

Franklin County, Ohio



Consolidated Plan 2015 – 2019

Research and Report Preparation



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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.

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 the First Year Annual Action Plan (budget) that identifies how the county plans to allocate its HUD funding to address those priority needs.

In turn, the Consolidated Plan serves as the document that guides the priorities and expenditure of CDBG, HOME, and ESG funds received by the County (additional information on each of these programs is provided following the summary of the Consolidated Plan's sections).

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)**

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.

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.).

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.

The final section of the Consolidated Plan is the Strategic Plan. The Strategic Plan section is based on the findings from the Needs Assessment, Housing Market Analysis, stakeholder and resident input, and review of existing local/regional planning documents. The primary purpose of the Strategic Plan is to prioritize the needs identified through the consolidated planning process to develop associated goals that direct the allocation of federal funds in a manner that maximizes community impact.

The Consolidated Plan process culminated with the development of Franklin County's First Year Annual Action Plan (which is not included as part of the Consolidated Plan document, but can be found at www.franklincountyohio.gov/commissioners/community_development.cfm). The findings from the Consolidated Plan were used to determine the types of programs the County would fund in the 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.

The following program summaries provide additional information about the purpose and priorities of each of the federal block grant programs guided by the Consolidated Plan:

CDBG

The Community Development Block Grant (CDBG) program works to ensure decent affordable housing, to provide services to the most vulnerable residents in a given community, and to create jobs through the expansion and retention of businesses. CDBG is a tool that local governments can use to tackle serious challenges facing their communities. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.

The CDBG grant fund is used by the County to fund a variety of programs and projects that benefit low and moderate income county residents. These projects range from infrastructure improvements and economic development loans and grants, to homeowner rehabilitation programs, public services and fair housing initiatives.

HOME

The HOME Investment Partnerships Program (HOME) provides formula grants to localities that communities can use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.

- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.
- HOME's requirement that participating jurisdictions match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

The HOME program funds are used by the County 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.

ESG

The Emergency Solutions Grant (ESG) program provides funding to: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless.

ESG funds may be used for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.

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

HUD's New Consolidated Plan Template:

In May 2012, the U.S. Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) introduced the eCon Planning Suite, a collection of new online tools to assist grantees in creating market driven, leveraged housing and community development plans. One of these tools, the Consolidated Plan Template, allows grantees to develop and submit their Five Year Consolidated Plans and Annual Action Plans online. This plan represents the first time Franklin County has utilized the online template to prepare a Consolidated Plan. The following Consolidated Plan document is an exported version of the Consolidated Plan from HUD's Integrated Disbursement and Information System (IDIS). Grantees are now required to develop their Consolidated Plan in accordance with the format specified in Consolidated Plan Template and submit the Plan electronically through IDIS. Additional sections may be present in this publicly available document to ensure the public has access to the range of information considered in preparing the Consolidated Plan. The contents of this document will be retained in the version submitted to HUD electronically, but formatting is subject to change.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As noted in the introduction, 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.

Once the comprehensive account of the county's current housing and community development needs was determined, through the above methods, the county proceeded to the Strategic Plan portion of the consolidated plan process. 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.

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 (note: these findings are detailed in the Process, Needs Assessment, and Market Analysis sections of this Consolidated Plan). 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:

1. Affordable Housing Preservation and Development
2. Safe and Sanitary Housing
3. Supportive Service Housing for Special Needs Population
4. Housing Options for Elderly Residents
5. Equal Access to Housing
6. Economic and Community Development
7. Self-sufficiency of Low Income Residents
8. Youth Recreation and Education Opportunities
9. Homeless Facilities and Services
10. Public Improvements and Infrastructure

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:

1. Foster business expansion, assistance, and relocation in areas of economic need and revitalization
2. Promote and assist the connectivity of housing with job centers
3. Improve access to healthy food
4. Ensure safe and sanitary residential properties
5. Provide educational and recreational opportunities to youth through after-school activities and other programs
6. Foster opportunities that close the skills gap for low to moderate income residents
7. Increase employment opportunities

8. Promote and support youth programming, services, and other activities
9. Stimulate neighborhood and commercial revitalization
10. Support infrastructure maintenance and improvements
11. Increase access to housing and emergency shelter to families and individuals, while encouraging rapid rehousing
12. Address the social determinates that influence infant mortality rates and improve birth outcomes (low birth weight and premature births)
13. Provide supportive services to persons living with HIV/AIDS
14. Increase housing options and opportunities for rehab and improving accessibility within the home for elderly residents
15. Increase housing with supportive services for special needs populations
16. Increase housing options for groups ineligible for public housing
17. Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment
18. Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing
19. Equip homebuyers with skills, knowledge, and assistance for successful homeownership
20. Ensure equal access to housing
21. Ensure collaboration and cooperation with CMHA on the redevelopment of public housing sites and units
22. Assist communities in building food system security
23. Promote and prioritize the use of green and natural infrastructure
24. Support Property Assessed Clean Energy (PACE) programs
25. Develop a Franklin County Electric & Gas Aggregation Plan
26. Implement Franklin County Electric & Gas Aggregation Plan
27. Implement a neighborhood beautification program
28. Provide direct homeownership assistance to subsidize energy efficiency improvements

The goals developed through the Strategic Plan process will guide the allocation of HUD funds (i.e. CDBG, HOME, and ESG) and direct the County's actions, activities, and programs, as they relate to housing and community development, over the next five years. These goals will also serve as a management tool to help Franklin County track and monitor performance throughout the term of the Consolidated Plan.

The findings from the Consolidated Plan (Public Input, Needs Assessment, Market Analysis, and Strategic Plan) were then used by the County to develop the First Year Annual Action Plan, which outlines the actions, activities, and programs Franklin County will implement in 2015 to address the county's priority needs and Strategic Plan goals. Following the close of the first

program year, Franklin County will create new Annual Action Plans for each subsequent year (i.e. years 2, 3, 4, and 5) that build on the outcomes and achievements to date. In this way, each Annual Action Plan allows the County the opportunity to assess progress made towards meeting priority housing and community development needs, and to realign strategies to address priority needs that have yet to be met (for a full set of Year 1 programs and activities, see the First Year Action Plan at www.franklincountyohio.gov/commissioners/community_development.cfm).

3. Evaluation of past performance

In 2014, Franklin County effectively used federal and local resources to further its overall Consolidated Plan goals with respect to community development, housing, homelessness prevention, and special needs populations in an attempt to serve extremely low, very low, low, and moderate-income persons. As indicated in the previous Consolidated Plan, these goals were to provide affordable housing opportunity, neighborhood and target area revitalization, and economic development and economic opportunity. The County, in conjunction with the City of Columbus, completed implementation of the final year of its previous five-year combined Consolidated Plan (2010-2014) in 2014.

The Department of Housing and Urban Development has requested that all grantees implement an evaluation performance plan. Franklin County has incorporated an appropriate practice by way of its Management for Results process, which is used to evaluate the performance of the Department of Economic Development and Planning, as well as all other Franklin County Agencies. This process is used to make budgeting decisions that rewards those areas that prove to be the most effective in addressing the needs of the county's extremely low-to-moderate income clientele, while serving the intent and priorities cited in the County's Consolidated Plan. Cited below are the quantified goals the County has established and the outcomes achieved under the 2010-2014 Consolidated Plan.

Past Performance Results

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 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, due to the difference between the County's fiscal schedule and HUD's program year schedule which runs from April through March. 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). The raw numbers behind these percentages are listed in the County's previous CAPER reports.

- 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:
 1. Provide gap financing for 300 rental units: 167% achieved
 2. Provide gap financing for 25 single family homes: 172% achieved
 3. Provide infrastructure improvements to 50 rental units: 278% achieved
- Increase the range of housing options and related services for special needs populations (e.g. homeless, elderly, disabled, etc.):

1. Assist 500 households with transitional/permanent housing: 114% achieved
 2. Assist 3,000 clients through operating support of shelters: 408% achieved
 3. Assist 300 households through the housing retention program: 404% achieved
 4. Provide hearing impairment equipment to 30 households: 143% achieved
 5. Provide support to 625 afflicted households: 36% achieved
- Expand the conservation and improvement of existing affordable owner and renter housing units:
 1. Rehab 100 low-income owner-occupied houses: 87% achieved
 2. Provide urgent repairs to 275 low-income owner occupied houses: 189% achieved
 3. Rehab 50 housing units making them handicap accessible: 30% achieved
 4. Provide 75 sewer repairs to low-income owner occupied houses: 28% achieved
 5. Create 500 units of affordable housing: 53% achieved
 - Increase opportunities for low-income households to become and remain homeowners:
 1. Assist 50 low-income families in becoming first-time homebuyers: 120% achieved
 2. Assist 200 low-income families in accessing public water/sewers: 69% achieved
 3. Assist 1,000 families in remaining housed: 175% achieved
 - Ensure equal access to housing:
 1. 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:
 1. Upgrade 8 public infrastructure (curbs, gutters, sewers, etc.) projects: 88% achieved
 2. Assist 1,000 households with water conservation: 312% achieved
 - Repair and replace deteriorated infrastructure in older cities, townships, and village centers and address neighborhood needs within identified Target Areas:
 1. Replace 3 public infrastructure (curbs, gutters, sewers) projects: 66% achieved
 2. Provide incentives for the rehab of 3 recreation and public facilities: 33% achieved
 3. Demolish 30 nuisance properties: 113% achieved
 - Provide technical and financial assistance to community based organizations in order to address neighborhood needs:
 1. Support the development of CHDO capacities (10 allocations): 70% achieved
 2. Monitor the development of CHDOs (10 assessments): 70% achieved
 3. Contribute to the construction of 45 CHDO single family homes: 31% achieved
 - Help low-income residents obtain and keep jobs that match their interests and potential:
 1. Provide loan assistance to 100 businesses: 115% achieved
 2. Serve 100 low-income individuals through the County's First Source hiring agreement with businesses*: 0% achieved

(*The *First Source* hiring process was suspended in 2011).

- Promote thriving small and emerging businesses:
 1. Create 50 and retain 50 jobs through the County's Growth fund 11% achieved
 2. Provide development training to 50 businesses: 368% achieved
- Increase low-income individuals' access to regional job markets and locations.
 1. Create/retain 1,500 jobs through County CRA and EZs: 314% achieved
 2. Locate 3 businesses adjacent to low-income residential areas: 100% achieved

These outcomes demonstrate that the County has achieved specific accomplishments in the following areas: 1) increasing 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; 2) increasing the range of housing options and related services for special needs populations (e.g. homeless, elderly, disabled); 3) ensuring equal access to housing for all persons; and 4) increasing low-income individuals' access to regional job markets and locations. Due to these successes, going forward CDBG, HOME and ESG funds will, for the most part, continue to support the same programs as in 2014.

4. Summary of citizen participation process and consultation process

Public participation is an essential part of the consolidated planning process because it helps ensure that decisions are made with careful attention to community needs and preferences. Moreover, the input of stakeholder and community members generates additional public awareness about the consolidated planning process. Involvement allows more perspectives to be featured during the decision-making process, which gives Franklin County more information to consider in the development of the Consolidated Plan's priorities and goals. Receiving input and buy-in from planning officials, stakeholders, and residents of Franklin County plays a significant role in helping the plan take shape.

To this end, a public involvement process was developed to gather targeted feedback from stakeholder groups and provide opportunities for all community residents to participate in the planning process. The major activities of the public involvement process included a survey of county residents, focus group interviews conducted with key stakeholder groups from the community, a public comment period during which the draft plan could be reviewed, and a public hearing. The resident survey, public comment period and public hearing are described in more detail below.

Resident Survey

Franklin County developed an online survey about housing and community needs in the county. The purpose of the survey was to obtain broad input from county residents about current conditions and needs. The survey provided additional information, which supplemented data collected through existing sources and datasets, and this information was used to support the development of the Consolidated Plan's priorities and goals. A draft protocol was developed and tested to ensure complete and accurate data collection prior to distribution to residents.

Resident Survey Results

The online survey was created to give citizens the opportunity to provide input into the consolidated planning process. Franklin County advertised the survey through email and newsletters, and posted it on the County's website. In addition to advertising and hosting the survey, the County reached out to over 100 government, non-profit, and civic groups. These organizations were asked to help advertise and disseminate the survey to their various membership and contact lists. Throughout the outreach process, special attention was paid to connecting with organizations and leaders that represent and advocate on behalf of populations of special interest to the Consolidated Plan (i.e. racial and ethnic minority groups, and low/moderate income (LMI) households).

The survey was organized into five broad topic areas: 1) affordable housing; 2) neighborhood revitalization; 3) human, social, and supportive services; 4) community and economic development; 5) and homeless facilities and services. Within each topic area, respondents were asked to identify the most important issues/needs in the community and to prioritize the allocation of funds for these issues/needs. The following summary provides the top needs/issues identified by participants for each of the five topic areas. For more detailed data, please reference the survey result tables below.

Affordable Housing:

In regards to affordable housing, residents reported that the top housing need in Franklin County is additional assistance to residents so that they can maintain safe, sanitary and affordable housing. Respondents also noted that there is a need to increase the amount of affordable housing. In terms of funding, respondents said that the County should prioritize spending for foreclosure prevention and homebuyer education programs. Few respondents believed that assistance for home repairs or that funding down payment assistance programs are priority needs.

Neighborhood Revitalization:

Respondents reported that addressing vacant properties, through demolition or rehabilitation, is the top neighborhood revitalization need, followed by maintaining and improving infrastructure. Similarly, residents said that funding should be used to fix-up or eliminate vacant properties. Conversely, only a small percentage of respondents believed that supporting neighborhood organizations and civic associations should be a priority.

Human, Social, and Supportive Services:

In terms of both need and spending, respondents reported that youth programs and childcare are the greatest human, social, and supportive service needs. Respondents also noted that there is a high need for behavioral health services and that they would like to see additional funding used to increase public transportation routes and options. Only a small portion of respondents felt that supporting diverse cultural groups is a priority need in the community.

