

# 2015-2019 Consolidated Plan



**Building Better Neighborhoods**

## FRANKLIN COUNTY

**ECONOMIC DEVELOPMENT & PLANNING DEPARTMENT**  
Community Development Division

### **Commissioners**

Marilyn Brown, *President*  
Paula Brooks  
John O'Grady

# 2015-2019 Consolidated Plan

## Franklin County Economic Development and Planning Department

The 2015-2109 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan is the result of a collaborative process to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs, especially for low and moderate income households. The process serves as the framework for a community-wide dialogue to better focus funding from HUD formula block grant programs to meet local needs.

The Franklin County Department of Economic Development and Planning is the lead agency of the Consolidated Plan. The Department of Economic Development and Planning administers and implements the County's housing, neighborhood revitalization, economic development, and homeless and human services programs. The primary function of the department includes planning and policy-making, program administration, management of grants and loans, and monitoring and inspection.

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

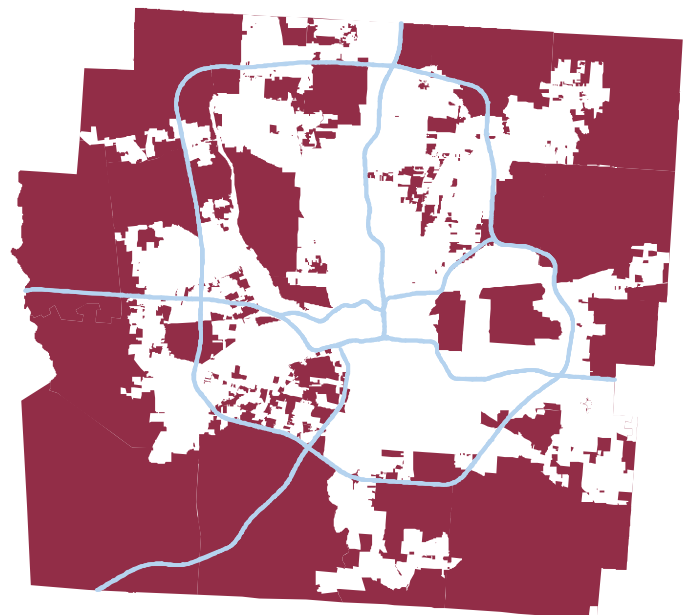
Jurisdictions we  
serve:

City of Bexley  
City of Canal Winchester  
City of Dublin  
City of Gahanna  
City of Grandview Heights  
City of Grove City  
City of Hilliard  
City of New Albany  
City of Reynoldsburg  
City of Upper Arlington  
City of Westerville  
City of Whitehall  
City of Worthington

Village of Brice  
Village of Groveport  
Village of Harrisburg  
Village of Lockbourne  
Village of Marble Cliff  
Village of Minerva Park  
Village of New Albany  
Village of Obetz  
Village of Urbancrest  
Village of Valleyview

Blendon Township  
Brown Township  
Clinton Township  
Franklin Township  
Hamilton Township  
Jackson Township  
Jefferson Township  
Madison Township  
Mifflin Township

Norwich Township  
Perry Township  
Plain Township  
Pleasant Township  
Prairie Township  
Sharon Township  
Truro Township  
Washington Township



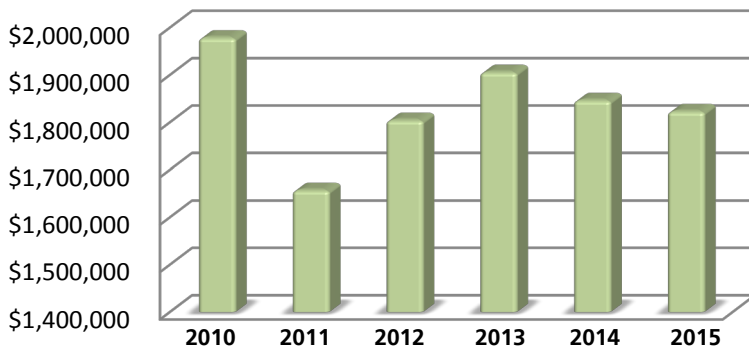
■ Jurisdictions we serve

# HUD Entitlement Funds

## 2015-2019 Consolidated Plan

Franklin County is an entitlement jurisdiction that receives federal funds from HUD to support local community development and affordable housing activities. The federal block grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG). As a condition of receiving these funds, Franklin County is required to submit a 5-Year Consolidated Plan, which outlines the county's housing and community development needs and priorities and how the county plans to allocate its HUD funding to address those priority needs.

