct assistance for the recapture option or total amount of HOME funds for resale option. The following table must be used for determining the affordability period for homeownership activities:

| Assistance per Unit or Buyer | Length of the Affordability Period |
|------------------------------|------------------------------------|
| \$1,000* - \$14,999          | 5 years                            |
| \$15,000 - \$40,000          | 10 years                           |
| More than \$40,000           | 15 years                           |

## **Affirmative Marketing Policy:**

State recipients and sub-recipients receiving HOME funds shall adopt policies and procedures that inform the public, potential tenants and property owners of its Affirmative Marketing Policy. At a minimum, a state recipient's Affirmative Marketing Policy must commit to include the Equal Housing Opportunity logotype in press releases and solicitations for participation in the HOME program. The state recipient will also have a policy for referring questions and complaints to an agency or organization that can provide advice on federal housing laws. At least once annually, state recipients will conduct a public outreach effort that will make information available to the public on rental units that have received HOME assistance. Minimally, this information will include the unit addresses, unit types and the owner's address and phone number.

At a minimum, the Affirmative Marketing Policy will require project owners of five or more units receiving HOME assistance will comply with the following requirements:

- 1) After receiving HOME assistance and throughout the affordability period, the owner shall annually provide information on HOME-assisted units to an agency serving LMI persons.
- 2) If any units are publicly advertised during the affordability period, the Equal Opportunity Housing logo must accompany the advertisement.
- 3) The owner must display the Equal Housing Opportunity logo and fair housing poster in a publicly accessible area (e.g., the rental office).
- 4) The owner will maintain information on tenants' race, sex and ethnicity to demonstrate the owner's affirmative marketing efforts results.
- 5) The owner will, for the affordability period, maintain information demonstrating compliance with sections 1, 2 and 4 above, and will make such information available to the state recipient, sub-recipient or the State of Ohio on request.

Each recipient or sub-recipient shall maintain records indicating compliance with the above policies, including:

- 1) Records documenting the recipient's annual outreach efforts to Affirmatively Market HOME-assisted units. The state (or state recipients in decentralized programs) will conduct an annual evaluation of the effectiveness of these efforts. Minimally, this evaluation shall include a discussion with the organizations or agencies identified in section 1 above as to the number of referrals made based on the information provided by the HOME-assisted units' owners.

The evaluation may also include a review of the information maintained pursuant to section 4 above to review the tenant population characteristics for specific projects.

- 2) HOME-assisted unit owners monitoring records (to be maintained by the recipient or sub-recipient) that indicate the extent to which the owner has complied with sections 1, 2, 3, 4 and 5 above, and remedies to resolve non-compliance.

## **Community Services Division Policies**

### **City Status**

For purposes of the federal programs administered under this Consolidated Plan, municipalities that attain city status must provide city designation evidence from the Ohio Secretary of State by Jan. 1 of the year of the effective date of the Consolidated Plan.

### **CDBG Program Income**

Under Section 104(j) of the Housing and Community Development Act of 1974, as amended, states are authorized to distribute program income when such income has been returned from local communities.

The State of Ohio CDBG Program guidelines are such that most program income derived from administering local grantee funds stays at the community level. Local grantees must expend their program income according to the CDBG Revolving Loan Fund and Program Income Program Guidelines as found on Development's technical assistance website. Any program income returned to the state, due to the community's unsatisfactory compliance with statutory and regulatory requirements, will be distributed to eligible CDBG programs at Development's discretion, based on program need and timeliness requirements.

If a local grantee community lacks the capacity to administer program income, any income the community receives as result of a grant activity (and which is governed by HUD or federal program income regulations) must be returned to the state.

Program income may be retained by the unit of general local government if the program income will be used to continue the activity from which the program income was derived. The state will determine when an activity will be continued. Funds expended in a different manner must receive prior state approval.

Smaller units of government that do not have an ongoing grant relationship with Development, or an existing Economic Development Revolving Loan Fund, will be required to arrange Revolving Loan Fund agreements with the county in which the community is located.

### **Recaptured Funds**

Based on prior experience, the state expects to recapture CDBG funds from local grantees for the following reasons:

- 1) Questioned costs.
- 2) Unallowable costs.
- 3) Unspent funds, or funds not drawn down by local grantees after local program completion; and
- 4) Funding commitments for local projects that do not begin within allowable time periods.

At Development's discretion, recaptured funds will be transferred to the appropriate program and distributed to meet timeliness requirements.

### **Program Set-Aside Fund Balance**

Unless otherwise provided in the state Consolidated Plan and at Development's discretion, program set-aside funds remaining at the end of the Program Year will be transferred to the appropriate program to meet timeliness requirements.

### **HOME Program Income**

Development will allow local governments to maintain and expend HOME program income on Development-approved, HOME-eligible activities. However, program income funds must be expended before a grantee may receive additional HOME dollars to expend on a similar activity.

In PY24, Development received \$578,980.94 in HOME Program Income from the Ohio Housing Finance Agency. Those funds will be redistributed through the CHIP program for HOME-eligible expenses.

In addition, Development will allow grantees to expend up to 10% of HOME program income expected to be received in a calendar year for administrative expenses directly related to managing those funds. Grantees are required to report to Development on program income annually.

Development requires communities that administer CDBG or HOME program income through a local Revolving Loan Fund to submit their Revolving Loan Fund Administration Agreements to Development every three years for review and approval.

### **Reallocated Funds**

The state does not expect to receive any reallocated funds HUD recaptured from small cities grantees during the upcoming year.

### **Undistributed Funds**

If it appears likely funds allocated to the state's programs will not be distributed within the allotted timeframe for the program, the state reserves the right to transfer all programs' undistributed balance to other programs that need additional funding. At Development's discretion, funds set aside for the Economic Development Loan Program that are not substantially committed to specific projects by April 30, will be transferred to the appropriate program to meet timeliness requirements. Funds allocated for the Residential Public Infrastructure Grant Program that are not committed to specific projects by May 31 will be transferred to the Community Development Program. Undistributed CHDO Operating Grant Program funds will be transferred to the CHIP program.

### **Use of Funds for Technical Assistance**

The state reserves its right to use up to 1% of each annual allocation it receives from HUD to provide technical assistance to local units of government and other entities and individuals eligible for assistance under the state CDBG Program.

### **Waiver of Plan Requirements**

Should two units of local government be unable to establish or maintain a mutually satisfactory working relationship regarding administering the CDBG Allocation or Economic Development programs, one or both units of government may request that Development waive the requirements of the applicable portion of the state plan. The unit of local government requesting a waiver shall present, in writing, documented attempts to comply with the administration plan, the reasons why compliance is not possible and submit to Development a waiver request signed by the chief local elected official. Only cities designated as "Acquired Cities" are eligible for a waiver under the Allocation Program.