Community and Economic Development:

Respondents reported that creating more job opportunities and small businesses is the greatest community and economic development needs in Franklin County. Further, the largest

percentage of respondents said that funds should be prioritized to create and retain jobs and to attract more local businesses.

Homeless Facilities and Services:

In regards to homelessness, respondents reported that mental health and additional emergency housing are the two most pressing needs in Franklin County. Respondents noted that funding should be prioritized to address mental health issues and for programs that are focused on job readiness and financial literacy. Additional crisis care was selected as the lowest homeless service need and additional emergency shelter space was considered the lowest funding priority, but this may simply reflect the fact that a new emergency shelter is currently being constructed and is thus no longer viewed as a pressing funding need.

Public Comment Period and Hearing

Prior to finalization and submittal of the Consolidated Plan to HUD, Franklin County provided an opportunity for the public to comment on the draft version. As required by HUD regulations, a public hearing was held by the County to gather further public input. The public comment period and hearing were publicized through legal advertisements in the Columbus Dispatch. Residents and community stakeholders were welcomed to comment on all aspects of the Consolidated Plan. All timely comments were reviewed and incorporated as appropriate into the final Consolidated Plan recommendations; a full summary of the input received during the public comment period and at the public hearing is provided below, and all public comments are included in the Summary of Public Comments section. (This section will be updated upon completion of the 30 day public comment period)

Summary of public comments– This section will be updated upon completion of the 30 day public comment period.

Summary of comments or views not accepted and the reasons for not accepting them – This section will be updated upon completion of the 30 day public comment period.

5. Summary

As stated in the Introduction, the Consolidated Plan serves as the document that guides the expenditure of CDBG, HOME, and ESG funds received by Franklin County. The County uses funds from these HUD programs to carry out actions, activities, and programs that address the county's greatest housing and community development needs – especially for low and moderate income households.

A comprehensive account of Franklin County's current housing and community development needs was developed by the information gleaned from the results of the resident survey, stakeholder focus groups, needs assessment, and housing market analysis. This comprehensive list of needs served as the foundation for the Strategic Plan. Through this process, Franklin County has identified the following priority needs for the next five years.

Priority Needs:

1. Affordable Housing Preservation and Development
2. Safe and Sanitary Housing
3. Supportive Service Housing for Special Needs Population

4. Housing Options for Elderly Residents
5. Equal Access to Housing
6. Economic and Community Development
7. Self-sufficiency of Low Income Residents
8. Youth Recreation and Education Opportunities
9. Homeless Facilities and Services
10. Public Improvements and Infrastructure

Once the priority housing and community needs were established, the County developed a series of Strategic Plan Goals to guide the allocation of HUD funds to best address these needs and to serve as a management tool to help the County track and monitor performance throughout the term of the Consolidated Plan. The Strategic Plan Goals serve as benchmarks to be met through the actions, activities, and programs funded by HUD's block grant programs during the Consolidated Plan term. During the next five years, Franklin County will work to meet the Strategic Plan Goals in order to address the county's priority housing and community development needs.

Strategic Plan Goals

1. Foster business expansion, assistance, and relocation in areas of economic need and revitalization
2. Promote and assist the connectivity of housing with job centers
3. Improve access to healthy food
4. Ensure safe and sanitary residential properties
5. Provide educational and recreational opportunities to youth through after-school activities and other programs
6. Foster opportunities that close the skills gap for low to moderate income residents
7. Increase employment opportunities
8. Promote and support youth programming, services, and other activities
9. Stimulate neighborhood and commercial revitalization
10. Support infrastructure maintenance and improvements
11. Increase access to housing and emergency shelter to families and individuals, while encouraging rapid rehousing
12. Address the social determinates that influence infant mortality rates and improve birth outcomes (low birth weight and premature births)
13. Provide supportive services to persons living with HIV/AIDS
14. Increase housing options and opportunities for rehab and improving accessibility within the home for elderly residents
15. Increase housing with supportive services for special needs populations
16. Increase housing options for groups ineligible for public housing
17. Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment

18. Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing
19. Equip homebuyers with skills, knowledge, and assistance for successful homeownership
20. Ensure equal access to housing
21. Ensure collaboration and cooperation with CMHA on the redevelopment of public housing sites and units
22. Assist communities in building food system security
23. Promote and prioritize the use of green and natural infrastructure
24. Support Property Assessed Clean Energy (PACE) programs
25. Develop a Franklin County Electric & Gas Aggregation Plan
26. Implement Franklin County Electric & Gas Aggregation Plan
27. Implement a neighborhood beautification program
28. Provide direct homeownership assistance to subsidize energy efficiency improvements

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FRANKLIN COUNTY	Economic Development and Planning

Table 1 – Responsible Agency

Narrative

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.

The Department of Economic Development and Planning administers the CDBG, HOME, and ESG programs, as well as investment partnerships and several smaller programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Franklin County is committed to addressing the community's priority needs in the most efficient and effective way possible. In order to do this, the Department of Development, as the lead agency in the development of the Consolidated Plan, coordinates with other city departments, Columbus Metropolitan Housing Authority (CMHA), Community Shelter Board (CSB, the lead Continuum of Care agency), and other key stakeholders and organizations in central Ohio. By partnering with many different departments, agencies, and organizations the Department of Development is able to utilize the collective knowledge of local subject matter experts to help develop strategies and goals to solve the county's priority needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Franklin County has enhanced its coordination with public and assisted housing providers and private and governmental health, mental health, and service agencies in the following ways:

- The Franklin County and City of Columbus Housing Advisory Board (HAB) is the official board that reviews and approves affordable housing projects applying for County bond financing. In addition, the HAB reviews and comments on proposed city housing bonds as required by the Ohio Revised Code. The County's Housing Bond strategy has been presented to the HAB.
- The Columbus Area Affordable Housing Task Force consists of federal, state, and local government organizations; housing funders; Columbus Metropolitan Housing Authority (CHMA); housing and homeless service providers; and community representatives. The task force meets bi-monthly to monitor and address issues regarding expiring HUD Section 8 contracts in Franklin County and to discuss current and future affordable housing projects.
- The Greater Columbus Infant Mortality Task Force developed a community plan in 2014 to reduce infant mortality by 40 percent and to cut the racial disparity gap in half. Key stakeholders in implementing the plan include the Franklin County Community Health Coordination Infant Mortality Committee, home health care providers, educators, social service agencies, black faith leaders, neighborhood leaders from high-risk areas, expectant and new mothers, Franklin County Public Health, and Columbus Public Health. Recommended housing-related actions include: adopting smoke-free policies in multi-unit housing facilities and other housing settings for high-risk women and families; targeting activities in shelters and low-income housing in high-risk neighborhoods; and expanding these actions to other high-risk settings.

Franklin County is a member of The Community Development (CD) Collaborative of Greater Columbus, which is a non-profit organization that pools resources to provide operating grants and technical assistance to build the capacity of community based non-profit housing developers. The CD Collaborative Board is comprised of various lending institutions such as, the United Way of Central Ohio, The Columbus Foundation, Enterprise Community Partners,

Franklin County, and the City of Columbus. Staff for the Collaborative is provided through a contractual relationship with the Affordable Housing Trust for Columbus and Franklin County. Currently five nonprofit community development corporations are funded by the Collaborative.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County has representatives on the Continuum of Care (CoC) for Franklin County and the City of Columbus. The local CoC is known as the Rebuilding Lives Funder Collaborative (RLFC) which is staffed by the Community Shelter Board (CSB). Funding, monitoring, and system changes are discussed and determined by the RLFC (CoC). The County provides local general fund and Capital Improvement Bond funds in addition to federal ESG and HOME dollars to CSB as an intermediary agency to fund local nonprofit providers working to prevent homelessness and providing emergency shelter. Efforts also include and encourage initiatives of rapid re-housing and stabilization for individuals and families experiencing homelessness. Additionally, funds can also be used to support the community's Homeless Management Information System (HMIS) to guarantee that the community's plan to end homelessness is based on the most applicable and current homeless data available.

The County also provides local Capital Improvement Bond funds and federal HOME funds to assist in the development of permanent supportive housing for chronically homeless individuals and families.

CSB, along with its partner agencies, is designing and implementing a transformational new system designed to move single adults more quickly into stable housing, stop repeat homelessness, and add more capacity when overflow demands are high to make sure everyone who needs shelter is able to get it. There are three key components: First, a new emergency shelter will address the growing numbers of men, women and families who are experiencing homelessness so no one has to sleep on the streets in Columbus. Second, case managers called Navigators will link with a person when they enter the homeless system and work with them throughout their stay. Third, relationships with key partner agencies will be strengthened and enhanced.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

In Columbus and Franklin County the Continuum of Care (CoC) role and responsibilities is fulfilled by a committee called the Rebuilding Lives Funder Collaborative (RLFC). The RLFC provides stewardship for all the strategies developed under the Rebuilding Lives (RL) Plan; provides funding for the capital, services, and operations of supportive housing in Columbus and Franklin County; coordinates activities for the new plan; promotes collaboration to achieve goals and strategies; and secures resources for programs and projects. The County has ongoing membership, representation, and participation in the RLFC.

RLFC (CoC) Planning:

- Receive community and public policy updates relevant to homelessness issues
- Receive updates on the Rebuilding Lives Plan, the local plan to end homelessness

- Plan and conduct a sheltered and unsheltered point-in-time count of homeless persons (delegated to CSB)
- Conduct an annual gaps analysis of the homeless needs and services (delegated to CSB)
- Provide required information to complete the local Consolidated Plan(s) (delegated to CSB)
- Review and act on the annual funding allocations, inclusive of ESG and CoC funds, and establish funding priorities
- Review and act on the HUD CoC Application including all relevant charts and tables
- Review and act on any programs that should be removed from HUD funding and any proposed funding reallocations
- Review and make final determination on provider appeals
- Review and act annually on the proposed new supportive housing bonus project
- Designate a Collaborative Applicant

HMIS Operations:

- Designate a single HMIS for the CoC
- Designate an HMIS Lead
- Ensure consistent participation in HMIS (delegated to CSB)
- Ensure the HMIS compliance with HUD requirements (delegated to CSB)
- Review and approve the HMIS policies and procedures, privacy plan, security plan and data quality plan (delegated to CSB)

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agencies, Groups, and Organizations consulted for the Consolidated Plan

Number	Organization	Consultation Type	Participation Type
1	Albany Park Civic Association	Survey dissemination	Shared survey with stakeholders
2	Alcohol, Drug, Mental Health Board of Franklin County (ADAMH)	Focus group	Attended focus group
3	Alvis House Community Reentry Center	Focus group	Attended focus group
4	Argyle Park Civic Association	Survey dissemination	Shared survey with stakeholders
5	Asian American Community Services	Survey dissemination	Shared survey with stakeholders
6	Ballymeade Civic Association	Survey dissemination	Shared survey with stakeholders
7	Blendon Meadows Civic Association	Survey dissemination	Shared survey with stakeholders
8	Bryden Road Homeowners Association	Survey dissemination	Shared survey with stakeholders
9	Capital Crossroads and Discovery District SIDs	Survey dissemination	Shared survey with stakeholders
10	Catholic Social Service	Focus group	Attended Focus Group

11	Cedar Run Civic Association	Survey dissemination	Shared survey with stakeholders
12	Centro Esperanza Latina	Survey dissemination	Shared survey with stakeholders
13	Clinton Estates Civic Association	Survey dissemination	Shared survey with stakeholders
14	Colonial Life	Survey dissemination	Shared survey with stakeholders
15	Columbus Chamber Of Commerce	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
16	Columbus City Schools	Survey dissemination	Shared survey with stakeholders
17	Columbus Coalition for the Homeless	Focus group	Attended focus group
18	Columbus Metropolitan Library	Survey dissemination	Shared survey with stakeholders
19	Columbus Urban League	Focus group	Attended focus group
20	Community Housing Network	Focus group	Attended focus group
21	Community Properties of Ohio (CPO)	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
22	Community Refugee and Immigration Services (CRIS)	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
23	Community Research Partners	Survey dissemination	Shared survey with stakeholders
24	Community Shelter Board	Focus group	Attended focus group
25	Create Columbus Commission	Survey dissemination	Shared survey with stakeholders
26	Creative Housing	Focus group	Attended focus group
27	Delawanda Residents Association	Survey dissemination	Shared survey with stakeholders
28	Directions for Youth and Families	Focus group	Attended focus group
29	Downtown Residents Association of Columbus	Survey dissemination	Shared survey with stakeholders
30	East Columbus Civic Association	Survey dissemination	Shared survey with stakeholders
31	Eastgate Garden Civic Association	Survey dissemination	Shared survey with stakeholders
32	Eastmoor Community Association	Survey dissemination	Shared survey with stakeholders
33	Economic Community Development Institute	Focus group	Attended focus group
34	Edgewood Civic Association	Survey dissemination	Shared survey with stakeholders
35	Far North Columbus Communities Coalition	Survey dissemination	Shared survey with stakeholders
36	Far Northwest Coalition	Survey dissemination	Shared survey with stakeholders
37	Far Northwest Linden Neighborhood Association	Survey dissemination	Shared survey with stakeholders
38	Finance Fund	Focus group	Attended focus group
39	First Time Learners	Survey dissemination	Shared survey with

			stakeholders
40	Flint Area Citizens Together	Survey dissemination	Shared survey with stakeholders
41	Flint Ridge Terrace Resident's Association	Survey dissemination	Shared survey with stakeholders
42	Forest Park Civic Association	Survey dissemination	Shared survey with stakeholders
43	Franklin County Board of Commissioners	Focus group	Attended focus group
	<i>Franklin County Department of Jobs and Family Services (FCDJFS)</i>	Focus group	Attended focus group
	<i>Franklin County Economic Development and Planning Department</i>	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
	<i>Franklin County, Public Affairs</i>	Survey dissemination	Shared survey with stakeholders
44	Franklin County Board of Developmental Disabilities	Focus group	Attended focus group
45	Franklin County Engineer's Office	Survey dissemination	Shared survey with stakeholders
46	Franklin County Land Reutilization Corporation	Focus group	Attended focus group
47	Franklin County Public Health	Survey dissemination	Shared survey with stakeholders
48	Franklin Park Civic Association, Inc.	Survey dissemination	Shared survey with stakeholders
49	Franklinton Area Neighbors	Survey dissemination	Shared survey with stakeholders
50	Franklinton Development Association	Focus group	Attended focus group
51	Franklinton Ministerial Association	Survey dissemination	Shared survey with stakeholders
52	Friends of the Hilltop	Survey dissemination	Shared survey with stakeholders
53	Friendship Village Residents Association	Survey dissemination	Shared survey with stakeholders
54	Gladden Community House	Focus group	Attended focus group
55	Glen Echo Neighbors	Survey dissemination	Shared survey with stakeholders
56	Great Western Civic Association	Survey dissemination	Shared survey with stakeholders
57	Greater Linden Development Corporation	Focus group	Attended focus group
58	Habitat for Humanity of Greater Columbus	Focus group	Attended focus group
59	Hanford Village Civic Association	Survey dissemination	Shared survey with stakeholders
60	Harrison West Society	Survey dissemination	Shared survey with stakeholders
61	Highland West Civic Association	Survey dissemination	Shared survey with stakeholders
62	Hilltop Neighborhood Action Group	Survey dissemination	Shared survey with stakeholders