### CDBG



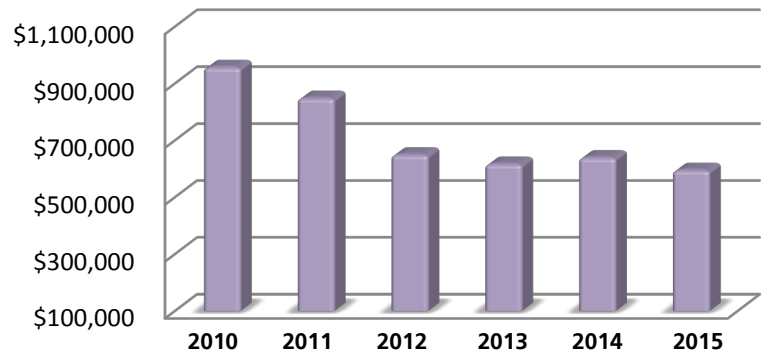
The CDBG grant fund is used to fund a variety of programs benefiting low- and moderate-income residents ranging from infrastructure improvements to homeowner rehabilitation programs, public services and fair housing initiatives.

The County's Community Development Block Grant program has seen an increase in its allocations since 2011 owing to the release of the 2010 census data (which is used in part to determine program allocations) that identifies Franklin County as more populous and with a higher rate of poverty than in the 2000 census.

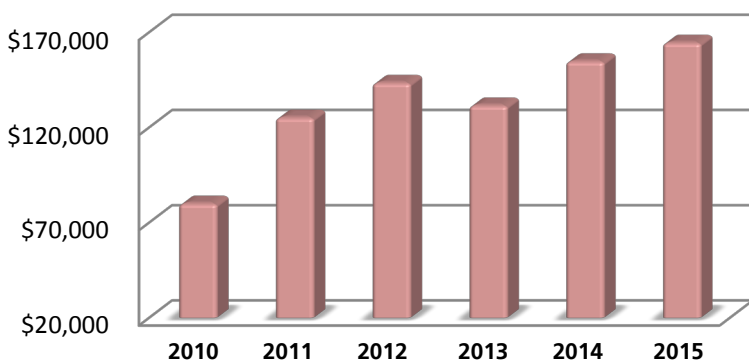
The HOME program funds are used to provide loans and grants to homeowners, to owners of rental property and to nonprofit community housing development organizations for acquisition, rehabilitation and the construction of affordable housing units.

The County's HOME entitlement has experienced a 40% cut since 2010, owing to a series of disparaging articles in the Washington Post that questioned the program's expenditures and resulted in national cuts to the program.

### HOME



### ESG



The Emergency Solutions Grant (ESG) is awarded to the Community Shelter Board who allocates the money to various homeless shelters to support their operations.

The County's Emergency Solutions Grant has seen a steady increase in funding owing to the current administration's having identified homelessness assistance as a community development priority.

# Overview

## 2015-2019 Consolidated Plan

Franklin County is an entitlement jurisdiction that receives federal funds from HUD to support local community development and affordable housing activities. The Consolidated Plan serves as the document that guides the priorities and expenditure of CDBG, HOME, and ESG funds received by the County.

The Consolidated Plan is organized into four primary sections:

- 1. The Process (PR)**
- 2. Needs Assessment (NA)**
- 3. Housing Market Analysis (MA)**
- 4. Strategic Plan (SP)**

### Process

The Process section describes the development of the Consolidated Plan and discusses how citizens were involved in the process and how the County consulted with public and private service providers, and other stakeholders to facilitate the development of the Five Year Consolidated Plan. The section also shares key findings from the citizen survey and stakeholder focus group interviews.

### Needs Assessment

The Needs Assessment provides data, analysis, and other relevant information on the county's needs as they relate to affordable housing, special needs populations, community development, and homelessness. Throughout the Needs Assessment section, special attention is paid to the needs of Low and Moderate Income (LMI) households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations (e.g. persons with disabilities, the elderly, refugees, etc.).