Development shall take the following steps after receiving a written waiver request:

- 1) Investigate the issues.
- 2) Hold at least one meeting with representatives of both units of local government to try to resolve the issues.
- 3) Make a determination within 15 working days from the receipt of a written waiver request.

A waiver shall be granted only if:

- 1) Development is satisfied that all reasonable attempts have been made to comply with the plan's requirements.
- 2) Development determines that some unusual or unique circumstances exist that prevents the grantees from meeting the CDBG administration plan requirements.
- 3) Granting a waiver would best achieve the plan's objective.

Should the units of government not agree with Development's determination, they may request, in writing, that the chief of the Community Services Division review the waiver request and make a decision within 10 working days.

## Amendment Policy

Development's Amendment Policy is available in **Development Policy Notice 20-01: Grant Operations and Financial Management Policy**. Program specific details on the amendment policy are available in the program sections of this Annual Action Plan.

## Community-Based Alternatives for Individuals with Disabilities

In *Olmstead v. L.C.*, 527 U.S. 581 (1999) (the "Olmstead decision"), the Supreme Court construed Title II of the ADA to require qualified individuals with mental disabilities be placed in community settings, rather than in institutions, whenever treatment professionals determine that such placement is appropriate, and the affected persons do not oppose such placement, considering the resources available and the needs of others with disabilities. The state will support localities' efforts to help people who are institutionalized to have the opportunity to live close to their families and friends, to live more independently, to engage in productive employment and to participate in community life.

The state will support strategies and policies that foster independence and participation in the community for all individuals with disabilities who are served by programs and activities assisted with funding distributed through the Ohio Consolidated Plan.

The state will not support disability-based discrimination in services, programs, or activities. However, the state will allow grantees to assist housing and provide programs and services that benefit specific disability subgroups when it is documented that there is an unmet need for the housing, services or programs.

## Preferences for Persons with Disabilities

The state permits grantees to develop client selection criteria serving the entire community but give preference to persons with special needs(s).

Special needs preferences may target a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) if the specific category is identified in the Consolidated and Local Plans as having unmet housing needs and the preference is required to narrow the gap in benefits and services received by such persons. However, if a grantee prefers persons within a class or category of disability (such as persons with HIV/AIDS or chronic mental illness), the grantee cannot discriminate against persons who fall within that class based on the presence of other disabilities. The local written selection criteria must explain what the preferences are and how the preferences will be implemented.

All programs and activities are subject to the applicable fair housing requirements, and preferences must be administered in a nondiscriminatory manner. This means if a special needs preference is established, grantees or sub-recipients must affirmatively market activity availability across all protected classes within the preference.

When a grantee chooses to serve a particular group of persons with a specialized housing activity or program, the grantee cannot then restrict access to its other activities for the identified group. For example, a grantee may not determine that since it will provide a preference to persons with special needs under its TBRA program, it will therefore limit participation by those special needs persons in its homeownership or other affordable housing programs or forms of assistance.

When combining programs, grantees must keep in mind the rules and regulations of all programs must be met.

## Minority and Women's Business Outreach

Development requires that recipients or sub-recipients of state-administered HUD assistance take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:

- 1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists.

- 2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources.
- 3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises.
- 4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises.
- 5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- 6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5), above.

Development provides several assistance programs for minority-owned businesses. The Minority Development Financing Advisory Board (MDFAB) assists Development in creating employment opportunities and wealth in the minority business community. The Minority Development Financing Advisory Board does this by reviewing and making recommendations on loans and surety bond requests. In addition, Development's Minority Business Development Division supports the growth and sustainability of small, minority, and disadvantaged businesses in Ohio through Minority Business Assistance Centers (MBAC). The division works with entrepreneurs and emerging business enterprises to help them achieve scale and market success. The goal is to help small, minority, and disadvantaged businesses contribute to job creation and economic growth in Ohio.

The seven MBACs serve clients in areas with the highest minority population concentrations including Akron, Cincinnati, Cleveland, Columbus, Dayton, Toledo and Youngstown. Professional MBAC staff work with owners of existing businesses, start-ups, certified Minority Business Enterprises (MBEs), certified Encouraging Diversity Growth and Equity (EDGE) and socially and economically disadvantaged businesses. Services provided to minority-owned businesses include accounting assistance, business management counseling, completing federal, state, and local certification applications, contract procurement assistance, estimating/bidding assistance, identifying local resources, loan packaging assistance, marketing plan development, and referrals to financial assistance programs.

The MBE programs provided through Development conduct their own outreach and marketing efforts and will provide these resources to businesses interested in participating in the CDBG or HOME programs.

## **Local Government Certifications**

Title I, Section 106, of the Housing and Community Development Act of 1974, as amended, requires no amount may be distributed by the state under the CDBG program to any unit of general local government in a non-entitlement area unless such unit of general local government certifies that:

- 1) It will minimize displacement of persons because of activities assisted with such amounts.
- 2) Its program will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.) and the Fair Housing Act (42 USC 3601-20), and that it will affirmatively further fair housing.
- 3) It is following a detailed citizen participation plan which:
  - a) Provides for and encourages citizen participation, with particular emphasis on participation by persons of LMI who are residents of slum and blight areas and of areas in which section 106 funds are proposed to be used, and in the case of a grantee described in section 106(a), provides for residents in LMI neighborhoods' participation as defined by the local jurisdiction.
  - b) Provides citizens with reasonable and timely access to local meetings, information and records relating to the grantee's proposed use of funds, as required by Secretary's regulations, and relating to the actual funds under this title.
  - c) Provides for technical assistance to groups representing persons of LMI that request such assistance in

developing proposals with the level and type of assistance to be determined by the grantee.

- d) Provides for public hearings to obtain citizen views and respond to proposals and questions at all stages of the community development program, including at least developing needs, reviewing proposed activities, and reviewing program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the disabled.
  - e) Provides for a timely written answer within 15 working days, where practicable, to written complaints and grievances.
  - f) Identifies how non-English speaking residents' needs will be met in at public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. This paragraph may not be construed to restrict the grantee's responsibility or authority for developing and executing its community development program.
- 4) It will not attempt to recover any public improvement capital costs assisted in whole or in part under Section 106 or with amounts resulting from a guarantee under Section 108 by assessing any amount against properties owned and occupied by persons of LMI, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (i) funds received under Section 106 are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements financed from resources other than under this title; or (ii) for purposes of assessing any amount against properties owned and occupied by persons of LMI, the grantee certified to the state it lacks sufficient funds received under Section 106 to comply with the requirements of clause (i);
- 5) To receive Title I funds, it will adopt and enforce a policy prohibiting using excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within its jurisdiction; and
- 6) The chief executive officer of the unit of general local government certifies, to the best of their knowledge and belief, that:
- a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant loan or cooperative agreement;
  - b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress relating to this federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;
  - c) The undersigned shall require the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants and contracts under grants, loans and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.
  - d) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants and contracts under grants, loans and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact on which reliance was placed when this transaction was made or entered into. Submitting this certification is a prerequisite for making or entering into this transaction imposed by Title 31, United States Code, Section 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The program certifications, which are listed above, will be contained in the grant agreement between the state and units of general local government receiving CDBG funds. At the time of grant agreement execution, grantees are also required to sign these certifications and to ensure that the requirements are met during the implementation of the grantees' program activities.