63	Homeport	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
64	Homes on the Hill CDC	Focus group	Attended focus group
65	IMPACT Community Action Agency	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
66	Innis Gardens Village Civic Association	Survey dissemination	Shared survey with stakeholders
67	Interfaith Association of Central Ohio	Survey dissemination	Shared survey with stakeholders
68	Italian Village Society	Survey dissemination	Shared survey with stakeholders
69	Karmel Morse Manor Civic Association	Survey dissemination	Shared survey with stakeholders
70	King Thompson	Survey dissemination	Shared survey with stakeholders
71	Kirwan Institute	Survey dissemination	Shared survey with stakeholders
72	LISC Twin Cities	Survey dissemination	Shared survey with stakeholders
73	Maize Morse Tri Area Civic Association	Survey dissemination	Shared survey with stakeholders
74	Marion-Franklin Area Civic Association	Survey dissemination	Shared survey with stakeholders
75	MidEast Area Community Collaborative	Survey dissemination	Shared survey with stakeholders
76	Mid-Ohio Regional Planning Commission (MORPC)	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
77	Milo Grogan Collaboration	Survey dissemination	Shared survey with stakeholders
78	Misty Meadows Civic Association	Survey dissemination	Shared survey with stakeholders
79	Monohan Homeowners Association	Survey dissemination	Shared survey with stakeholders
80	Mt. Vernon Ave Dist. Improvement Association	Survey dissemination	Shared survey with stakeholders
81	Multiethnic Advocates for Cultural Competence	Survey dissemination	Shared survey with stakeholders
82	N.E.C.K.O Neighborhood	Survey dissemination	Shared survey with stakeholders
83	National Affordable Housing Trust	Survey dissemination	Shared survey with stakeholders
84	National Church Residences	Focus group	Attended Focus Group
85	Neighbors in Action	Survey dissemination	Shared survey with stakeholders
86	North Eastmoor Civic Association	Survey dissemination	Shared survey with stakeholders
87	Northland Community Council	Survey dissemination	Shared survey with stakeholders
88	Northwest Civic Association	Survey dissemination	Shared survey with stakeholders
89	Northwood Park Homeowners'	Survey dissemination	Shared survey with

	Association		stakeholders
90	Ohio Council of Churches	Survey dissemination	Shared survey with stakeholders
91	Ohio Department of Transportation (ODOT) District 6	Survey dissemination	Shared survey with stakeholders
92	Ohio Interfaith Power and Light	Survey dissemination	Shared survey with stakeholders
93	Olde Oaks Civic Association	Survey dissemination	Shared survey with stakeholders
94	Olde Sawmill Civic Association	Survey dissemination	Shared survey with stakeholders
95	Olde Towne East Neighborhood Association	Survey dissemination	Shared survey with stakeholders
96	Partners Achieving Community Transformation (PACT)	Focus group	Attended focus group
97	Peacekeepers Civic Association	Survey dissemination	Shared survey with stakeholders
98	Pine Hills Civic Association	Survey dissemination	Shared survey with stakeholders
99	Prairie Township – Township Administrator	Focus group	Attended focus group
100	Radio One	Survey dissemination	Shared survey with stakeholders
101	Salem Area Civic Association	Survey dissemination	Shared survey with stakeholders
102	Saunders Park Property Owners Civic Association	Survey dissemination	Shared survey with stakeholders
103	Schumacher Place Civic Association	Survey dissemination	Shared survey with stakeholders
104	Scioto Southland Civic Association	Survey dissemination	Shared survey with stakeholders
105	Sharon Heights Community Association	Survey dissemination	Shared survey with stakeholders
106	Shepard Community Association	Survey dissemination	Shared survey with stakeholders
107	Short North Alliance	Survey dissemination	Shared survey with stakeholders
108	Short North Civic Association	Survey dissemination	Shared survey with stakeholders
109	Somali Women and Children's Alliance	Survey dissemination	Shared survey with stakeholders
110	South of Main Civic Association	Survey dissemination	Shared survey with stakeholders
111	Southeastern Franklin County Chamber of Commerce	Survey dissemination	Shared survey with stakeholders
112	Southern Orchards	Survey dissemination	Shared survey with stakeholders
113	Southside C.A.N.	Survey dissemination	Shared survey with stakeholders
114	Southside Neighborhood Liaison	Focus group	Attended focus group
115	Southwest Civic Association	Survey dissemination	Shared survey with

			stakeholders
116	Stambaugh-Elwood Civic Association	Survey dissemination	Shared survey with stakeholders
117	Teakwood Heights Civic Association	Survey dissemination	Shared survey with stakeholders
118	The Affordable Housing Trust	Focus group, survey dissemination	Attended focus group Group/shared survey with stakeholders
119	The Columbus Foundation	Focus group	Attended focus group
120	The Council on American-Islamic Relations	Survey dissemination	Shared survey with stakeholders
121	The Hispanic Chamber of Columbus	Survey dissemination	Shared survey with stakeholders
122	The Horn of Africa Community Center	Survey dissemination	Shared survey with stakeholders
123	The Multicultural Business Center	Survey dissemination	Shared survey with stakeholders
124	The Ohio Civil Rights Commission	Survey dissemination	Shared survey with stakeholders
125	The Ohio Hispanic Coalition	Survey dissemination	Shared survey with stakeholders
126	Three Rivers Civic Association	Survey dissemination	Shared survey with stakeholders
127	Touchstone Hospitality	Survey dissemination	Shared survey with stakeholders
128	Tussing Area Coalition	Survey dissemination	Shared survey with stakeholders
129	United Way of Central Ohio	Focus group, survey dissemination	Attended focus group/shared survey with stakeholders
130	Vassor Village Civic Association	Survey dissemination	Shared survey with stakeholders
131	Victorian Village Society	Survey dissemination	Shared survey with stakeholders
132	Vogt Santer Insights (VSI)	Focus group	Attended focus group
133	Walhalla Ravine Association	Survey dissemination	Shared survey with stakeholders
134	Westworth Village Civic Association	Survey dissemination	Shared survey with stakeholders
135	City of Whitehall	Focus group	Attended focus group
136	Willis Park CA & Block Watch	Survey dissemination	Shared survey with stakeholders
137	YMCA of Central Ohio	Focus group	Attended focus group

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult with as broad of a range of agencies as possible; no agency types were specifically excluded from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rebuilding Lives Plan	Community Shelter Board	The goals of the Strategic Plan portion of the Consolidated Plan were developed in close coordination with those of the Rebuilding Lives Plan, which is Columbus’ Continuum of Care planning document. The Rebuilding Lives plan is made up of a comprehensive and interrelated set of strategies to decrease the number of people who experience homelessness. The Community Shelter Board works with the County and other partner agencies on four goals in the Rebuilding Lives plan: 1) access; 2) crisis response; 3) transition; and 4) advocacy. The Consolidated Plan’s Strategic Goals align with and further support these goals.
PHA 5-Year and Annual Plan	Columbus Metropolitan Housing Authority (CMHA)	CMHA is the City of Columbus and Franklin County’s Public Housing Authority. The County reviewed CMHA’s PHA 5-Year and Annual Plan when developing Strategic Goals related to public housing. The Strategic Plan specifies that Franklin County is committed to collaborating and cooperating with CMHA on the redevelopment of public housing sites and units as outlined in the PHA 5-Year Plan.

<p>Analysis of Impediments to Fair Housing Choice and Action Plan</p>	<p>Franklin County and City of Columbus</p>	<p>The Analysis of Impediments (AI) to Fair Housing Choice outlines how Franklin County will take steps to affirmatively further fair housing. The purpose of these actions is to ensure housing choice for all residents of Franklin County by eliminating housing discrimination on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity. The AI's Fair Housing Action Plan was considered throughout the Strategic Planning process, and the goals align with and further support fair housing.</p>
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Table 3 - Other Local/Regional/Federal Planning Efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In preparing the Consolidated Plan, Franklin County consulted CMHA as the local public housing authority, non-profit and for-profit housing developers, affordable housing professionals, Community Shelter Board as the Continuum of Care lead, and philanthropic organizations to discuss local affordable housing needs and the barriers to LMI residents securing safe, sanitary, and affordable housing. Efforts were made to coordinate with the City of Columbus to ensure that the Strategic Goals of the County's Consolidated Plan aligned with those of the City's, which was being developed simultaneously. Throughout the planning process, the County was careful to consider other significant local and regional plans to ensure that the Consolidated Plan did not conflict with these efforts. The County also sought direct input from other jurisdictions, both municipalities and townships, within Franklin County, with a particular focus on those with high concentrations of low- and moderate-income and racial/ethnic minority residents.

Aside from coordinating with affordable housing stakeholders, Franklin County consulted with representatives from organizations that focus on the needs of racial and ethnic minorities; immigrants and refugee populations; the elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or other drug addictions; persons with HIV/AIDS; and persons released from prison. In addition, the County worked with transportation, workforce, and community and economic development professionals to determine priority non-housing needs.

Narrative (optional):

In order to gather more detailed information about housing, community and economic development, supportive services, the homeless population, and special needs populations of particular importance to the consolidated planning process, eight focus group interviews were conducted with representatives of relevant organizations and stakeholder groups. The purpose of the focus group interviews was to supplement the information gained through the Needs Assessment and Market Analysis, to fill gaps that the previous information could not address. Relevant findings from the focus group interviews are included throughout the Needs Assessment, Market Analysis, and Strategic Plan portions of the Consolidated Plan. A summary of the results of the eight focus group interviews follows below (note: see Table 2 for a full list of invited and participant organizations).

Stakeholder Focus Group Summary

Overview

During the week of June 30 – July 4, 2014, eight focus group interviews were held with representatives from a broad spectrum of organizations with interests in and expertise relating to the Consolidated Plan. In sum, over 100 individuals, representing 66 different government, non-profit, and private entities were invited to participate. There were 45 attendees across the nine focus groups, representing 39 organizations. The eight focus groups were organized according to the following topics:

- Neighborhood housing and development
- Housing professionals
- Economic and regional development
- Human services and social welfare
- Supportive services 1 (elderly, minority, disability, foreign born/refugee)
- Supportive services 2 (reentry, behavioral health, persons with addictions)
- Homelessness
- County and municipal representatives

Each focus group began with a brief introduction of the Consolidated Plan project, the HUD funded programs included in the Consolidated Plan, and the general topics that the plan will address. Next, there was a discussion of the specific purpose of that focus group. The level of familiarity with the Consolidated Plan and the HUD funded programs it covers was varied, with some participants working directly on the administration and implementation of all programs and others having little to no direct involvement.

As diverse as the focus group attendees and topics were, so too were the conversations that developed. Each focus group followed a protocol with questions tailored to that topic, which provided rich input across a wide range of community needs and concerns. Yet, through all of the different discussions and expert input, several key themes consistently arose. These themes are summarized below and were heavily influential in the identification and prioritization of the Priority Needs (see Section SP 25) and Strategic Plan goals (see Section SP 45).

Affordable housing

The need for more and diversified affordable housing was the most common topic discussed throughout the focus groups. This need is present for both rental and home ownership properties. Participants frequently emphasized the reduction in public housing vouchers as a

concern. This has led to very low turn-over in public housing, creating minimal availability for new residents.

Other participants discussed the difficulty faced by those moving out of subsidized housing to find and maintain affordable housing. There was particular concern raised for those who are underemployed or otherwise unable to make a living wage and find stable housing. In addition to affordable housing issues for the general LMI population, several specific groups were highlighted:

- a) Seniors – numerous attendees expressed concerns about seniors being able to age in place. In particular, there is a need for more funding for accessibility improvements and general home improvements to keep homes safe and sanitary.
- b) Families – respondents reported many more families facing homelessness than in the past. Unit size is an issue for families, as there are very few 3 and 4 bedroom public housing units.
- c) Special needs – with relation to people living with HIV/AIDS (PLWHA), the housing challenge that was mentioned was that there are more people in long-term housing now than in the past, so there are fewer openings for new residents. The goal for Columbus Public Health (CPH) is now to get people on proper medication, provide services, and help them sustain their own housing. One attendee noted that middle-income people living with HIV/AIDS may not realize they qualify for assistance.