### Housing Market Analysis

The Housing Market Analysis section provides information and detailed data about the local housing market conditions in Franklin County. The Housing Market Analysis is meant to supplement the information gleaned from the Needs Assessment to facilitate the creation of goals that are better tailored to the local context. In this way, the purpose of the Housing Market Analysis is to ensure that the priority goals developed through the Strategic Plan process will effectively work in the local market.

### Strategic Plan

The Strategic Plan portion of the Consolidated Plan is based on the information learned through the Needs Assessment, Market Analysis, resident survey, public comments, community stakeholder focus group interviews, and review of existing local/regional planning documents. Given the limited nature of resources, the County prioritized the needs identified through the consolidated planning process to target the allocation of funds in a manner that maximizes community impact.

# Housing Market Analysis

2015-2019 Consolidated Plan

## Affordable Housing

Currently, the demand for housing that is affordable to low- to moderate-income households outpaces the supply of affordable units. This has resulted in a severe lack of affordable housing units in the county, especially among households experiencing the greatest financial hardships.

According to 2007-2011 CHAS data, there are a total of **11,180 households earning less than 30% Area Median Income (AMI)**, but there are only **3,490 affordable housing units** available to these extremely low-income households. This means that at least **69% of extremely low-income households do not have access to affordable housing** and that **7,690 affordable housing units would have to be created to just to meet current demand** for housing that is affordable to the county's poorest households.

## Housing Cost Burden

Housing cost burden is by far the most common problem among both owner and renter households living below area median income (AMI), regardless of the income level.

At least **87% of renters** and **95% of homeowners**, living below 100% of AMI, **spend more than 30% of their income on housing**.

A greater percentage of renter households than owner-occupied households are severely cost burdened. Overall, **20% of renter households** and **7% of owner households** experienced severe cost burden.

## Public Housing

According to CMHA, as of July 2014 there are **1,418 public housing units** and **13,089 Section 8 subsidized housing vouchers in use**. There are an additional **4,725 households on the waiting list for public housing**, and **2,480 households waiting for Section 8 vouchers**.

## Homelessness

The City of Columbus and Franklin County have a well-developed Continuum of Care, which outlines the housing facilities and supportive services offered to homeless individuals and families.

Based on the FY 2013 data, there are **14,134 individuals in emergency shelters, transitional housing, or permanent supportive housing in Franklin County over the course of a year**. The majority (**64%**) are **Black or African American**. The remainder is mostly **White (34%)**, with 2% reported as "Other." Of the 14,134 homeless individuals, a small percentage (**3%**) **identify as Hispanic or Latino**.

Based on the January 2014 PIT count, **14% of individuals experiencing homelessness on a given night in Franklin County are unsheltered**. The unsheltered homeless are all adults, most of them chronically homeless (75%), and 1 in 10 are veterans.

# Priority Needs

## 2015-2019 Consolidated Plan

The primary purpose of the Consolidated Plan is to determine how HUD block grant funds should be spent to best meet the county's most pressing needs. To achieve this goal, the County utilized the following methods to develop a comprehensive account of current housing and community development needs: a resident survey, stakeholder focus groups, and a needs assessment and market analysis based on federal, state, and local data.

The county's priority needs were identified through a Strategic Planning session, which brought together staff representing the County Commissioners and from the Franklin County Department of Economic Development and Planning. During this session, all relevant findings from the resident survey, stakeholder focus groups, needs assessment, and market analysis were shared with the group. These findings were the focus of discussion and were used to determine the county's most pressing housing and community development needs.

Through this process, the county identified the following priority needs:

- **Affordable Housing Preservation and Development**
- **Safe and Sanitary Housing**
- **Supportive Service Housing for Special Needs Population**
- **Housing Options for Elderly Residents**
- **Equal Access to Housing**
- **Economic and Community Development**
- **Self-sufficiency of Low Income Residents**
- **Youth Recreation and Education Opportunities**
- **Homeless Facilities and Prevention Services**
- **Public Improvements and Infrastructure**

# Goals

## 2015-2019 Consolidated Plan

The primary purpose of the Strategic Plan is to identify which needs represent Franklin County's highest priorities, so that funding can be allocated to address these needs first. In this way, the Strategic Plan acts as a guide to direct the allocation of HUD funds in a manner that maximizes community impact by prioritizing funding to the county's most pressing housing and community development needs.