Title I of the Housing and Community Development Act of 1974, as referenced in 24 CFR Part 570.487(b), requires each unit of general local government that participates in the CDBG program to certify that it will affirmatively further fair housing. The certification is included in each grant agreement with the state. Similar fair housing strategies are required if the unit of general local government participates in the HOME Investment Partnerships Program (24 CFR Parts 92.350 and 351).

Units of general local government that receive CDBG or HOME funds are required to develop and conduct activities to promote nondiscrimination in public and private housing transactions.

To comply with the certification:

- 1) Standard Fair Housing program Requirements for Local Government CDBG and HOME Recipients
  - a) Conduct or update an analysis of impediments to fair housing choice (AI). The AI should identify policies, actions, omissions, or decisions that restrict housing choice based on race, color, religion, sex, national origin, disability, familial status, ancestry and military status. The AI should describe impediments to fair housing choice and include, at a minimum, jurisdictional background data and maps, a summary of fair housing complaints within the jurisdiction and a plan of action – with a timetable – to address identified impediments. The AI must be updated annually. If an applicant jurisdiction is not covered by an existing, Development-approved AI, the unit of general local government must submit an AI within three months of a CDBG- or HOME-funded award.
  - b) Appoint a local fair housing coordinator who is an employee of the unit of general local government and will generally be accessible Monday through Friday. A qualified consultant or local agency may serve as the local fair housing coordinator, with Development's written approval. The local fair housing coordinator's name, address and phone number must appear in all fair housing materials and on the grantee's official website.
  - c) Establish and implement a process to receive fair housing complaints and refer cases to the Ohio Civil Rights Commission, which is charged with investigation and enforcement. Records must describe the type of referral, copies of Housing Discrimination Complaint records (HUD-903 or equivalent), referral date and any follow-up action.
  - d) Design a fair housing training program that includes presentations to:
    - Residents of areas in which CDBG or HOME activities are being undertaken, or to special populations affected by the activities.
    - A minimum of three civic groups, organizations, or schools (per calendar year during the grant period).
    - Participants in homebuyer education programs associated with Homeownership Assistance activities.
    - Property owners who participate in rental repair/rehabilitation projects.

Records for each training session must contain an agenda, sign-in sheet, minutes and a description of the audience.

- e) Develop and distribute fair housing information and materials (e.g., posters, pamphlets, brochures or other informational materials) to a minimum of 10 area agencies, organizations, or public events (e.g., county fair, post office, employment services office, etc.) quarterly throughout the grant period. A Community Development Allocation recipient that also receives a CHIP program award must include five additional area agencies, organizations or public events in its distribution strategy. The local fair housing coordinator's telephone number (including a telephone number for the hearing impaired) must be included on all outreach materials. Records regarding the outreach strategy must include distribution locations, dates and a description of the type and quantity of distributed materials. If a unit of general local government undertakes residential rehabilitation/repair, residential new construction, TBRA or down payment assistance, it must provide fair housing information to each program applicant.

Units of general local government must submit Standard Fair Housing program proposals to Development for review and approval. Following Development approval of a Standard Fair Housing program plan, grantees must submit any proposed modifications to Development for review.

- 2) Units of general local government undertaking CDBG- or HOME-assisted multifamily rehabilitation projects containing five or more units must adopt affirmative marketing procedures and submit an Affirmative Fair Housing Marketing Plan (AFHMP) to Development for review.
- 3) Units of general local government may undertake additional actions to affirmatively further fair housing beyond those required to meet the certification. Possible additional, voluntary actions include, but are not limited to:
  - a) Adopt a local fair housing ordinance or resolution. The resolution or ordinance must include coverage for all protected classes listed in the Fair Housing Act and Ohio fair housing law: race, color, religion, sex, national origin, disability, familial status, ancestry, and military status.
  - b) Provide housing discrimination investigation services (testing).
  - c) Review local real estate advertisements for discriminatory language. Provide local publishers, real estate firms and banks with fair housing advertising guidelines.
  - d) Sponsor community fair housing awareness events, such as poster, speech and writing contests.
  - e) Develop lists of both public and private housing accessible to persons with disabilities.
  - f) Review local zoning laws and procedures to determine whether they contribute to or detract from fair housing choice.

### **Section 3 of the Housing and Urban Development Act of 1968**

#### **Local government certification regarding section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations in 24 CFR Part 75.**

Units of general local government that receive HUD funds from Development must adhere to the following requirements outlined in §75.19:

- 1) Employment and training
  - a) To the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, units of general local government shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.
  - b) Where feasible, priority for opportunities and training described in the above paragraph should be given to:
    - i. Section 3 workers residing within the service area or the neighborhood of the project, and
    - ii. Participants in YouthBuild programs.

2) Contracting

- a) To the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, units of general local government shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.
- b) Where feasible, priority for contracting opportunities described in the above paragraph of this section should be given to:
  - i. Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and
  - ii. YouthBuild programs.

Grantee Assurances to the State

The grantee through grant agreement execution will provide assurance and certify they will follow all applicable federal regulations as required by the federal funding sources.

**PY 2027 Citizen Participation Plan**

**(24 CFR Part 91.115)**

**(a)1. Applicability and Adoption of the Citizen Participation Plan**

The Ohio Department of Development (Development) Community Service Division (Development) is the state agency responsible for administering all the programs funded through the U.S Department of Housing and Urban Development (HUD), including the:

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships (HOME) Program
- Emergency Solutions Grant (ESG) Program
- Housing Opportunities for Persons with AIDS (HOPWA) Program
- National Housing Trust Fund (NHTF)

These five programs are required to be covered by a Consolidated Plan (including an Annual Action Plan and a five-year Strategic Plan), and the Citizen Participation requirements described in 24 CFR Part 91.115. This description of the state's Citizen Participation Plan for Program Year 2027, which will occur from July 1, 2027 through June 30, 2028, establishes the processes and procedures Development will follow to solicit citizen participation in the planning process. The planning process will take place prior to the PY 2027 Consolidated Plan's July 1, 2027 effective date.