Several attendees cited challenges finding housing for individuals reentering society after incarceration, as they are far more limited in their housing options than even the broader LMI population. It was also noted that there is not enough supportive housing capacity or funding for those suffering from addiction and mental health issues.

- d) Youth & single mothers – respondents commented that there are more young people and especially young single mothers in need of affordable housing. Specifically, young people who are aging out of the foster care system often struggle to find and maintain affordable housing.

Spatial disconnect between housing and jobs

When issues of economic stability and employment were discussed, a similar concern was raised in multiple focus groups. Participants who work in the economic development and workforce development fields consistently noted that many of the new jobs available to LMI residents are located at the fringes of the City and increasingly in outlying areas of Franklin County. These include warehousing and logistics at Rickenbacker, retail at Polaris, and manufacturing along 161 in New Albany. While job development is a positive, many of these jobs are not proximate to affordable housing, which can cause substantial increases in transportation costs for employees. Further compounding the issue, is the lack of adequate (or often any) transit connections between LMI neighborhoods, mostly located in the central city, and employment and child care opportunities. This can effectively render these jobs, to which many LMI residents may be well suited, unattainable.

Homelessness

The participants in multiple focus groups identified homelessness as a growing concern in Franklin County. Growing family homelessness was the most commonly discussed issue, with one participant estimating that demand is 1.5 times more than current capacity. Another participant stated that the growth in family homelessness has led to a new family shelter being

built. Several participants cited the difficulty in earning a living wage as a significant contributor to growing family homelessness. Other concerns related to homelessness included residents with behavioral health issues being placed into the shelter system due to a lack of supportive housing options, a lack of programs to support young single mothers who are homeless, inadequate homelessness prevention funding, and changing definitions and policies on homelessness.

Concentrating resources for neighborhood revitalization

The most frequent suggestion of what the County should do to address housing and community development needs was to target resources in specific neighborhoods. Respondents cited several examples of successful neighborhood revitalization efforts that used a holistic approach and collaboration among numerous partners to make positive changes. Examples included Weinland Park, American Addition, and Southern Gateway, all within the City of Columbus. Participants noted that there needs to be a lasting commitment on the part of Franklin County, the City of Columbus, and their partners in order to achieve long-term results. There was also recognition that this approach may raise concerns because a small number of neighborhoods would receive the majority of funding and other resources, thus reducing funding in other areas.

Transitioning neighborhoods

The issue of second ring suburban neighborhoods, which are becoming more LMI, was raised in multiple focus groups. There was particular concern about large (several hundred to 1,000+) unit apartment complexes in these areas, many of which have property maintenance issues, but are too expensive to rehabilitate. Along with concentrated poverty, they are also magnets for crime, but are the only place many LMI families can afford. Due to their low-density, separated-use development patterns, these neighborhoods are also less walkable, less connected to public transportation, and served by fewer community resources than more centralized neighborhoods.

Vacant & abandoned structures

Vacant and abandoned structures were common discussion topics across several focus groups. The structures themselves are unsafe, they attract criminal activity, and owners allow them to fall into disrepair so they become code violation issues; all of which detract from other progress being made in neighborhoods. Several attendees noted the large number of vacant and abandoned structures – “they pop-up faster than they can be dealt with” – while others commented that the community’s demolition approach has been successful.

Housing rehabilitation

According to focus group attendees working in the housing and community development fields, there is a strong need for funding toward housing rehabilitation programs. Numerous participants made positive comments about the programs that are in place, but said that there is simply not enough money to serve the needs that exist. The lack of home improvement program funding leads to code violations and dangerous behaviors (e.g., using the oven as a heating source when the furnace is broken) by homeowners, who are unable to afford repairs. One participant suggested that rental properties should be eligible for improvement assistance as well.

Crime & safety

Several comments were made identifying crime as a significant challenge to successful neighborhood revitalization efforts. Participants in two different focus groups cited instances of materials and equipment being stolen from home building sites in LMI neighborhoods, which hinders efforts to improve the housing stock. Increasing drug activity (heroin in particular) was also a concern expressed by attendees, and concentrated crime in large apartment complexes was mentioned numerous times. Community Properties of Ohio's Eliminate the Elements program, in which they hire off-duty police officers to patrol properties, was cited as a successful way to control crime within subsidized housing developments, without pushing it to surrounding areas.

Workforce development

The most frequent supportive service need for LMI residents identified by focus group attendees was job training. Participants suggested that people need to be able to obtain jobs that pay a living wage to maintain safe and secure housing, and to do so, they need more workforce training opportunities. Several participants noted rising unemployment levels and higher numbers of long-term unemployed persons. The need for entry level training and soft skills were the most frequently mentioned.

Transportation

Closely tied to issue of spatial mismatch between housing and employment was the topic of transportation. There was general agreement that transportation is a serious challenge for LMI persons. There was a great deal of conversation around improving access to and options for transportation for the LMI population. The conversation about transportation gravitated toward two key points:

1. Making neighborhoods more accessible for all modes (the need for sidewalks was the single most frequently raised transportation topic)
2. A call for improved alternative options for residents to get to work (more frequent and improved transit; MORPC Rideshare; and expanding transportation sharing options like CoGo, Car2Go, Lyft, & Uber)

Immigrant/new American populations

When asked how the community has changed since the last Consolidated Plan, several respondents noted the growth of the county's foreign-born community. Differing cultural norms were mentioned as challenges to meeting housing needs for immigrant families. Some of the specific challenges noted include finding adequately sized units to house large, sometimes extended families; new residents adjusting to the city after living in refugee camps; finding landlords who will rent to immigrants with no income aside from government assistance and no credit history; and housing instability for undocumented residents.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Public participation is an essential part of the consolidated planning process because it helps ensure that decisions are made with careful attention to community needs and preferences. Moreover, the input of stakeholder and community members generated additional public awareness about the consolidated planning process. Involvement allowed more perspectives to be featured during the decision-making process, which gave Franklin County more information to inform the Consolidated Plan's priorities and goals. Receiving input and buy-in from planning officials, stakeholders, and residents of Franklin County played a significant role in helping the plan take shape.

To this end, a public involvement process was developed to gather targeted feedback from stakeholder groups and provided opportunities for all community residents to participate in the planning process. The major activities of the public involvement process included a survey of Franklin County residents, focus group interviews conducted with key stakeholder groups from the community, a public comment period during which the draft plan could be reviewed, and a public hearing. The resident survey, public comment period and public hearing are described in more detail below.

Resident Survey

Franklin County developed an online survey about housing and community needs in the county. The purpose of the survey was to obtain broad input from county residents about current conditions and needs. The survey provided additional information, which supplemented information available through existing sources and datasets, and this information was used to support the development of the Consolidated Plan's priorities and goals. A draft protocol was developed and tested to ensure complete and accurate data collection prior to distribution to residents. A fully copy of the resident survey can be found in the Appendix.

Resident Survey Results

The online survey was created to give citizens the opportunity to provide input into the consolidated planning process. The County advertised the survey through email and newsletters, and posted it on the County's website. In addition to advertising and hosting the survey, the County reached out to other key government, non-profit, and civic groups. These organizations were asked to help advertise and disseminate the survey to their various stakeholder groups. Throughout the outreach process, special attention was paid to connecting with organizations and leaders that represent and advocate on behalf of populations of special interest to the Consolidated Plan (i.e. racial and ethnic groups, and LMI households).

In order to ensure the survey reached a broad audience, an extensive outreach effort was undertaken. A total of 120 local agencies and organizations were contacted and asked to share the survey with their stakeholders, member bases, and email listservs. These agencies included: 4 local governments, departments, and agencies; 71 civic associations; 19 minority and diversity service agencies; 26 other general community stakeholder organizations (i.e. faith-based organizations, public libraries, community development corporations, and chambers of commerce). During the eight week period in which the survey was open, a total of 381 residents completed the survey. Once the survey period was complete, the results were

compiled and analyzed to identify key trends, which were incorporated into the Needs Assessment, Market Analysis, and Strategic Plan portions of the Consolidated Plan as well as the First Year Annual Action Plan.

The survey was organized into five broad topic areas: 1) affordable housing; 2) neighborhood revitalization; 3) human, social, and supportive services; 4) community and economic development; 5) and homeless facilities and services. Respondents were asked to identify the most important issues/needs in the community and to prioritize the allocation of funds for these issues/needs. The following summary provides the top needs/issues identified by participants for each of the five topic areas. For more detailed data, please reference the survey result tables below.

Affordable Housing:

In regards to affordable housing, residents reported that the top housing need in Franklin County is additional assistance to residents so that they can maintain safe, sanitary and affordable housing. Respondents also noted that there is a need to increase the amount of affordable housing. In terms of funding, respondents said that the County should prioritize spending for foreclosure prevention and homebuyer education programs. Few respondents believed that assistance for home repairs or that funding down payment assistance programs are priority needs.

Neighborhood Revitalization:

Respondents reported that addressing vacant properties, through demolition or rehabilitation, is the top neighborhood revitalization need, followed by maintaining and improving infrastructure. Similarly, residents said that funding should be used to fix up or eliminate vacant properties. Conversely, only a small percentage of respondents believed that supporting neighborhood organizations and civic associations should be a priority.

Human, Social, and Supportive Services:

In terms of both need and spending, respondents reported that youth programs and childcare are the greatest human, social, and supportive service needs. Respondents also noted that there is a high need for behavioral health services and that they would like to see additional funding used to increase public transportation routes and options. Only a small portion of respondents felt that supporting diverse cultural groups is a priority need in the community.

Community and Economic Development:

Respondents reported that creating more job opportunities and small businesses is the greatest community and economic development needs in Franklin County. Further, the largest percentage of respondents said that funds should be prioritized to create and retain jobs and to attract more local businesses.

Homeless Facilities and Services:

In regards to homelessness, respondents reported that mental health and additional emergency housing are the two most pressing needs in Franklin County. Respondents noted that funding should be prioritized to address mental health issues and for programs that are focused on job readiness and financial literacy. Additional crisis care was selected as the lowest homeless service need and additional emergency shelter space was considered the lowest

funding priority, but this may simply reflect the fact that a new emergency shelter is currently being constructed and is thus no longer viewed as a pressing funding need.

Affordable Housing Survey Results:

Affordable Housing Needs and Issues by Percentage of Total Responses

With regard to AFFORDABLE HOUSING, what are the top needs/issues facing our community	
Provide assistance to residents to maintain safe, healthy, and affordable housing	21%
Increase the amount of affordable housing (including units for disabled, senior, and homeless residents)	18%
More housing near areas with jobs	15%
More affordable housing in mixed income neighborhoods	12%
Better quality (construction/maintenance) of houses	12%
Assistance for first-time homebuyers with home purchase cost	12%
More single-family homes	7%
Fair access to housing (discrimination issues)	4%

Table 4 – Affordable Housing Needs and Issues

Affordable Housing Funding Priorities by Percentage of Total Responses

How should the City/County prioritize spending of its AFFORDABLE HOUSING funds in your neighborhood or throughout the community?					
	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Foreclosure prevention (loan modification, technical assistance)	45%	36%	11%	6%	2%
Homebuyer education	43%	36%	16%	5%	1%
Create more affordable rental housing	41%	26%	17%	13%	3%
Modifications to the homes of disabled residents	40%	42%	14%	3%	1%
Emergency home repairs	39%	38%	18%	3%	2%
Create more affordable housing for purchase	36%	36%	15%	10%	3%
General home repairs for homeowners	25%	41%	21%	11%	2%
Downpayment assistance	25%	37%	26%	11%	2%

Table – 5 Affordable Housing Funding Priorities

Neighborhood Revitalization Survey Results:

Neighborhood Revitalization Needs and Issues by Percentage of Responses

With regard to NEIGHBORHOOD REVITALIZATION, what are the top needs/issues facing our community	
Tearing down or fixing-up vacant and abandoned housing	22%
Infrastructure improvements (i.e., lighting, street resurfacing, sidewalks, sewers etc.)	18%
Housing conditions/maintenance	13%
Crime awareness/prevention	11%
Better access to public transportation	11%
More business development	9%
More community green spaces (i.e., parks, gardens, etc.)	7%
Support to neighborhood organizations and civic association	5%
More diverse housing options	4%

Table 6 – Neighborhood Revitalization Needs and Issues

Neighborhood Revitalization Funding Priorities by Percentage or Responses

How should the City/County prioritize spending of its NEIGHBORHOOD REVITALIZATION funds in your neighborhood or throughout the community?					
	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Eliminate vacant buildings and lots	63%	24%	7%	4%	1%
Violence reduction/crime prevention	62%	28%	6%	3%	1%
Fix up vacant or abandoned housing	61%	26%	7%	5%	1%
Improvements to streets, sidewalks, water, and sewer systems	60%	33%	5%	2%	0%
Neighborhood redevelopment/rezoning plans	23%	41%	26%	6%	4%
More funding for community groups/organizations	16%	38%	33%	11%	2%

Table – 7 Neighborhood Revitalization Funding Priorities

Human, Social, and Supportive Services Survey Results:

Human, Social, and Supportive Services Needs and Issues by Percentage of Responses

With regard to HUMAN, SOCIAL, AND SUPPORTIVE SERVICES, what are the top needs/issues facing our community	
Youth afterschool and summer activities	19%
Behavioral Health Services (i.e., mental health & addiction)	18%
Educational activities/programs	15%
Quality childcare	13%
Healthcare providers in the neighborhoods	9%
Legal services	9%
More senior services	9%
Support to diverse cultural group	4%
Better homeless services and facilities	3%

Table 8 – Human, Social, and Supportive Services Needs and Issues

Human, Social, and Supportive Services Funding Priorities by Percentage of Responses