Based on these ten priorities, Franklin County developed a total of twenty-eight Strategic Plan Goals to track the County's progress towards addressing these needs over the 5-year Consolidated Planning period, 2015-2019. The Strategic Plan Goals were developed with the findings of the Housing Market Analysis in mind, to ensure that they were tailored to work within local market conditions.

The goals created through the Strategic Plan process include:

### **Affordable Housing Preservation and Development**

- Provide housing assistance to special needs populations
- Assist low to moderate income owner-occupied homes
- Preserve and expand affordable housing
- Provide homebuyer education and assistance
- Provide housing for groups ineligible for public housing
- Collaborate with CMHA on public housing activities
- Provide direct homeownership assistance to subsidize energy efficiency improvements

### **Safe and Sanitary Housing**

- Ensure safe and sanitary property conditions
- Reduce the infant mortality rate
- Incentivize the preservation and expansion of healthy, affordable, environmentally friendly housing

### **Supportive Service Housing for Special Needs**

- Increase access to housing and emergency shelter
- Provide housing for special needs populations

### **Housing Options for Elderly Residents**

- Provide housing assistance to elderly residents

### **Equal Access to Housing**

- Ensure equal access to housing

# Goals Continued

2015-2019 Consolidated Plan

## **Neighborhood and Commercial Revitalization**

- Foster business expansions in areas of need
- Identify locations for economic reinvestment
- Improve access to healthy food
- Foster development of skills for residents in need

## **Self-sufficiency of Low Income Residents**

- Foster business expansions in areas of need
- Foster development of skills for residents in need

## **Youth Recreation and Education Opportunities**

- Promote and support youth programming, services, and other activities

## **Homeless Facilities and Services**

- Increase access to housing and emergency shelter

## **Public Improvement and Infrastructure**

- Support infrastructure maintenance and improvements
- Assist communities in building food system security
- Implement a neighborhood beautification program
- Support Property Assessed Clean Energy (PACE) programs
- Develop and implement a Franklin County Electric & Gas Aggregation Plan
- Promote and prioritize the use of green and natural infrastructure





# Past Performance Results

## 2010-2014 Consolidated Plan

In 2010, the County established five-year performance measures in regards to the goals identified in its 2010-2014 Consolidated Plan. The following list outlines some of those goals and identifies how the County has fared through the first four years of the previous Consolidated Plan. While the 2010-2014 Consolidated Plan is currently in its fifth year, the performance measures are in their fourth year. Therefore, the program outcomes listed below should be interpreted as being **80% complete** (i.e. four years of the five-year program have been implemented).

**Increase the supply of affordable rental housing units for low- and extremely low-income families and individuals outside of areas of poverty and near employment growth areas:**

- Provide gap financing for 300 rental units: **167% achieved**
- Provide gap financing for 25 single family homes: **172% achieved**
- Provide infrastructure improvements to 50 rental units: **278% achieved**

**Increase the range of housing options and related services for special needs populations:**

- Assist 500 households with transitional/permanent housing: **114% achieved**
- Assist 3,000 clients through operating support of shelters: **408% achieved**
- Assist 300 households through the housing retention program: **404% achieved**
- Provide hearing impairment equipment to 30 households: **143% achieved**

**Expand the conservation and improvement of existing affordable owner and renter housing units:**

- Rehab 100 low-income owner-occupied houses: **87% achieved**
- Provide urgent repairs to 275 low-income owner occupied houses: **189% achieved**

**Increase opportunities for low-income households to become and remain homeowners:**

- Assist 50 low-income families in becoming first-time homebuyers: **120% achieved**
- Assist 1,000 families in remaining housed: **175% achieved**

**Ensure equal access to housing:**

- Provide fair housing services (to 5,000 persons) in the community: **193% achieved**

**Upgrade sanitary sewers, water/storm sewers, and/or streets with curbs and gutters and sidewalks to current standards within identified Target Areas:**

- Upgrade 8 public infrastructure (curbs, gutters, sewers, etc.) projects: **88% achieved**
- Assist 1,000 households with water conservation: **312% achieved**