**(a)2. Encouragement of Citizen Participation**

Because of Ohio's size and diversity, Development will provide opportunities for comment on the Consolidated Plan through a variety of strategies, as follows:

- 1) Development will send notice of the availability of the PY 2025 Annual Performance Report to all Allocation Program recipients, as well as PY 2025 and PY 2026 nonprofit grantees. This document will be available online at <https://development.ohio.gov/community/community-resources/ohio-consolidated-plan> for reference in local public hearings. Local communities receiving comments will be asked to forward any comments to Development, which will provide these comments to the advisory group members during the planning process.
- 2) A notice about the draft PY 2027 Ohio Consolidated Plan and Executive Summary's availability and the notice of available auxiliary aids will be distributed to local communities and organizations for comment during the 30-day public comment period. The plan documents will be posted online at

<https://development.ohio.gov/community/community-resources/ohio-consolidated-plan> with copies available on request, as well as in the Development office.

- 3) Each Allocation Program and Community Housing Impact and Preservation (CHIP) Program grant recipient is required to follow a citizen participation process that involves holding a local public hearing on funding resource availability, developing a needs statement and must develop local plans to address identified needs, as discussed in paragraph (e) below. This mechanism will provide for local citizen involvement in the state's planning process.

**(a)3. Citizen and Local Government Comment on the Citizen Participation Plan Amendments.**

The PY 2027 Citizen Participation Plan and Amendment Policy will be made available for comment by local communities and the general public. It will be distributed with the PY 2027 Consolidated Plan (see (a)(2) above) during both the public comment period and after the plan is approved.

This will allow for comment on both the draft plan document and the proposed planning process for the following year.

**(b) Development of the Consolidated Plan**

Preparing the Consolidated Plan will be the result of using an open consultation and citizen participation process that will involve internal work groups, external advisory groups, public hearings/meetings, notice publication online at <https://development.ohio.gov/community/community-resources/ohio-consolidated-plan>, and consideration of written and oral comments. The overall process is described in detail below. (Note that specific dates cannot be given at this point but will be identified prior to the public hearing and comment notification process.)

The first step in the planning process will be preparing the PY 2027 Consolidated Plan Annual Performance Report and the Performance Evaluation Report. A draft of Performance Evaluation Report will be made available to the public for review and comment around Sept. 1, 2026 with final submission to the HUD area office on or about Sept. 24, 2026. Notification of the Annual Report's availability will be made through the Public Hearing on Needs notification.

On or about Sept. 10, 2026, a Public Hearing on Needs Issues will be held with the location to be determined. The Public Hearing on Needs notification will be directly emailed to local communities, organizations and agencies throughout the state, published online at [https://development.ohio.gov/community/community-resources/ohio-consolidated-planofCommunityDevelopment/Shared%20Documents/Housing%20Trust%20Funds/Annual%20Action%20Plan%20\(AAP\)/PY26%20AAP/Draft%20PY26%20AAP/Public%20Hearing](https://development.ohio.gov/community/community-resources/ohio-consolidated-planofCommunityDevelopment/Shared%20Documents/Housing%20Trust%20Funds/Annual%20Action%20Plan%20(AAP)/PY26%20AAP/Draft%20PY26%20AAP/Public%20Hearing), and included in the media advisory provided by Development. The notification will also summarize the state's planning process for the Consolidated Plan and will solicit participation in Development's Program Advisory Group meetings.

Additionally, throughout the year, Development staff will meet with the State Programs Committee of the OCCD, which convenes quarterly to discuss topics and issues related to community development. OCCD's membership includes many local community development agencies, as well as other organizations and people involved with housing and community development. Development staff will also meet with other government agencies and organizations during PY 2026 to discuss various issues related to the Consolidated Plan. These meetings may well result in identifying additional issues and recommendations that will also be included in the PY 2027 planning process.

For two days on or around Oct. 1, 2026, Development will host a series of meetings with the Program Advisory Groups. The groups will consist of no less than 10 local governments, agencies and organizations representatives who have been involved with Development and OHFA programs. Participation in the group meetings will be open to the public,

insofar as space is available, although Development may specifically invite organizations and agencies to attend to ensure a range of interests and perspectives is represented and participate in the process.

The Program Advisory Group meetings will be held to discuss and receive input on how these programs are being administered at the state and local levels, how well fund expenditures are meeting local communities' identified needs, especially LMI families and individuals, and ways to improve all program administration and service delivery areas. After reviewing past program accomplishments and current status, the advisory groups will make recommendations on PY 2027 programs, from application requirements and project review criteria, to training and technical assistance, funding levels and program guidelines and requirements. The Program Advisory Groups are listed in the Advisory Group Guidelines. Minutes of the Program Advisory Groups will be posted to the Development's website, maintained in the PY 2027 Consolidated Plan records, and copies of the minutes will be emailed to each of the respective Program Advisory Groups. Based on the Program Advisory Groups' recommendations and comments received by Development, Development will prepare a draft PY 2027 Consolidated Plan.

After revisions to the draft PY 2027 Consolidated Plan are completed, it will be posted along with the Executive Summary on or about March 1, 2027, to the Development website [https://development.ohio.gov/community/community-resources/ohio-consolidated-planofCommunityDevelopment/Shared%20Documents/Housing%20Trust%20Funds/Annual%20Action%20Plan%20\(AAP\)/PY26%20AAP/Draft%20PY26%20AAP/Public%20Hearing](https://development.ohio.gov/community/community-resources/ohio-consolidated-planofCommunityDevelopment/Shared%20Documents/Housing%20Trust%20Funds/Annual%20Action%20Plan%20(AAP)/PY26%20AAP/Draft%20PY26%20AAP/Public%20Hearing). Posting notification will be sent to local governments, agencies and organizations to provide them with an opportunity for review and comment. Hard copies of the plan will be provided on request. The notification of the draft Consolidated Plan's availability will mark the beginning of the 30-day public comment period, which will end on or about March 31, 2027. On or about March 16, 2027, approximately two weeks after the 30-day public comment period begins, Development will hold a Public Hearing on the draft PY 2027 Ohio Consolidated Plan. Both oral and written comments will be accepted at the hearing. The public hearing location is to be determined at a later date. Notification of the Public Comment period, Public Hearing and the PY 2027 draft plan's availability will be accomplished through direct emailing to local communities and organizations, and by posting online at <https://development.ohio.gov/community/community-resources/ohio-consolidated-plan>. After the public hearing and the end of the comment process, Development will consider all comments and recommendations and make final revisions to the plan document. Development will prepare responses to all comments submitted on the draft PY 2027 Consolidated Plan.

Development will submit the plan to the director's office for review and signature by the director, or a designated representative. The PY 2027 Ohio Consolidated Plan Annual Action Plan will then be submitted via the Integrated Disbursement and Information Systems (IDIS) website to the Columbus Area Office of HUD on or about May 13, 2027, for the required 45-day review period pending the release of the federal allocation issued by HUD. Once approved by HUD, the final PY 2027 Ohio Consolidated Plan and the Executive Summary will be posted on the Development website at <https://development.ohio.gov/community/community-resources/ohio-consolidated-plan>, and notification of such posting will be sent to local governments, organizations and individuals. Hard copies will be made available to the general public upon request.