How should the City/County prioritize spending of its HUMAN, SOCIAL, AND SUPPORTIVE SERVICES funds in your neighborhood or throughout the community?					
	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
After school programs and childcare	62%	31%	8%	1%	2%
More public transportation routes and options	46%	32%	16%	4%	2%
Homelessness prevention	45%	34%	15%	4%	3%
Senior specific programs/services	32%	42%	19%	4%	3%
Neighborhood health provider	30%	43%	20%	4%	2%
Addressing discrimination in services, jobs, and housing	20%	35%	27%	14%	4%
Programs for diverse cultural groups	9%	38%	35%	14%	4%

Table 9 – Human, Social, and Supportive Funding Priorities

Community and Economic Development Survey Results:

Community and Economic Development Needs and Issues by Percentage of Responses

With regard to COMMUNITY AND ECONOMIC DEVELOPMENT, what are the top needs/issues facing our community	
More job opportunities	22%
More local businesses	17%
Job training	17%
Underutilized commercial properties	14%
Financial/technical assistance to business owners and small businesses	14%
Improve appearance of business district	10%
Lack of affordable shopping opportunities	6%

Table 10 – Community and Economic Development Needs and Issues

Community and Economic Development Funding Priorities by Percentage of Responses

How should the City/County prioritize spending of its COMMUNITY AND ECONOMIC DEVELOPMENT funds in your neighborhood or throughout the community?					
	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Job creation and retention	70%	23%	4%	2%	1%
Attract more businesses to neighborhoods/central city	59%	31%	8%	1%	1%
Job training and job placement	57%	32%	7%	3%	1%
Support to small, minority, and locally owned businesses	43%	40%	12%	5%	1%
Business loans, grants, and tax incentive	38%	45%	11%	4%	2%

Table 11 – Community and Economic Development Funding Priorities

Homeless Facilities and Services Survey Results:

Homeless Facilities and Services Needs and Issues by Percentage of Responses

With regard to HOMELESS FACILITIES AND SERVICES, what are the top needs/issues facing our community	
Mental health treatment	18%
Emergency housing/additional homeless shelters	15%
Additional transitional/supportive housing	14%
Homelessness among veterans, youth, and reentry populations	13%
Substance abuse treatment	12%
Support of domestic violence victims	10%
Job readiness classes	10%
Financial literacy classes	6%
Additional crisis care	2%

Table 12 – Homeless Facilities and Services Needs and Issues

Homeless Facilities and Services Funding Priorities by Percentage of Responses

How should the City/County prioritize spending of its HOMELESS FACILITIES AND SERVICES funds in your neighborhood or throughout the community?					
	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Additional mental health treatment programs	59%	9%	29%	1%	2%
Programs for job readiness and financial literacy	52%	8%	37%	3%	1%
Supportive services for domestic violence victims	51%	9%	39%	1%	1%
Transitional/supportive housing programs	51%	11%	35%	2%	1%
Substance abuse treatment facilities	50%	9%	38%	2%	1%
Emergency shelter space	49%	11%	36%	3%	2%

Table 13 – Homeless Facilities and Services Funding Priorities

Public Comment Period and Hearing

Prior to finalization and submittal of the Consolidated Plan to HUD, Franklin County provided an opportunity for the public to comment on the draft version. As required by HUD regulations, a public hearing was held by the County to gather further public input. The public comment period and hearing were publicized through legal advertisements in the Columbus Dispatch. Residents and community stakeholders were welcomed to comment on all aspects of the Consolidated Plan. All timely comments were reviewed and incorporated as appropriate into the final Consolidated Plan recommendations; a full summary of the input received during the public comment period and at the public hearing is provided below, and all public comments are included in the Summary of Public Comments section. *(Note: This section will be updated upon completion of the 30 day public comment period)*

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Online Survey	Non-targeted, broad community	A total of 381 complete responses were collected. Responses focused on the County's top needs/issues as they relate to affordable housing; neighborhood revitalization; human, social, and supportive services; community and economic development; and homeless facilities and services.	Results are summarized above in the summary of the "Resident Survey."	N/A	N/A
2.	Newspaper advertisement	Non-targeted, broad community	Summary will be provided once the 30 day public comment period ends	Summary will be provided once the 30 day public comment period ends	Summary will be provided once the 30 day public comment period ends	
3.	Public Hearing	Non-targeted/broad community	Summary will be provided once the public hearing is held.	Summary will be provided once the public hearing is held.	Summary will be provided once the public hearing is held.	

Table 14 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following sections provide an overview of current needs in Franklin County, specifically as they relate to the areas of affordable housing, neighborhood revitalization, homelessness, and non-housing community development. Throughout this assessment, special attention is paid to the needs of LMI households, racial and ethnic minorities, and non-homeless special needs populations (e.g. persons with HIV/AIDS, disabilities, the elderly, refugees, etc.).

The findings from the Needs Assessment, along with those of the subsequent Market Analysis section, play a significant role in the consolidated planning process as they are used to set the Plan's goals and priorities, which will drive community outcomes from 2015 to 2019. The Needs Assessment and Market Analysis help identify both gaps and overlap in community development needs, and provide Franklin County the necessary information to make investments that not only address the community's greatest needs, but also have the greatest impact.

The data used to determine the county's needs primarily come from the U.S. Census Bureau's American Community Survey (ACS) 2007-2011 Estimates, and also the 2007-2011 CHAS dataset, which is a subset of ACS data that breaks out the data estimates by HUD's unique income categories. Data from other sources is referenced accordingly, throughout the sections.

It is very important to note that all ACS and CHAS data tables—unless otherwise noted—only report data for the portions of Franklin County that are outside of the boundaries of the City of Columbus. The primary reason that data is reported in this manner is because the City of Columbus receives its own entitlement funds, which are to be spent within the City of Columbus boundaries. Because the City of Columbus receives its own HUD funds, Franklin County typically targets the allocation of the funds it receives to the portions of the county that fall outside of the City of Columbus. Therefore, the data tables focus on identifying the needs of the LMI households that are located in Franklin County, but not in the City of Columbus.

Accordingly, population and/or household data that is located within the City of Columbus boundaries has been subtracted from the Franklin County ACS and CHAS data tables. For example, the 2007-2011 ACS estimates report that the total population of the City of Columbus is 779,573 and Franklin County is 1,153,671. However, Table 15 (in subsection NA-10) reports that the total population for Franklin County is **374,098**, which is equal to the total population of Franklin County less the total population of the City of Columbus ($1,153,671 - 779,573 = 374,098$). Throughout Needs Assessment section, Franklin County ACS and CHAS data tables are reported in this manner, unless otherwise noted.

The following provides a brief overview of the Needs Assessment findings. More detailed findings and analyses are found in each of the Needs Assessment's corresponding sections:

NA-10 Housing Needs

- Franklin County has a population of 374,098, which is an increase of 5% from the 357,508 residents indicated in the 2000 Decennial Census.

- Approximately 40% of households in Franklin County are LMI, earning less than 100% of the Area Median Income (AMI). Households that have at least one elderly person age 75 or older were the household type with the greatest percentage of LMI households (65%).
- The most common housing problem was cost burdened households (those spending more than 30% of household income on housing). Approximately, 53% of all LMI households were housing cost burdened.
- There are 11,180 households in Franklin County that earn less than 30% of AMI (extremely low-income). Of these extremely low income households, 67% allocate more than 50% of their household income on housing cost, meaning they are severely cost burdened.
- Based on 2013 data from CMHA, there are 430 individuals (i.e., not in families) on the Section 8 waiting list for Housing Choice Vouchers.
- Based on FY 2013 data from CSB, there are 5,196 homeless individuals over the course of a year (i.e., not in families) in emergency shelters. The vast majority (73%) are men.
- Based on FY 2013 data from CSB, there are 1,251 families with children in emergency shelters in Franklin County over the course of a year. According to CSB's June 2014 Occupancy report, there has been an increase of 90% in family homelessness since 2009.

NA-15 Disproportionately Greater Need: Housing Problems

- Asian LMI households (specifically those earning 50%-80% AMI and 80%-100% AMI) are the only racial or ethnic group, of measurable size, in Franklin County that are experiencing housing problems at a rate that is at least 10 percentage points higher than the overall rate for that income level.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Asian LMI households are the only racial or ethnic group to experience severe housing problems at a rate that is disproportionately greater than the county's average.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Cost burden is by far the most common housing problem. The vast majority of renters (at least 87%) and homeowners (at least 95%) who are living below 100% of AMI and have housing problems are housing cost burdened, meaning they spend more than 30% of their income on housing.
- Based on the 2007-2011 CHAS data, Black/African American householders are disproportionately cost burdened. Twenty-eight percent of Black or African American householders were housing cost burdened, which is 11 percentage points greater than the overall rate of 17 percent.

NA-35 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.
- Residents of CMHA's family public housing communities are primarily single female-headed households with children. They report to CMHA that they need assistance with increasing their educational attainment, employment, credit repair, transportation, child care, and physical and behavioral health services. The children in these households need recreation, academic enrichment, and risk behavior prevention services.
- Elderly and disabled residents have needs for health and wellness services, recreation, and behavioral health services. CHMA representatives reported that applicants on CMHA waiting lists have similar needs as elderly and disabled residents for health and wellness services, recreation, and behavioral health services, as well as the need for safe, affordable housing.

NA-40 Homeless Needs

- Each year, an estimated 10,278 individuals in Franklin County experience homelessness, based on the January 2014 Point-in-Time (PIT) count conducted by CSB.
- According to data from CSB, emergency shelters for families are currently operating at 142% of capacity on any given night, which means on average there are 21 more families a night in need of emergency shelter than there is space.
- 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 (of any race).
- 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.
- Among sheltered individuals, chronic homelessness is far less common (6%), and according to the FY 2013 data, 30% of the sheltered population are children.

NA-45 Non-Homeless Special Needs

- There are 58,103 people age 62 or older in Franklin County, or 16% of the population.
- According to the 2009–2011 ACS, there are 40,163 non-institutionalized civilians in the city of Columbus living with a physical, mental or emotional disability, or 11% of the population.
- According to the Ohio Department of Mental Health and Addiction Services (OMHAS) data, 10,885 individuals (age 12 years and older) received services to treat alcohol or drug addiction in 2012.

- According to 2012 OMHAS data, a total of 13,531 Franklin County residents (18 and older), are considered severely mentally disabled or seriously emotionally disturbed, and received mental health services.
- As of December 2010, there were 4,506 people in the Columbus metro area living with diagnosed human immunodeficiency virus (HIV) infection. This includes 1,761 people living with diagnosed stage-3 HIV infection, also known as acquired immunodeficiency syndrome (AIDS).
- According the Refugee Processing Center of the Bureau of Population, Refugees, and Migration, 4,497 refugees were resettled in Franklin County between 2009 and 2013.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

According to the 2007-2011 ACS 5-year estimates, the portions of Franklin County that are not within the City of Columbus boundaries have a combined population of 374,098, which is an increase of 5% from the 357,508 residents indicated in the 2000 Decennial Census (Table 15). The ACS data also estimate that the number of households in a Franklin County grew, though not at the same rate, from 137,244 households in 2000 to 140,756 eleven years later (Table 15).

As of 2011, the median household income in Franklin County is \$50,045 up 17% from 2000 (Table 15). Approximately 40% of households in Franklin County are LMI, earning less than 100% of the Area Median Income (AMI)*. Since the LMI data analyzed does not include data from the City of Columbus, the fact that 40% of Franklin County households earn less than the AMI (i.e. logic would assume that 50% should earn less than AMI) implies that non-Columbus areas of Franklin County are better off financially than the City of Columbus. Households that have at least one elderly person age 75 or older were the household type with the greatest percentage of LMI households (65%), while small families (two persons) had the lowest percentage of LMI households (31%). (*Note: throughout this report the term Area Median Income, or AMI, is used interchangeably with HUD Adjusted Area Median Family Income, or HAMFI).

According to the 2007-2011 CHAS data, the most common household type in Franklin County is the two-to-four-person small family (Table 16). Additionally, a greater percentage of small families earn more than 100% AMI than larger family sizes.

Beyond describing households by type, it is important to understand the condition of the housing being occupied in order to ensure safe and sanitary conditions are being met. Housing units that do not meet minimum safe and sanitary thresholds are categorized as having a “housing problem.” The consolidated planning guidelines define housing problems as one of four living conditions:

- Lacking complete plumbing (including hot and cold running water, a flush toilet, and a bathtub or shower)
- Lacking complete kitchen facilities (including a kitchen sink; a cooking stove, built-in burners, or a microwave oven; and a refrigerator)
- Overcrowding with more than 1.01 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 30% of household income on housing

Severe housing problems are a subset of the above conditions. The first two conditions (lacking complete plumbing or kitchen facilities) are considered to be severe enough as defined above. Overcrowding and cost burden are only considered severe if households experience:

- Overcrowding with more than 1.51 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 50% of household income on housing

According to the 2007-2011 CHAS data, the most common housing problem was cost burdened households (those spending more than 30% of household income on housing). Approximately, 53% of all LMI households were housing cost burdened. At least 87% of LMI renters, and 95% of LMI homeowners with any housing problems described above, were housing cost burdened (Table 17).

Severe housing problems affected a much greater percentage of LMI rental households (43%) than LMI owner-occupied households (24%). Further, among LMI rental households, severe housing problems were much more common among the county's poorest rental households (those earning less than 50% AMI), than those earning 50% - 100% AMI. Approximately, 80% of rental households earning less than 50% AMI had at least one of four severe housing problems, while this was true for 33% of rental households earning 50%-100% AMI.