**Repair and replace deteriorated infrastructure in older cities, townships, and village centers:**

- Demolish 30 nuisance properties: **113% achieved**

**Help low-income residents obtain and keep jobs that match their interests and potential:**

- Provide loan assistance to 100 businesses: **115% achieved**

**Promote thriving small and emerging businesses:**

- Provide development training to 50 businesses: **368% achieved**

**Increase low-income individuals' access to regional job markets and locations:**

- Create/retain 1,500 jobs through County CRA and EZs: **314% achieved**
- Locate 3 businesses adjacent to low-income residential areas: **100% achieved**

# 2015 Annual Action Plan

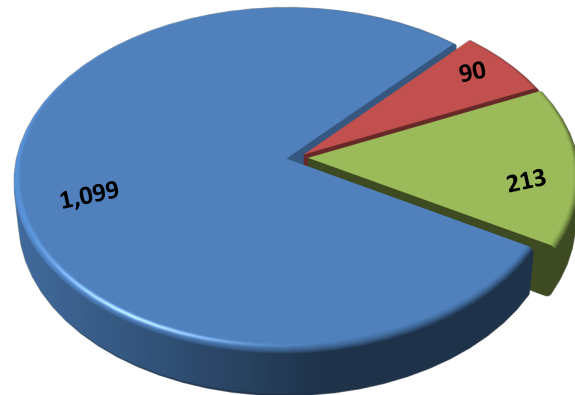
The Consolidated Plan process culminated with the development of Franklin County's First Year Annual Action Plan. The First Year Annual Action Plan provides a summary of the actions, activities, and programs Franklin County will implement during the first year (2015) of the Consolidated Plan period to address the priority needs and goals identified by the Strategic Plan. Overall, the Action Plan functions as an annual guide and budget to explain how federal resources will be used to improve conditions for LMI households, racial and ethnic minorities, homeless persons, and other non-homeless special needs populations in Franklin County.

## PROGRAM OUTCOMES

**8,825 Families assisted**  
**1,402 Jobs impacted**  
**6 Street improvements**  
**800 Tool loans made**  
**425 Students assisted**  
**96 Businesses assisted**  
**84,565 Meals provided**

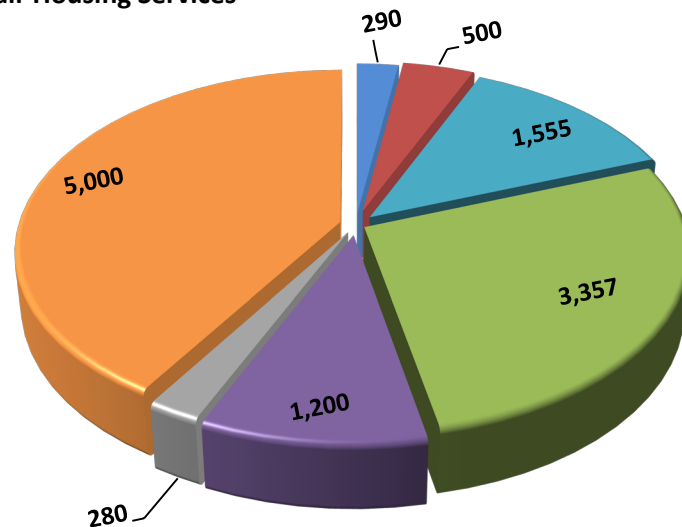
## Franklin County 2015 Projected Jobs Impacted

■ Affordable Housing ■ Economic Development ■ Infrastructure



## Franklin County 2015 Projected Families Impacted

■ Affordable Housing ■ Economic Development  
 ■ Public Services ■ Infrastructure  
 ■ Homelessness Prevention ■ Planning  
 ■ Fair Housing Services



# 2015 Federally Funded Programs: 31

## Total Program Funding: \$3,203,894

(Program income and unallocated funds represented from previous years)

### AFFORDABLE HOUSING PROJECTS: \$1,525,000

CHN Relocation Project  
Community Designated Rebuilding Lives Project  
Elderly & Senior Homeowners Assistance Program  
First-time Homebuyers Downpayment Assistance  
Home Rehabilitation - Housing Repair Program

### ECONOMIC DEVELOPMENT: \$315,000

Business Development  
Fresh Foods Initiative  
Lemonade Stand for Entrepreneurial Youth  
Microenterprise Loan Program  
Respite Connections - Employment Services for the Disabled