**(c) Amendment Policy**

Minor budgetary revisions to the Consolidated Plan, which are defined as changes that do not exceed 10% of the original budget amount, will not constitute a substantial amendment and will be made without a public hearing or notification. However, changes to existing distribution methods or program guidelines as stated in the plan document, new program initiatives or budgetary changes more than 10% of the original budget amount will be considered a substantial amendment and will be required to go through a formal amendment process. Development will hold a public hearing on such an amendment and will provide notification of the proposed amendment at least 30 calendar days prior to the public hearing. The notice will summarize the nature of the proposed amendment, the public hearing date, time and location and procedures for submitting comments. The state may either make this notification by (1) publishing a notice in several general circulation newspapers within the state or (2) directly transmitting a notice to local governments, agencies or organizations affected by the amendment. In the event the

latter method is chosen exclusively, local Allocation grantees and/or local libraries will be requested to post notice of the proposed amendment. The notice will also be posted to Development's website. Within five business days after the public comment period, Development will determine whether to adopt the proposed amendment, a revised version of the amendment or reject the amendment. The determination will be posted to the Development website. If the amendment is adopted, the change will be incorporated into the Consolidated Plan, along with a summary of comments on the amendment and Development's response to such comments.

**(d) Performance Reports**

Development will prepare the PY 2025 Annual Performance Report and make it available for public comment and review 15 days prior to submission to HUD, which must occur no later than 90 days after the end of the state's PY 2025, which will occur on June 30, 2026. The notification and hearing process is described under section (b) above.

**(e) Citizen Participation Requirements for Local Governments**

Units of general local government that receive CDBG funds from the state must adopt and follow a written local citizen participation plan which:

- Provides for and encourages citizen participation, with particular emphasis on participation by persons of LMI who are residents of slum and blighted areas and of areas in which Section 106 funds are proposed to be used, and in the case of a grantee described in Section 106(a), provides for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdiction.
- Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by regulations of the Secretary, and relating to the actual funds under this title; provides citizens with reasonable and timely access to local meetings, information and records relating to the grantee's proposed use.
- Provides for technical assistance to groups representing persons of LMI that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee.
- Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least developing needs and reviewing proposed activities and program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the disabled.
- Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable.
- Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. This paragraph may not be construed to restrict the grantee's responsibility or authority for the developing and executing its community development program.

**(f) Availability to the Public**

Once approved by HUD, the PY 2027 Ohio Consolidated Plan Annual Action Plan, substantial amendments and the PY 2027 Ohio Consolidated Plan Annual Action Plan Executive Summary and PY 2025 Annual Performance Report will be available on Development's website. Copies of the Consolidated Plan will remain on Development's website for both the current and previous years. Request for copies of these documents may be made by phone, email or in writing to:

Community Services Division  
Riffe Center, 26th Floor  
77 South High Street  
Columbus, Ohio 43215

Phone: (614) 466-2285  
[ohs@development.ohio.gov](mailto:ohs@development.ohio.gov)

**(g) Access to Records**

Development will provide citizens, public agencies and other interested parties with reasonable and timely written access to information and records relating to the state's Consolidated Plan and the state's use of this assistance under the programs covered by this Citizen Participation Plan during the preceding five years. Records pertaining to projects funded within the previous five years can be made available within 24-hours of written notice specifying which records for which access is being requested. Such notification must be sent to:

Community Services Division  
Riffe Center, 26th floor  
77 South High Street  
Columbus, Ohio 43215

**(h) Comments and Complaints**

The PY 2027 Ohio Consolidated Annual Action Plan will include a summary of comments or views made in conjunction with the Consolidated Plan or process, the Plan's amendment or the Annual Report, as received by Development in writing or orally at public hearings or during public comment periods during the planning process.

Development will respond to written complaints within 15 working days of receiving such a complaint if the complaint is made in conjunction with programs covered by this Citizen Participation Plan.

If the state receives a written complaint that is made about a program or project that is administered by a sub-grantee community, Development will refer the complaint to the local grantee community along with a transmittal letter from Development, copied to the complainant. The local grantee community will be required to respond to the complainant in writing (with a copy of the response sent to Development) within 15 days of the date of Development's transmittal letter. Development will work with the community and the complainant to ensure that the issue is resolved to the mutual satisfaction of the parties involved, and that applicable program regulations are followed.

**(i) Use of Citizen Participation Plan**

The state shall follow and document compliance with this Citizen Participation Plan.

**(j) 2025-2029 Consolidated Plan Needs Assessment and Strategy**

Development prepared and received approval on the PY 2025 – 2029 Ohio Consolidated Plan Needs Assessment and Strategy to HUD Ohio in June 2025. The state is required to submit statistical and analytical information that provides an overall picture of the state's housing, homeless and community development needs. This information assists in establishing priorities and allocating federal and state resources, principally for extremely low-, low-, and moderate-income families. The information will also be used for developing specific objectives in accordance with the statutory goals of providing decent housing, a suitable living environment and expanding economic opportunities. The needs information must be sufficient to support the state's strategic plan, including its priorities for allocating resources, specific objectives and strategy for achieving desired results.

The state will draw on relevant information from previous submissions and other reports and studies, as appropriate. The process also relies on citizen input, as well as consultations with local governments, state and federal government agencies, nonprofit organizations and social service agencies to obtain information on housing needs and the needs of children, elderly persons, persons with disabilities, homeless persons and other persons served by such agencies.

The state will produce a strategic plan that brings the needs and resources together in a coordinated housing and community development strategy. The strategic plan will identify expected accomplishments and results the state hopes to achieve in terms of outputs and outcomes. The state plan will be developed to achieve the following goals and objectives, principally for low-, very low- and extremely low-income residents:

- Provide decent housing
- Create suitable living environments
- Expand economic opportunities

The Consolidated Plan Annual Action Plan citizen participation and planning process will be used to solicit comments and input on developing the needs assessment and strategy, however special meetings will occur in order to deal with specific topics and issues. Development will establish an e-committee to gather input obtained through surveys and by using electronic media and communication. The final version of the PY 2025–2029 Ohio Consolidated Plan Needs Assessment and Strategy has been made available on the Development website at [https://dam.assets.ohio.gov/image/upload/v1760924027/development.ohio.gov/community/coummunityresources/Final\\_PY25-29\\_Con\\_Plan.pdf](https://dam.assets.ohio.gov/image/upload/v1760924027/development.ohio.gov/community/coummunityresources/Final_PY25-29_Con_Plan.pdf).

## **Development Consolidated Plan Program Advisory Group Guidelines**

The following guidelines will pertain to the advisory groups' composition and function, established in conjunction with preparing the Consolidated Plan Annual Action Plan.