Summary of Housing Needs

Housing Needs Assessment Demographics*

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	357,508	374,098	5%
Households	137,244	140,756	3%
Median Income*	42,734	50,045	17%

Table 13 – Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year available in the Consolidated Plan Template)

*Note: The Median Income figures are representative of all people living in Franklin County, including those living in the City of Columbus

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total HHs
Total Households	11,180	11,675	20,260	13,810	83,835	140,760
#Small Family Households	3,915	4,130	10,345	8,180	60,370	86,940
Large Family Households	720	795	1,575	1,105	7,655	11,850
Household contains at least one person 62-74 years of age	1,930	2,440	3,970	2,840	13,725	24,905
Household contains at least one person age 75 or older	1,880	2,870	3,455	1,515	5,250	14,970
Households with one or more children 6 years old or younger	1,915	1,710	3,345	2,435	14,155	23,560

Table 14 – Total Households Table

Data Source: 2007-2011 CHAS

Note: Totals are inclusive of all households in Columbus. Due to rounding the total number of households in the CHAS dataset is slightly lower than the ACS 2007-2011 estimate.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	80	120	20	415	30	25	80	45	180
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	30	60	10	145	0	20	25	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	405	175	315	30	925	0	165	80	35	275
Housing cost burden greater than 50% of income (and none of the above problems)	4,555	1,515	300	55	6,425	2,545	2,135	2,125	730	7,535
Housing cost burden greater than 30% of income (and none of the above problems)	780	3,000	2,850	440	7,070	670	1,550	4,055	2,610	8,885
Zero/negative Income (and none of the above problems)	535	0	0	0	535	290	0	0	0	290

Table 15 – Housing Problems Table

Data Source: 2007-2011 CHAS

Note: Only households that have at least one “housing problem” or “severe housing problem” are included in the data table. All households are only counted once, even if they have multiple housing problems. If a household has multiple problems, it is counted in the “most severe” housing problem present (the table ranks severity from the most severe housing problem at the top to the least severe problem at the bottom of the table).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,975	4,795	3,640	560	15,250	3,235	3,895	6,355	3,405	25,715
Having none of four housing problems	905	1,255	4,510	4,145	19,425	235	1,735	5,755	5,705	79,535
Household has negative income, but none of the other housing problems	535	0	0	0	535	290	0	0	0	290

Table 16 – Housing Problems Table 2

Data Source: 2007-2011 CHAS

Note: Only households that have at least one housing problem or severe housing problem and earn 100% AMI or less are included.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,305	1,440	1,200	4,945	805	985	2,540	4,330
Large Related	560	320	340	1,220	40	295	525	860
Elderly	1,275	1,300	635	3,210	1,595	1,775	1,825	5,195
Other	1,780	1,625	1,125	4,530	785	825	1,395	3,005
Total need by income	5,920	4,685	3,300	13,905	3,225	3,880	6,285	13,390

Table 17 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

Note: Total columns only include data for households that earn 80% AMI or less.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,105	515	20	2,640	675	665	975	2,315
Large Related	370	85	20	475	40	130	110	280
Elderly	930	435	205	1,570	1,075	810	595	2,480
Other	1,565	500	125	2,190	770	640	460	1,870
Total need by income	4,970	1,535	370	6,875	2,560	2,245	2,140	6,945

Table 20 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

Note: Total columns only include data for households that earn 80% AMI or less.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	325	165	310	35	835	0	135	105	15	255
Multiple, unrelated family households	120	40	65	5	230	0	50	0	20	70
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	445	205	375	40	1,065	0	185	105	35	325

Table 21 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

Note: Total columns only include data for households that earn 100% AMI or less.

*	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 22 – Crowding Information – 2/2

**Note: Data for this table was not available due to an error with the auto-population of data in IDIS.*

Describe the number and type of single person households in need of housing assistance.

Based on 2013 data from CMHA, there are 430 individuals (i.e., not in families) on the Section 8 waiting list for Housing Choice Vouchers.

Based on FY 2013 data from CSB, there are 5,196 homeless individuals (i.e., not in families) in emergency shelters. The vast majority (73%) are men.

Number of Single Person Households in Emergency Shelters

Single Person Households	Men	Women
Number of adults	3,800	1,396
Number of children	0	0

Table 23 – Single Person Households in Emergency Shelters

Data Source: Community Shelter Board, FY 2013

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The number of families on the Section 8 waiting list that include disabled persons or victims of domestic violence is not known, however, based on the 2013 data from CMHA, there are 240 households (including both single person households and families) with disabled persons on the waiting list for Housing Choice Vouchers.

The number of homeless families including disabled persons or victims of domestic violence is not known, however, according to the January 2014 PIT count, there are 154 victims of domestic violence in emergency shelters.

What are the most common housing problems?

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 with any housing problems living below 100% of AMI spend more than 30% of their income on housing. After cost burden, overcrowding is the second biggest housing problem; at least 7% of LMI renters and 2% of LMI homeowners that have one of the four housing problems, living below 100% of AMI, experienced overcrowding issues.

Are any populations/household types more affected than others by these problems?

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. The county's poorest households, regardless of whether renter or owner-occupied, are more affected by severe cost burden than other LMI households. Of the 6,875 renter occupied households that were severely cost burdened, 72% earned less than 30% AMI. In terms of owner-occupied housing, 69% of all severely cost burdened households earned less than 50% AMI. Lastly, as stated in the introduction, households that have at least one elderly person age 75 or older have the greatest percentage of LMI households of all types analyzed above (Table 16).

Single-family households make up a much larger percentage of overcrowded households than any other housing type. Of the 1,065 renter-occupied households that were overcrowded, 78% were single-family households; similarly, 78% of overcrowded owner-occupied households were also single-family households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Characteristics of LMI families with children and individuals at imminent risk of homelessness include households with veterans, people with disabilities, people living with HIV or AIDS, people with severe mental illness, people with substance abuse problems, victims of domestic violence, and generally those households with insufficient resources and support networks immediately available.

Formerly homeless families and individuals receiving rapid re-housing assistance are often in need of health care services including mental health treatment, job search assistance and job training, and financial education.

Based on FY 2013 data from CSB, there are 1,251 families with children in emergency shelters in Franklin County over the course of a year. According to the Community Shelter Board's June 2014 Occupancy report, there has been an increase of 90% in family homelessness since 2009. Among the 1,625 adults in families in emergency shelters, 33 (2%) of them are veterans.

On average, 71 families were served in emergency shelters every night of the year. This number represents 21 families served over the regular capacity (50 households) of the shelter or an average of 142 percent occupancy throughout the year. (Community Shelter Board, Annual Homeless Assessment Report, 2013).

During the stakeholder focus groups, professionals who work in organizations that provide homeless facilities and services noted that many of the individuals enter emergency shelters from an institution (hospital/psychiatric facility), jail, prison or treatment facility. Stakeholders maintained that these individuals were often LMI and could not maintain affordable supportive housing once they were released from the facility that was previously housing them. It was noted that this leads to a situation where individuals who are released from the aforementioned facilities are often "funneled" into emergency housing, since many do not have the necessary means to secure supportive housing on their own.

Lastly, one of the housing challenges that was discussed during the stakeholder focus groups was that, due to improved treatment and symptom management, there is a greater number of people with HIV/AIDS living in long-term supportive housing than in the past. While improved health outcomes are clearly positive, it also means that there are fewer openings for new residents who have HIV/AIDS and are in need of housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Aside from identifying the number of rental and owner-occupied households that are facing extreme financial hardships (earning less than 30% AMI and are spending more than 50% of their household income on housing cost, making them severely cost burdened), Franklin County does not define or provide estimates for at-risk populations. According to 2007-2011 CHAS data, there were 4,970 rental and 2,560 owner households experiencing extreme financial hardship as described above.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to HUD, indicators of housing instability and homelessness risk include: living below 30% of AMI, having insufficient resources and support networks immediately available, moving frequently, having multiple families in one household, living in a hotel or motel, severe overcrowding, receiving eviction notices, or being released from a state institution.

There are 11,180 households in Franklin County who earn less than 30% of AMI (extremely low-income). Of these extremely low income households, 67% allocate more than 50% of their household income on housing cost; this combination of extremely low income and severe housing cost burden places these households at an increased risk of homelessness (Table 16 and Table 20). Renters account for 66% of the extremely low income households that are paying more than 50% of their household income on housing cost, indicating that renter households may have greater housing instability and risk of homelessness than homebuyers.

A household that has more than one family living in it (also known as a “doubled-up situation”) is another condition that is linked with instability and increased risk of homelessness. Data from CSB show that 66% of families that enter an emergency shelter in Franklin County came from a “doubled-up situation,” which is much higher than the national average of 45% (Community Shelter Board, Annual Homeless Assessment Report, 2013). The data in Table 21 show that there are 300 LMI households in Franklin County that have multiple families living in them. Since each of these households has at least two families living in them, this means that at least 600 families are at an increased risk of homeless, which could result in the need for emergency shelter.

Lastly, CSB’s most recent Annual Homeless Assessment Report (2013) found that 9% of single adults entered an emergency shelter in Franklin County from an institution (hospital/psychiatric facility), jail, prison or treatment facility. This represented a 1% increase from the year prior. Given that 1 out of 11 single adults in emergency shelter entered from one of the aforementioned facilities, it is worth closely monitoring the status of these at-risk populations in the future.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As discussed above, the consolidated planning guidelines define housing problems as one of four living conditions:

- Lacking complete plumbing (including hot and cold running water, a flush toilet, and a bathtub or shower)
- Lacking complete kitchen facilities (including a kitchen sink; a cooking stove, built-in burners, or a microwave oven; and a refrigerator)
- Overcrowding with more than 1.01 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 30% of household income on housing

In each of the tables in this section there is a column that indicates the “percentage of the population that has one or more of the four housing problems” as defined by the consolidated planning guidelines. Racial and ethnic groups at specific income levels are considered to have disproportionately greater housing needs than the rest of the community if a substantially larger share (a difference of 10 percentage points or more) of the householders belonging to that group experiences one or more of the four problems than does the “jurisdiction as a whole” at that income level. For example, Table 24 shows that 82% of all households in the “jurisdiction as a whole” that earn less than 30% AMI had one or more housing problems; however, the table also shows that 87% of Hispanic households (earning less than 30% AMI) had one or more housing problems, which means Hispanic households are 5 percentage points higher than the jurisdiction as a whole. In this example, the percentage of Hispanic households that had one or more housing problems was not 10 percentage points greater than the jurisdiction as a whole, so Hispanic households that earn less than 30% AMI are not deemed to have a disproportionately greater need than the greater population.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	9,220	1,140	820	82%
White	7,040	1,010	585	82%
Black / African American	1,460	75	155	86%
Asian	130	45	10	70%

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
American Indian, Alaska Native	15	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	465	0	70	87%

Table 24 – Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	8,695	2,990	0	74%
White	7,245	2,675	0	73%
Black / African American	760	205	0	79%
Asian	140	40	0	78%
American Indian, Alaska Native	40	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	325	60	0	84%

Table 25 – Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	10,000	10,270	0	49%
White	8,435	8,455	0	50%
Black / African American	875	1,130	0	44%
Asian	180	85	0	68%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	320	395	0	45%

Table 26 – Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	3956	9,860	0	29%
White	3,360	8,800	0	28%
Black / African American	300	560	0	35%
Asian	120	150	0	44%
American Indian, Alaska Native	16	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	75	235	0	24%

Table 27 – Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on the 2007-2011 CHAS data, Asian households earning 50%-80% AMI and 80%-100% AMI are the only racial or ethnic group, of measurable size, in Franklin County that are experiencing housing problems at a rate that is at least 10 percentage points higher than the overall rate for that income level. The data also show that American Indian/Alaska Native households at 0%-30% AMI, 30-50% AMI, and 80%-100% AMI do experience housing problems at a disproportionately greater rate than the jurisdiction as a whole. However, the total number of American Indian/Alaska Native households is so small that it may be greatly influenced by the margin of error, which makes these finding less reliable.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned above, severe housing problems are a subset of the four general conditions outlined in the consolidated planning guidelines. The first two conditions (lacking complete plumbing or kitchen facilities) are considered to be severe enough. The second two are only considered severe if households experience:

- Overcrowding with more than 1.51 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms)
- Spending more than 50% of household income on housing

Racial and ethnic groups at specific income levels are considered to have disproportionately greater housing needs than the rest of the community if a substantially larger share (a difference of 10 percentage points or more) of the householders belonging to that group experiences one or more of the four problems than does the total universe of households at that income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	7,755	2,580	820	70%
White	5,945	2,095	585	69%
Black / African American	1,250	285	155	74%
Asian	110	60	10	61%
American Indian, Alaska Native	20	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	360	100	70	68%

Table 28 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	4,145	7,545	0	35%
White	3,595	6,320	0	36%
Black / African American	230	730	0	24%
Asian	120	70	0	63%
American Indian, Alaska Native	10	30	0	25%
Pacific Islander	0	0	0	0%
Hispanic	120	270	0	31%

Table 29 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	3,105	17,170	0	15%
White	2,595	14,285	0	15%
Black / African American	115	1,890	0	6%
Asian	95	180	0	35%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	175	545	0	24%

Table 30 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	% Has one or more of four housing problems
Jurisdiction as a whole	915	12,905	0	7%
White	815	11,340	0	7%
Black / African American	20	840	0	2%
Asian	0	275	0	0%
American Indian, Alaska Native	0	10	0	0%
Pacific Islander	0	0	0	0%
Hispanic	45	275	0	14%

Table 31 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the 2007-2011 CHAS data, Asians are the only racial or ethnic group, of measurable size, that are experiencing severe housing problems at a rate that is at least 10 percentage points higher than the overall percentage of households in Franklin County. Low-income Asian households that earned 30%-50% AMI or 50%-80% AMI experienced severe housing problems at disproportionately greater rate than other racial and ethnic groups. This was most pronounced among Asian households that earned 30%-50% AMI, where 63% of these households experienced a severe housing problem, compared to 35% of the all households in this income range having a severe housing problem. Finally, Table 28 shows that American Indian/Alaska Native households that earn 0%-50% AMI have a disproportionately greater need than the jurisdiction as a whole, but as mentioned in the prevision section, the number of American Indian/Alaska Native households is so small that it may not be reliable when the margin of error is taken into account.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Cost burden is by far the most common housing problem. At least 87% of renters and 95% of homeowners with any housing problems living below 100% of AMI spend more than 30% of their income on housing.