### HOMELESSNESS PREVENTION: \$164,609

Community Shelter Board/YWCA Family Center

### INFRASTRUCTURE & NEIGHBORHOOD CONSERVATION: \$329,698

City of Hilliard - Street Improvement Project  
Franklin Township Street Repair

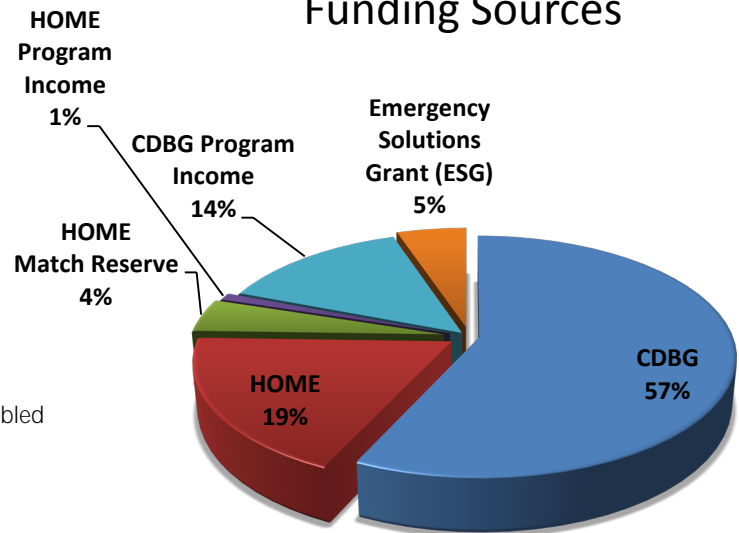
### PUBLIC SERVICE PROJECTS: \$281,500

All THAT Whitehall Mentoring Program  
Children's Hunger Alliance  
Dress for Success  
Housing Counseling - HOTH  
Housing Counseling - MORPC  
Housing Retention Specialist  
Individual Development Accounts  
Lifecare Alliance - Nutritional Program  
M.O.B.I.L.E.  
Rebuilding Together Central Ohio

### ADMINISTRATION & PLANNING: \$467,060

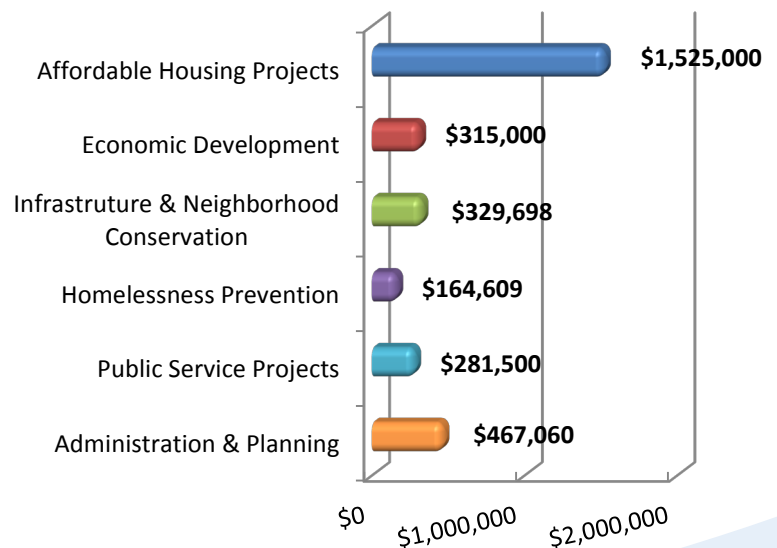
CHDO Development  
CHDO Operating  
CHDO Technical Assistance  
County Administrative Support  
Fair Housing Services  
Housing Advisory Board  
HQS Inspections - CMHA  
Westland Planning Study

## Funding Sources



- Community Development Block Grant (CDBG)
- HOME Partnership Program (HOME)
- HOME Match Reserve
- HOME Program Income
- CDBG Program Income
- Emergency Solutions Grant (ESG)

## Allocation of Funds



\*Unallocated Program Funds: \$121,027

## Franklin County Board of Commissioners



Commissioner Marilyn Brown  
*President*



Commissioner Paula Brooks



Commissioner John O'Grady



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