Development will annually establish the following Program Advisory Groups:

- Community Development Program/Residential Public Infrastructure Program Advisory Group/Economic Development and Public Infrastructure Program Advisory Group
- Community Housing Impact and Preservation Program/Housing Assistance Grant Program Advisory Group
- Housing Development Assistance Program Advisory Group
- New Horizons/Fair Housing Program Advisory Group
- Homeless Crisis Response Program /Supportive Housing Grant Program Advisory Group
- Housing Opportunities for Persons with AIDS Program Advisory Group

Each group will consist of at least 10 members selected by Development.

## Acronym Listing

|                    |   |
|--------------------|---|
| <b>AMI</b>         | <b>Area Median Income</b>   |
| <b>ARC</b>         | <b>Appalachia Regional Commission</b>                                     |
| <b>CDBG</b>        | <b>Community Development Block Grant Program</b>                          |
| <b>CDC</b>         | <b>Community Development Corporation</b>                                  |
| <b>CSD</b>         | <b>Community Services Division</b>  |
| <b>CDFE</b>        | <b>Community Development Finance Fund</b>                                 |
| <b>CHDO</b>        | <b>Community Housing Development Organization</b>                         |
| <b>CHIP</b>        | <b>Community Housing Impact and Preservation</b>                          |
| <b>COAD</b>        | <b>Corporation for Ohio Appalachian Development</b>                       |
| <b>COHHIO</b>      | <b>Coalition on Homelessness and Housing in Ohio</b>                      |
| <b>ESG</b>         | <b>Emergency Solutions Grant Program</b>                                  |
| <b>FEMA</b>        | <b>Federal Emergency Management Agency</b>                                |
| <b>FFY</b>         | <b>Federal Fiscal Year</b>  |
| <b>GOA</b>         | <b>Governor's Office of Appalachia</b>                                    |
| <b>HOPWA</b>       | <b>Housing Opportunities for Persons with AIDS (HOPWA)</b>                |
| <b>HOME</b>        | <b>HOME Investment Partnerships Program</b>                               |
| <b>HUD</b>         | <b>U.S. Department of Housing and Urban Development</b>                   |
| <b>IDIS</b>        | <b>Integrated Disbursement and Information Systems</b>                    |
| <b>LIHTC</b>       | <b>Low-Income Housing Tax Credit</b>                                      |
| <b>LMI</b>         | <b>Low- and Moderate-Income</b>   |
| <b>OCA</b>         | <b>Office of Community Assistance, Ohio Department of Development</b>     |
| <b> OCD</b>        | <b>Office of Community Development, Ohio Department of Development</b>    |
| <b>OCE</b>         | <b>Office of Community Enhancements, Ohio Department of Development</b>   |
| <b>OHS</b>         | <b>Office of Housing Support, Ohio Department of Development</b>          |
| <b>ODA</b>         | <b>Ohio Department of Aging</b>   |
| <b>ODE</b>         | <b>Ohio Department of Education</b>                                       |
| <b>DBH</b>         | <b>Ohio Department of Behavioral Health</b>                               |
| <b>ODJFS</b>       | <b>Ohio Department of Job and Family Services</b>                         |
| <b>ODNR</b>        | <b>Ohio Department of Natural Resources</b>                               |
| <b>Development</b> | <b>Ohio Department of Development</b>                                     |
| <b>ODODD</b>       | <b>Ohio Department of Developmental Disabilities</b>                      |
| <b>ODOT</b>        | <b>Ohio Department of Transportation</b>                                  |
| <b>OEPA</b>        | <b>Ohio Environmental Protection Agency</b>                               |
| <b>OHFA</b>        | <b>Ohio Housing Finance Agency</b>  |
| <b>OHTF</b>        | <b>Ohio Housing Trust Fund</b>  |
| <b>OSDC</b>        | <b>Ohio Statewide Development Corporation</b>                             |
| <b>OPWC</b>        | <b>Ohio Public Works Commission</b>                                       |
| <b>OWDA</b>        | <b>Ohio Water Development Authority</b>                                   |
| <b>OWT</b>         | <b>Governor's Office of Workforce Transformation</b>                      |
| <b>PATH</b>        | <b>Projects for Assistance in Transition from Homelessness (OhioMHAS)</b> |
| <b>PJ</b>          | <b>Participating Jurisdiction (HOME Program)</b>                          |
| <b>PY</b>          | <b>Program Year</b>   |
| <b>RLF</b>         | <b>Revolving Loan Fund</b>  |
| <b>SBA-504</b>     | <b>Small Business Administration, 504 Loan Program</b>                    |
| <b>SBA-7A</b>      | <b>Small Business Administration, 7(A) Loan Guaranty Program</b>          |
| <b>SFY</b>         | <b>State Fiscal Year</b>  |

# Attachments

## Attachment A: Additional Resources

### Additional Resources for Housing, Homeless and Supportive Services\*

| Agency              | Program                                     | Beneficiary Type |            |        |           |                  | Activity Type |            |                |                       |                   |                     |              |                  |
|---------------------|---|------------------|------------|--------|-----------|------------------|---------------|------------|----------------|-----------------------|-------------------|---------------------|--------------|------------------|
|                     |   | Owner            | Home-buyer | Renter | Home-less | Special Needs(1) | Acquire Only  | New Const. | Rehabilitation | Weatherization/Repair | Transitional Hsg. | Homeless Prevention | Rental Asst. | Support Services |
| OHFA                | Housing Development Loan Program            | x                |            | x      |           |                  | x             | x          | x              |                       |                   |                     |              |                  |
| Ohio Dept. of Aging | Resident Service Coordinator Program        |                  |            | x      |           | x                |               |            |                |                       |                   |                     |              | x                |
| OHFA                | Housing Credit Program                      |                  |            | x      |           |                  |               | x          | x              |                       | x                 |                     |              |                  |
| OHFA                | Single Family Mortgage Revenue Bond Program |                  | x          |        |           |                  | x             |            |                |                       |                   |                     |              |                  |
| OHFA                | Mortgage Credit Certificate Program         |                  | x          |        |           |                  | x             |            |                |                       |                   |                     |              |                  |
| OCA                 | Home Weatherization                         | x                |            | x      |           |                  |               |            |                | x                     |                   |                     |              |                  |
| OCA                 | Home Energy Assistance Program              | x                |            | x      |           |                  |               |            |                |                       |                   |                     |              | x                |
| ODA                 | Home Repair and Modification Program        | x                |            |        |           |                  |               |            | x              |                       |                   |                     |              |                  |
| OCS                 | Community Services Block Grant              |                  |            |        | x         |                  |               |            |                |                       |                   | x                   |              | x                |
| United Way          |   |                  |            |        | x         |                  |               |            |                |                       |                   | x                   |              | x                |
| FEMA                | Emergency Food and Shelter Program          |                  |            |        | x         |                  |               |            |                |                       |                   | x                   |              |                  |
| ODE                 | Education of Homeless Youths                |                  |            |        | x         |                  |               |            |                |                       |                   | x                   |              | x                |
| ODJFS               | Title 20                                    |                  |            |        | x         |                  |               |            |                |                       |                   |                     |              | x                |