Racial and ethnic groups at specific income levels are considered to have disproportionately greater housing cost burden than the rest of the community if a substantially larger share (a difference of 10 percentage points or more) of the householders belonging to that group experiences one or more of the four problems than does the total universe of households at that income level.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	100,210	24,175	15,510	855
White	89,535	20,175	13,100	620
Black / African American	4,870	2,460	1,400	155
Asian	2,890	570	290	10
American Indian, Alaska Native	50	35	25	0
Pacific Islander	0	0	0	0
Hispanic	1,735	600	440	70

Table 32 – Greater Need: Housing Cost Burdens AMI by Number

Data Source: 2007-2011 CHAS

Housing Cost Burden

Housing Cost Burden	Percentage <=30%	Percentage 30-50%	Percentage >50%	Percentage No / negative income (not computed)
Jurisdiction as a whole	71%	17%	11%	1%
White	73%	16%	11%	1%

Housing Cost Burden	Percentage ≤30%	Percentage 30- 50%	Percentage >50%	Percentage No / negative income (not computed)
Black / African American	55%	28%	16%	2%
Asian	77%	15%	8%	0%
American Indian, Alaska Native	45%	32%	23%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	61%	21%	15%	2%

Table 33 – Greater Need: Housing Cost Burdens AMI by Percentage

Data Source: 2007-2011 CHAS

Discussion:

Based on the 2007-2011 CHAS data, Black/African American householders earning 30-50% of AMI are disproportionately cost burdened. Twenty-eight percent of Black or African American householders were housing cost burdened, which is 11 percentage points greater than the overall rate of 17 percent. Additionally, the data indicate that American Indian/Alaska Native householders were both disproportionately cost burdened and severe cost burdened, however their small population number may be more affected by the margin of error, which makes the finding less reliable than that of Black/African American householders being disproportionately cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the 2007-2011 CHAS data, some Asian householders (specifically those earning between 30% - 100% AMI) experience both housing problems and severe housing problems at a disproportionately greater rate than the average household in Franklin County. Additionally, Black or African American householders experience housing cost burden at a rate that is 11 percentage points higher than the county's overall rate.

If they have needs not identified above, what are those needs?

Outside of the housing needs that have been identified, some non-native speaking minority households may have a need for language services, such as English as a Second Language programs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There is a high concentration of racial/ethnic minority householders on the east side of Franklin County, specifically located in parts of Whitehall and Reynoldsburg. Additionally, some census tracts located in Franklin and Clinton Townships have a large percentage of households that are headed by racial or ethnic minorities (see Map 1. on page 111 for more details).

NA-35 Public Housing – 91.205(b)

Introduction

CMHA is the Public Housing Agency responsible for the ownership and management of public housing property in Franklin County. 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.

Totals in Use: Public Housing*

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total ⁺	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use*	0	0	1,418	13,089	1,912	9,996	214	0	864

Table 34 – Public Housing by Program Type

+The “total” vouchers column includes Homeownership Vouchers, which are not individually reported in this table. Because Homeownership Vouchers are included in the voucher total, the sum of Project-based, Tenant-based, and Special Purpose Vouchers will be less than the total number of vouchers listed in this table.

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Columbus Metropolitan Housing Authority, as of July 2014

***Note:** Public housing voucher figures are representative of all people living in Franklin County, including those living in the City of Columbus

Characteristics of Residents*

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total ⁺	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,297	13,405	10,400	13,966	9,092	0
Average length of stay (in years)	0	0	6	4	3	4	2	0
Average Household size	0	0	3	3	1	3	1	0
# Homeless at admission	0	0	27	225	74	131	10	0
# of Elderly Program Participants (>62)	0	0	303	2,299	624	1,498	20	0
# of Disabled Families	0	0	351	6,570	1,575	3,981	123	0
# of Families requesting accessibility features	0	0	483	882	5	856	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 35 – Characteristics of Public Housing Residents by Program Type

+ The “total” vouchers column includes Homeownership Vouchers, which are not individually reported in this table. Because Homeownership Vouchers are included in the voucher total, the sum of Project-based, Tenant-based, and Special Purpose Vouchers will be less than the total number of vouchers listed in this table.

Data Source: Columbus Metropolitan Housing Authority, as of July 2014

***Note:** Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Race of Residents*

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total ⁺	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled*	
White	0	0	202	2,983	846	1,803	95	0	218
Black/African American	0	0	1,196	10,251	1,051	8,360	118	0	641
Asian	0	0	12	78	16	59	3	0	2
American Indian/Alaska Native	0	0	3	65	16	42	3	0	4
Pacific Islander	0	0	13	23	7	14	0	0	2
Other	0	0	0	0	0	0	0	0	0

Table 36 – Race of Public Housing Residents by Program Type

+The “total” vouchers column includes Homeownership Vouchers, which are not individually reported in this table. Because Homeownership Vouchers are included in the voucher total, the sum of Project-based, Tenant-based, and Special Purpose Vouchers will be less than the total number of vouchers listed in this table.

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Columbus Metropolitan Housing Authority, as of July 2014

***Note:** Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Ethnicity of Residents*

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total ⁺	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	16	118	14	98	2	0	3
Not Hispanic	0	0	1,399	13,183	1,898	10,110	212	0	861

Table 37 – Ethnicity of Public Housing Residents by Program Type

+The “total” vouchers column includes Homeownership Vouchers, which are not individually reported in this table. Because Homeownership Vouchers are included in the voucher total, the sum of Project-based, Tenant-based, and Special Purpose Vouchers will be less than the total number of vouchers listed in this table.

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Columbus Metropolitan Housing Authority, as of July 2014

***Note:** Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

CMHA does not have detailed information about the nature of the disability of current residents or those on the wait list for an accessible unit. On a case-by-case basis, we know that a resident may become disabled when they are living in public housing and request to move from a two-story unit to a wheelchair accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Residents of CMHA’s family public housing communities are primarily single female-headed households with children. They report to CMHA that they need assistance with increasing their educational attainment, employment, credit repair, transportation, child care, and physical and behavioral health services. The children in these households need recreation, academic enrichment, and risk behavior prevention services. Elderly and disabled residents have needs for health and wellness services, recreation, and behavioral health services. Applicants on CMHA waiting lists have similar needs, as well as the need for safe, affordable housing.

How do these needs compare to the housing needs of the population at large

The housing needs of residents waiting for or residing in public housing are similar to the needs of the county’s extremely low income population (earning less than 30% AMI). According to the 2013 HUD Income Limits, a single person household is considered extremely low income if they earn less than \$14,250 annually. As Table 35 shows, the median income of residents that live in public housing or receive a housing voucher is less than \$14,250, which indicates a large percentage of these residents are extremely low income. As such, the housing needs of residents waiting for or residing in public housing are similar to those discussed in NA-10 in regards to extremely low income households. However, one difference between this population and the greater population is that they likely spend a greater amount of time waiting for long-term housing. As noted in the introduction, there are currently 4,725 households on the waiting list for public housing, and 2,480 households waiting for Section 8 vouchers.

Additionally, data is not collected on housing problems among households on the waitlist for or residing in public housing/vouchers. Given that this data is not collected, it is difficult to accurately compare the housing needs of this population to that of the population at large.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Often due to severe housing cost burden, extremely low household income, limited support systems, and limited access to medical and behavioral health care, families and individuals may experience homelessness. Each year, an estimated 10,278 individuals in Franklin County experience homelessness, based on the January 2014 Point-in-Time (PIT) count conducted by CSB. One trend that was observed in the data, and also during the stakeholder focus group discussions, was the rise in family homelessness. According to data from CSB, emergency shelters for families are currently operating at 142% of capacity on any given night, which means on average there are 21 more families a night in need of emergency shelter than there is space. In the stakeholder focus groups, professionals who work in homelessness services, noted that the number of families experiencing homelessness has doubled over the last five years. The following tables describe the nature and extent of homelessness in Franklin County.

Homeless Needs Assessment*

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	466	0	4,817	4,615	4,444	20
Persons in Households with Only Children	8	0	299	N/A	N/A	N/A
Persons in Households with Only Adults	907	233	5,461	4,831	4,773	45
Chronically Homeless Individuals	82	175	216	150	152	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	133	23	581	296	507	45

Unaccompanied Child	8	0	299	N/A	N/A	N/A
Persons with HIV	31	5	193	N/A	N/A	45

Table 38 – Homeless Needs Assessment

Data Source: Community Shelter Board, January 2014 PIT Count

***Note:** Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)*

Race:	Sheltered:	Unsheltered (optional)
White	4,763	n/a
Black or African American	9,114	n/a
Asian	n/a	n/a
American Indian or Alaska Native	n/a	n/a
Pacific Islander	n/a	n/a
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	398	n/a
Not Hispanic	13,736	n/a

Table 39 – Nature and Extent of Homelessness

Data Source: Community Shelter Board, FY 2013

*Note: Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on FY 2013 data from CSB, there are 1,251 families with children in emergency shelters in Franklin County over the course of a year. According to CSB's June 2014 Occupancy report, there has been an increase of 90% in family homelessness since 2009. Among the 1,625 adults in families in emergency shelters, 33 of them are veterans. The number of families in transitional or permanent supportive housing is not known.

Number of Individuals in Families with Children in Emergency Shelters*

Individuals in Families with Children	Number
Families with children	1,251
Adults in families with children	1,625
Children in families	2,415
Veterans in families with children	33

Table 40 – Individuals in Families with Children in Emergency Shelters

Data Source: Community Shelter Board, FY 2013

*Note: Figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

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 (of any race). The racial and ethnic composition of the unsheltered homeless population is not known.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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.

Among sheltered individuals, chronic homelessness is far less common (6%), and according to the FY 2013 data, 30% of the sheltered population are children and 6% of sheltered adults are veterans.

According to CSB, there are no rural homeless in Franklin County.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Beyond the housing needs of LMI families, including the homeless population, there are several specific groups in the community with special supportive housing needs. HUD identifies six special needs populations including: the elderly, the frail elderly, persons with disabilities, persons with substance abuse problems, persons living with HIV or AIDS, and victims of domestic violence. In addition to these six, other local groups with special housing needs include persons with serious mental illness, refugees, and persons released from prison.

Describe the characteristics of special needs populations in your community:

Elderly:

HUD defines the elderly as those who have reached the age of 62. Based on the 2007–2011 ACS, there are 58,103 people age 62 or older living in the portions of Franklin County that are not within the City of Columbus boundaries, this amounts to 16% of the population of this area.

Frail Elderly:

HUD defines the frail elderly as those ages 62 and older who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework. The ACS provides disability data by age, however it breaks the senior age group at age 65, rather than 62. According to the 2009–2011 ACS, of the county's civilian non-institutionalized population age 65 and older, 20% (9,246) are living with two or more of the following disability types:

- Deafness or serious difficulty hearing
- Blindness or serious difficulty seeing even with glasses
- Difficulty remembering, concentrating, or making decisions
- Serious difficulty walking or climbing stairs
- Difficulty bathing or dressing
- Difficulty doing errands alone

Persons with Mental, Physical, and/or Developmental Disabilities:

According to the 2009–2011 ACS, there are 40,163 non-institutionalized civilians in Franklin County living with a physical, mental or emotional disability, or 11% of the population. The six disability types counted by the Census Bureau are listed above.

Persons with Alcohol or Other Drug Addiction:

The Ohio Department of Mental Health and Addiction Services (OMHAS) tracks data on the number of consumers (both Medicaid and non-Medicaid) who receive publicly funded behavioral health services for each county in the state. According to OMHAS data, 10,885 individuals (age 12 years and older) received services to treat alcohol or drug addiction in 2012 in Franklin County.

Persons with HIV/AIDS:

Based on the 2011 HIV Surveillance Report from the Centers for Disease Control and Prevention, as of December 2010 there are 4,506 people in the Columbus metro area living with diagnosed human immunodeficiency virus (HIV) infection. This includes 1,761 people living with acquired immunodeficiency syndrome (AIDS).

Victims of Domestic Violence:

Lutheran Social Services (LSS) of Central Ohio operates the CHOICES program for victims of domestic violence in the community. Unfortunately LSS does not track or report data on the total number of victims or the number of people served. However, the Center for Family Safety and Healing through Nationwide Children's Hospital offers services related to family violence, and since its inception in 2000, over 12,652 women have been screened through Project S.A.F.E, an assessment protocol for healthcare professionals to use that refers victims to sources of help.

Persons with Serious Mental Illness:

According to 2012 OMHAS data, a total of 13,531 Franklin County residents (18 and older) are considered severely mentally disabled or seriously emotionally disturbed, and received publicly funded mental health services.

Refugees:

A refugee is a foreign-born person who is outside his or her country of origin and is unable or unwilling to return because of persecution on account of race, religion, ethnicity, social status, or politics. According the Refugee Processing Center of the Bureau of Population, Refugees, and Migration, 4,497 refugees were resettled in Franklin County between 2009 and 2013.

Persons released from Prison:

Reentering the community from prison is a complex transition for ex-offenders. Often they have limited housing choices and find it difficult to rejoin the workforce. Many relapse into criminal behavior and return to prison. Based on the home county upon admission, 1,951 Franklin County residents were released from prison between 2008 and 2010. About three-quarters of them (1,434) experienced no recidivism and thus remained out of prison by the end of 2010.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs for the populations discussed below were determined by a combination of analyzing relevant data, conducting focus groups with key stakeholders representing these populations, and reviewing relevant assessment and programmatic reports from organizations that work with these populations.

Elderly:

As stated in response to the previous question, there are 58,103 people age 62 or older in Franklin County, or 16% of the population. During the focus groups, stakeholders identified that there is a need to retrofit many of the housing units that elderly residents live in to allow them the opportunity to age in place. Stakeholders also noted that many elderly households have a greater need for housing rehabilitation services than the population as a whole. In terms of supportive services, elderly households often have a need for more intensive medical assistance (i.e. in-house care), routine household maintenance, and food assistance programs (i.e. “meals on wheels”).