| Agency               | Program  | Beneficiary Type |            |        |           |                  | Activity Type |            |                |                       |                   |                     |              |                  |   |
|----------------------|--|------------------|------------|--------|-----------|------------------|---------------|------------|----------------|-----------------------|-------------------|---------------------|--------------|------------------|---|
|                      |  | Owner            | Home-buyer | Renter | Home-less | Special Needs(1) | Acquire Only  | New Const. | Rehabilitation | Weatherization/Repair | Transitional Hsg. | Homeless Prevention | Rental Asst. | Support Services |   |
| ODODD                | Community Capital Assistance Grants  |                  |            |        | x         | x                | x             |            |                | x                     |                   |                     | x            |                  |   |
| ODODD                | Supported Living Program   |                  |            |        | x         | x                |               |            |                |                       |                   |                     | x            | x                | x |
| ODODD                | Purchase of Service  |                  |            |        | x         | x                |               |            |                |                       |                   |                     | x            |                  | x |
| ODMHAS               | Community Capital Funding Program  |                  |            |        |           | x                | x             | x          |                |                       |                   |                     |              |                  |   |
| ODMHAS               | Residential Services Program   |                  |            |        | x         | x                |               |            |                |                       |                   |                     | x            |                  | x |
| ODMH                 | PATH Program   |                  |            |        | x         | x                |               |            |                |                       |                   |                     | x            |                  | x |
| CDFP                 | Linked Deposit Program   | x                |            | x      |           |                  | x             | x          | x              |                       |                   |                     |              |                  |   |
| CDFP                 | Pre-Development Program  | x                |            | x      |           |                  | x             | x          | x              |                       |                   |                     |              |                  |   |
| USDARD               | Section 502 Single Family Housing - Direct                                   |                  | x          |        |           |                  | x             | x          |                |                       |                   |                     |              |                  |   |
| USDARD               | Guaranteed Rural Housing   |                  | x          |        |           |                  | x             | x          |                |                       |                   |                     |              |                  |   |
| USDARD               | Section 504 Rural Housing Loans and Grants                                   | x                |            |        |           |                  |               |            |                | x                     |                   |                     |              |                  |   |
| USDARD               | Section 515 Rural Rental Housing   |                  |            | x      |           |                  |               | x          | x              |                       |                   |                     |              |                  |   |
| USDARD               | Section 533 Housing Preservation Grants                                      | x                |            |        |           |                  |               |            | x              |                       |                   |                     |              |                  |   |
| Ohio Dept. of Health | Ryan White   |                  |            |        |           | x                |               |            |                |                       |                   |                     | x            |                  | x |
| ODADAS               | HUD Homeless Assistance<br>HUD Homeless Assistance<br>1996 Continuum of Care |                  |            |        |           |                  | x             |            |                |                       |                   |                     |              |                  | x |

(1) Special Needs Persons are non-homeless, and may include frail elderly persons, persons with AIDS, and disabled families.

Note: Resources include funds provided through state and federal agencies and foundations.

The non-OCD funds listed have been significantly utilized by OCD grantees. There are funds utilized by OCD grantees that are not listed on this matrix.

### Additional Resources for Economic Development\*

| Agency | Program                                  | Geography                   | Activity Type         |                  |                |                 |                          | Financing Type         |                   |
|--------|--|-----------------------------|-----------------------|------------------|----------------|-----------------|--------------------------|------------------------|-------------------|
|        |  |                             | Machinery & Equipment | New Construction | Rehabilitation | Infra-structure | Training & Tech. Support | Tax Credit / Abatement | Direct Assistance |
| ODSA   | Road Work Development Fund - 629 Account | Statewide                   |                       |                  |                | x               |                          |                        |                   |
| ODSA   | Enterprise Zones                         | State Enterprise Zones      |                       |                  |                |                 |                          | x                      |                   |
| ODSA   | 166 Loan Program                         | Statewide                   | x                     | x                | x              |                 |                          |                        | x                 |
| ODSA   | 166 Regional Loan Program                | Statewide                   | x                     | x                | x              |                 |                          |                        | x                 |
| ODSA   | Business Development - 412 Program       | Statewide                   | x                     |                  |                | x               |                          |                        | x                 |
| ODSA   | Ohio Enterprise Bond Fund                | Statewide                   | x                     | x                | x              |                 |                          |                        | x                 |
| OSDC   | Small Business Admin. 504 Loan Program   | Statewide                   | x                     | x                | x              |                 |                          |                        | x                 |
| OSDC   | Small Business Admin. 7(A) Loan Guaranty | Statewide                   | x                     | x                | x              |                 |                          |                        | x                 |
| EDA    | Economic Development Grant Programs      | Statewide                   |                       | x                | x              | x               | x                        |                        | x                 |
| GOA    | Appalachia Regional Commission           | Appalachian Counties        |                       | x                | x              | x               | x                        |                        | x                 |
| USDARD | Rural Business Enterprise Grants         | Rural Areas/Cities < 50,000 | x                     | x                |                | x               | x                        |                        | x                 |
| USDARD | Business & Industrial Guaranteed Loans   | Rural Areas/Cities < 50,000 | x                     |                  |                |                 |                          |                        | x                 |
| USDARD | Intermediary Relending Program           | Rural Areas < 25,000        | x                     | x                | x              | x               | x                        |                        | x                 |
| OWDA   | Issue 2                                  | Statewide                   |                       |                  |                | x               |                          |                        | x                 |
| ODOT   | Various Programs                         | Statewide                   |                       |                  |                | x               |                          |                        | x                 |

(1) Note: There is a maximum amount of funds that may be used for Training & Technical Support activities.

Note: Resources include funds provided through federal agencies and other state agencies.

The non-OCD funds listed have been significantly utilized by OCD grantees. There are funds utilized by OCD grantees that are not listed on this matrix.

### Additional Resources for Community Development\*

| Agency*     | Program   | Eligible Geographic Area | Activity Type     |               |                  |       |                      |                        |                 |
|-------------|---|--------------------------|-------------------|---------------|------------------|-------|----------------------|------------------------|-----------------|
|             |   |                          | Public Facilities |               |                  |       | Community Facilities | Private Rehabilitation | Public Services |
|             |   |                          | Streets           | Water & Sewer | Flood & Drainage | Other |                      |                        |                 |
| USDARD      | Community Facility Guaranteed Loans                 | Small Towns/Rural Areas  | x                 |               |                  | x     | x                    |                        |                 |
| USDARD      | Community Facility Loans                            | Small Towns/Rural Areas  | x                 |               |                  | x     | x                    |                        |                 |
| USDARD      | Water & Waste Disposal Loans & Grants               | Small Towns/Rural Areas  |                   | x             |                  |       |                      |                        |                 |
| USDARD      | Solid Waste Management Grants                       | Small Towns/Rural Areas  |                   | x             |                  |       |                      |                        |                 |
| USDARD      | Water & Waste Disposal                              | Small Towns/Rural Areas  |                   | x             |                  |       |                      |                        |                 |
| OWDA & OEPA | Ohio Water Pollution Control Loan Fund              | Statewide                |                   | x             |                  | x     |                      |                        |                 |
| OWDA        | Construction Loans                                  | Statewide                |                   | x             |                  |       |                      |                        |                 |
| OWDA        | Planning Loans                                      | Statewide                |                   | x             |                  |       |                      |                        |                 |
| OWDA & OEPA | OWDA Two Percent Hardship Drinking Water Loans      | Statewide                |                   | x             |                  |       |                      |                        |                 |
| OEPA        | Municipal Wastewater Assistance Program             | Statewide                |                   | x             |                  |       |                      |                        |                 |
| ODNR        | Grant and Loan Programs                             | Statewide                |                   | x             | x                | x     |                      | x                      |                 |
| OPWC        | State Capital Improvements Program (Issue 2)        | Statewide                | x                 | x             | x                | x     |                      |                        |                 |
| OPWC        | Local Transportation Improvements Program (Issue 2) | Statewide                | x                 |               |                  |       |                      |                        |                 |
| GOA         | Appalachia Regional Commission                      | Appalachian Counties     | x                 | x             | x                | x     | x                    | x                      |                 |
| ODOT        | Various Programs                                    | Statewide                | x                 |               |                  |       |                      |                        |                 |

Note: Resources include funds provided through federal agencies and other state agencies.

The non-OCD funds listed have been significantly utilized by OCD grantees. There are funds utilized by OCD grantees that are not listed on this matrix.

## Attachment B: Draft PY 2026 Annual Action Plan Executive Summary

### **Background:**

The Ohio Department of Development (Development) annually receives funding from the U.S. Department of Housing and Urban Development (HUD) from five programs: the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Program (HOME), the National Housing Trust Fund (NHTF), the Emergency Solutions Grant (ESG) Program, and the Housing Opportunities for Persons With AIDS (HOPWA) Program. Prior to receiving and distributing these funds, Ohio must first prepare an annual Consolidated Plan in accordance with the requirement at 24 CFR Part 91 Subpart D, Sections 91.300 – 91.330. In preparing the plan, HUD regulations require the state to develop and follow a planning process that incorporates a citizen participation plan. The annual action plan must include a method of distribution, as well as a description of other actions Development will complete in support of the state's proposed programs and activities. The Executive Summary also includes the comments received as part of the public hearing and comment period on the Draft PY 2026 Annual Action Plan.

### **Program Year (PY) 2026 Ohio Consolidated Plan Annual Action Plan Summary of Proposed Revisions**

The proposed revisions associated with the Draft Program Year (PY) 2026 Ohio Consolidated Plan Annual Action Plan are summarized below. Only significant program revisions that will take place in PY 2026 are listed below.

### **Community Housing Impact and Preservation Program (CHIP)**

The following changes have been proposed for PY 2026:

- **Tenant Based Rental Assistance (TBRA)**  
TBRA-subsidized units must now meet National Standards for the Physical Inspection of Real Estate (NSPIRE). Under the NSPIRE final rule, CPD programs are subject to only the portions of the 24 CFR part 5, subpart G that apply to their particular programs.
- **Program Amendments**  
Funds can now be shifted between **Activities** (Private Owner Rehabilitation and Rental Rehabilitation, Owner Home Repair and Rental Repair, or DPA and DPA/Rehab) within each category regardless of the projected budgets and outcomes as long as the activities are included on the Attachment A of that funding source in the grant agreement. If a grantee wishes to shift funds into an activity that was not part of the Attachment A of that funding source, it will necessitate the need for a formal amendment along with a public hearing.

### **Housing Assistance Grant Program**

There are no significant programmatic changes proposed for PY 2026:

### **Housing Development Assistance Grant Program**

The following changes have been proposed for PY 2026:

- **Affordability Requirements:**  
The restrictions requiring developments located in a Participating Jurisdiction (PJ) as well as developments located in a non-PJ be affordable to households with incomes at or below 35% of AMI for the entire affordability period has been removed.

### **Homeless Crisis Response Program**

There are no significant programmatic changes proposed for PY 2026:

**Supportive Housing Program (SHP)**

There are no significant programmatic changes proposed for PY 2026:

**Housing Opportunities for Persons With AIDS (HOPWA)**

There are no significant programmatic changes proposed for PY 2026:

**Community Development Program**

The following changes have been proposed for PY 2026:

- **Revolving Loan Fund Commitment**

The definition of high revolving loan and stagnant balances are as follows:

- a) A high revolving loan balance is defined as more than \$200,000.
- b) A stagnant revolving loan balance is defined as no activity reported within the previous two years.

**Neighborhood Revitalization Grants Program**

- **Pre-Application**

Language has been added that indicates that failure to submit a pre-application prior to full application submittal may result in automatic disqualification.

**Economic Development Loan and Public Infrastructure Grant Program**

The following changes have been proposed for PY 2026:

- **Administrative Costs**

Up to 10% of the CDBG request, not to exceed \$30,000, may be used for general administration, implementation, income qualification, environmental review, audit, and closeout. Previous language indicated that the administration amount could be 10% or \$30,000 of the total grant award, whichever is less.

**Residential Public Infrastructure Grant Program**

The following changes have been proposed for PY 2026:

- **Administrative Costs**

Up to 10% of the CDBG request, not to exceed \$30,000, may be used for general administration, implementation, income qualification, environmental review, audit, and closeout. Previous language indicated that the administration amount could be 10% or \$30,000 of the total grant award, whichever is less.

**Flexible Grant Programs**

The following changes have been proposed for PY 2026:

**OHTF Special Projects Grant Program:**

- **Goal**

Projects must not be eligible for funding from other OHTF or Development programs and must be the last dollar in the funding stack for capital projects. Previously approved language did not allow for capital projects.

- **Rating and Selection Criteria**

All applications are reviewed, rated and scored based on the criteria outlined above. The process is competitive and designed to rank, in order, applicants to be offered funding with the available OHTF Special Projects Grant funds. To be eligible for consideration, applicants must achieve a minimum score of 70 out of 100.

- **Implementation Plan**

All grants are now limited to one year award terms unless otherwise determined by Development.

### **Comments and Responses on the Draft PY 2026 Annual Action Plan and the Draft PY 2026 National Housing Trust Fund Allocation Plan**

Development will hold the 30-day public comment period beginning on March 13, 2026 along with a public hearing that will take place on March 17, 2026. All comments received will be incorporated in this section.