Frail Elderly:

The housing and supportive service needs of the frail elderly are closely related to those described above for the elderly. However, in many cases the frail elderly are more dependent on these services because they are less capable of conducting many of the activities independently.

Persons with Mental, Physical, and/or Developmental Disabilities:

Stable, long-term housing is one of the primary needs of non-institutionalized residents with mental, physical, and/or developmental disabilities. According to CSB data, 50% of single adults in emergency shelters were self-identified as being disabled (Annual Homeless Assessment Report, 2013). Overall, sheltered individuals are at least two times more likely to be disabled than individuals in the general population (Annual Homeless Assessment Report, 2013). This indicates that persons with mental, physical, and/or developmental disabilities suffer from housing instability and risk of homelessness at a greater rate than the population as a whole. In turn, long-term stable housing would help address this need. Along with long-term housing, people with mental, physical, and/or developmental disabilities likely have a greater need for behavioral and medical services than the greater population.

Persons with Alcohol or Other Drug Addiction:

Persons with alcohol or other drug addictions are one of the populations that HUD identifies as being at-risk for housing instability and homelessness. The increased risk of housing instability and homelessness are often related to or caused by addiction (e.g., job loss, money being spent on the addiction, eviction). As mentioned above, 10,885 individuals (age 12 years and older) received services to treat alcohol or drug addiction in Franklin County in 2012. While this population is at greater risk of homelessness than the general public, they also have behavioral health, substance abuse treatment, and other supportive service needs (e.g., counseling and addiction treatment) that are specific to treatment of their condition(s).

Persons with HIV/AIDS:

Based on the 2011 HIV Surveillance Report from the Centers for Disease Control and Prevention, as of December 2010 there are 4,506 people in the Columbus metro area living with diagnosed human immunodeficiency virus (HIV) infection. This includes 1,761 people living with diagnosed stage-3 HIV infection, also known as acquired immunodeficiency syndrome (AIDS).

The HOPWA funding that Columbus Public Health receives covers an Eligible Metropolitan Statistical Area (EMSA) that includes 8 counties: Delaware, Fairfield, Franklin, Licking, Madison,

Morrow, Pickaway, and Union. According to the City's 2014 CAPER, a total of 362 unduplicated households in the central Ohio EMSA received HOPWA housing assistance. In addition to the HOPWA housing assistance, project sponsors provided 99 units of Shelter plus Care for persons living with HIV/AIDS. HOPWA funds are also used for supportive service, resource identification and housing information. Case managers assist clients with linkage and referral information to establish or maintain permanent, affordable housing. These services assisted over 947 unduplicated households in the year 2012.

Victims of Domestic Violence:

The Center for Family Safety and Healing through Nationwide Children's Hospital offers services related to family violence, and since its inception in 2000, over 12,652 women have been screened through Project S.A.F.E, an assessment protocol for healthcare professionals to use that refers victims to sources of help. Victims of domestic violence often experience housing instability and a greater risk of homelessness, as many live in the same household as their abuser. In many cases, victims of domestic violence may not have the income and/or resources to secure housing on their own. Aside from housing assistance, victims may require supportive services to address psychological and physical trauma resulting from acts of domestic violence.

Persons with Serious Mental Illness:

A total of 13,531 severely mentally disabled or seriously emotionally disturbed residents of Franklin County received mental health services in 2012. These residents have housing and supportive service needs that are similar to those of individuals with mental, physical, and/or developmental disabilities, described above. However, in many cases these needs are more acute for individuals with severe mental illness or who are seriously emotionally disturbed.

Refugees:

According to the Refugee Processing Center of the Bureau of Population, Refugees, and Migration, 4,497 refugees were resettled in Franklin County between 2009 and 2013. During the focus group discussions, stakeholders revealed that refugees have a number of housing needs that differ from the population as a whole. Differing cultural norms were noted as challenges to meeting housing needs for refugee families. These include finding adequately sized units to house large, sometimes extended families; new residents adjusting to the city after living in refugee camps; finding landlords who will rent to refugees with little income, no credit, or no recognized employment history.

Persons released from Prison:

As previously noted, between 2008 and 2010, a total of 1,951 Franklin County residents were released from prison. About three-quarters of them (1,434) experienced no recidivism and thus remained out of prison by the end of 2010. This population is identified by HUD as one that has a greater risk of instability and experiencing homelessness than the general population. Data from CSB show that 1 in 11 single adults entered emergency services from hospital/psychiatric facility, jail, prison, or treatment facility. Unfortunately, the data is not broken out by these sub-populations, so it is not possible to identify what percent entered the emergency shelter after being released from jail or prison. However, focus group participants who work in organizations focused on homelessness identified that local facilities commonly shelter individuals released from prison/jail as many of these people have no alternative housing option. Ex-offenders often

have a difficult time securing stable employment, and this lack of income increases housing instability and risk of homelessness. Additionally, stakeholders also noted that some persons released from prison have a lack of housing options due to housing restrictions tied to the crime they were convicted of (i.e. ex-felons, registered sex offenders, etc.). Aside from housing needs, ex-offenders have a need for supportive services (such as workforce training) that relate to the specific challenges related to reentry.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Of the 4,493 people in the Columbus metro area living with HIV in December 2010 (for which demographic data could be determined), 3,663 (82%) were men and 829 (18%) were women. Besides their relative numbers, there are some distinct differences between men and women with HIV in terms of prevalence by age and race, as well as by transmission method.

In terms of age, men living with HIV are slightly older than women with HIV. While 52% of men with HIV are younger than 45 year of age, 62% of women with HIV fall in this age category. In terms of race, the majority of men with HIV are White (60%), whereas only 31% of women with HIV are White. Conversely, the majority of women living with HIV are Black or African American (64%), whereas only 34% of men with HIV are Black. Finally, the vast majority of men with HIV contract the virus via male-to-male sexual conduct (80–85%), while the majority of women living with HIV contract the virus from heterosexual behavior (79%). Women are also more likely to contract HIV from injection drug use (19% versus 5–10% for men with HIV).

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities:

Franklin County has the following jurisdictional needs in regards to public facilities:

- parks and recreational facilities
- senior centers
- homeless facilities
- youth centers
- childcare centers
- community facilities
- fire stations and equipment
- health facilities and
- facilities for special needs populations

How were these needs determined?

Public facility needs were determined through the County's public survey, agency and stakeholder consultations and staff consultation.

Internally, the county's need for public facilities is determined through the county's annual capital improvement budget (CIB) and the 5-year capital improvements program (CIP) processes.

Through the development of the CIB/CIP, the County conducts a comprehensive process with each county department to determine community needs, specific to the role of each department, and prioritizes projects that should receive funding to address these needs.

The following principles help determine how the county spends its capital dollars:

1. County needs
2. Resident requests made to the Mayor's Office, County Council, and county Departments to address community needs
3. Economic and neighborhood development strategies
4. Opportunities to leverage partnerships and public-private funding

Describe the jurisdiction's need for Public Improvements:

Franklin County has the following jurisdictional needs in regards to public facilities:

- street improvements (including sidewalks, curb, gutter, sewer, signage, trees, lighting and landscaping), and sidewalks.

Public improvements typically include infrastructure related to transportation and the delivery of public services, which are available for public use by the general population, and which are financed, in whole or in part, by a government entity. The CIP also addresses the need for public infrastructure improvements which include: bridge improvements, sidewalk improvements, new curb ramps, curb reconstruction, better street lighting, and more street trees.

Per the inquiries the County receives from the public the following list represents priority infrastructure needs as defined by residents and community-minded organizations:

- Alley repair (chip and seal)
- Repair and/or regarding of alley surface with tar and gravel (asphalt pavement will not be used unless the surface is currently asphalt)
- Intersection/road improvements
- Including, but not limited to, reconfiguring lane movements, road widening, and road reconstruction.
- Park improvements
- Addition of playground equipment, shelter houses, walking paths, fencing, etc.
- Curb replacements
- Replacing crumbled or missing curbs in concrete
- Traffic Calming Devices
- Speed humps, raised intersection tables, and chicanes
- Bikeways
- The addition of bike lanes, bike racks, bike trails, or shared used paths (paved)
- Planted medians
- Curbed median in a center lane that is landscaped
- New sidewalks
- Construction of a sidewalk where one has not existed beforehand
- Street lighting (decorative)
- Installation of cast iron lamppost or acorn style fixture (only available in commercial areas)
- curb ramps
- Handicap ramps at intersection, this can include rebuilding ramps to current standards

How were these needs determined?

Public improvement needs were determined through the County's public survey, agency and stakeholder consultations and staff consultation.

Internally, the county's need for public improvement needs is also determined through the county's annual capital improvement budget (CIB) and the 5-year capital improvements program (CIP) processes.

Through the development of the CIB/CIP, the County conducts a comprehensive process with each county department to determine community needs, specific to the role of each department, and prioritizes projects that should receive funding to address these needs.

The following principles help determine how the county spends its capital dollars:

1. County needs

2. Resident requests made to the Mayor's Office, County Council, and county Departments to address community needs
3. Economic and neighborhood development strategies
4. Opportunities to leverage partnerships and public-private funding

As funding becomes available, projects receive monies for design and construction which are then handled by the department responsible for the type of improvement in question (i.e. Recreation and Parks for park improvements, Engineer's Department for roadway improvements, and Public Utilities for street lighting improvements).

Describe the jurisdiction's need for Public Services:

Franklin County has the following jurisdictional needs in regards to public services:

- transportation services
- employment training
- services for battered and abused spouses
- crime awareness
- fair housing counseling
- health services, services for neglected and abused children
- substance abuse services
- senior services
- youth services
- child care, legal services and
- mental health services

Further, the County has identified the following prioritized needs:

- Emergency and Basic Needs
- Employment and Self Sufficiency
- Safe and Healthy Individuals, Relationships, Neighborhoods

How were these needs determined?

Public service needs are determined through on going consultations with residents; neighborhood associations; non-profits; other jurisdictions; local institutions and the business community. Needs are prioritized resulting in programs being funded that address critical human service needs that affect the county's most vulnerable residents, such as those that provide emergency safety net services, increase economic success, and contribute to social success.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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 goals created to address the needs identified in the Needs Assessment will work in the local market. For example, if the data show that there are a large number of unsold houses in Franklin County, then the County may not create a Strategic Plan goal of constructing a large number of new owner-occupied housing units. Instead, the County might use this information to create a goal better suited to the local market, such as providing down-payment assistance to buyers to incentivize the purchase of unsold homes.

As was the case in the Needs Assessment, the Housing Market Analysis highlights conditions that influence available housing for LMI households, homeless persons, racial and ethnic minorities, and populations with special needs. However, attention is paid to the conditions of the market as a whole to better identify how market opportunities differ between the aforementioned populations and the general population.

Again, a large amount of the data analyzed in the Housing Market Analysis comes from the 2007-2011 ACS and CHAS dataset. As stated in Needs Assessment section, **all ACS and CHAS data tables—unless otherwise noted—only report data for the portions of Franklin County that are outside of the boundaries of the City of Columbus.** In addition to ACS and CHAS data, several sections of the Housing Market Analysis rely on local data sources to report on market indicators that are not collected by the U.S. Census or other agencies at the national level.

The following provides a brief overview of the findings from the Housing Market Analysis. More detailed information can be found in each of the Housing Market Analysis' corresponding sections:

MA-10 Number of Housing Units

- Between 2000 and 2011, the number of housing units increased by 7% as Franklin County added 10,414 units to reach a total of 154,255 in 2011.
- According to 2007-2011 ACS estimates, the vast majority of housing units in the portions of Franklin County outside of the City of Columbus were owner-occupied, as 75% of households lived in units they owned, while the remaining 25% lived in rental housing units.
- As of June 2014, CMHA had 12,151 Section 8 vouchers available. However, because of federal budget cuts, the current number of vouchers is about 1,000 fewer than were available two years ago.

MA-15 Housing Market Analysis: Cost of Housing

- Between 2000 and 2011, home values increased by a greater percentage than median contract rent in Franklin County. During this time, home values increased by 36% in the County, while the median contract rent rose 28% from \$496 in 2000 to \$635 in 2011.
- The median rent of rental units in the Columbus Metropolitan Area ranged from \$450 for a studio unit to \$809 for a unit that has four or more bedrooms in 2012. By contrast, Fair Market Rent (FMR) ranged from \$537 for a studio to \$1,080 for a four bedroom unit and the Low HOME rent limits ranged from \$537 (studio) to \$995 (4 bedroom).
- Currently, the demand for housing that is affordable to LMI households outpaces the supply of affordable units. At least 7,690 affordable housing units would have to be created to meet current demand for affordable housing for the county's poorest households.

MA-20 Housing Market Analysis: Condition of Housing

- Of all housing units in Columbus, the majority were built in the second half of the 20th Century. More specifically, three out of every four housing units were built between 1950 and 1999.
- In 2013, there were 5,597 housing units in Franklin County that are in foreclosure.
- According to 2007-2011 CHAS data, there were 88,090 housing units at risk of lead-based paint hazards, and of those units 14,095 had at least one child aged six or younger living in them.

MA-25 Public and Assisted Housing

- CMHA currently has 1,373 public housing units, including 1,143 family units and 230 units for elderly residents (age 62 and older).
- According to data from HUD's Public and Indian Housing (PIH) Information Center, there are 12,151 Section 8 vouchers currently available.
- Based on Real Estate Assessment Center (REAC) inspections made between 2008 and 2011, the average inspection scores for public housing developments currently managed by CMHA ranged from 49 to 86, with the vast majority in "good" physical condition (60 to 89).

MA-30 Homeless Facilities and Services

- Franklin County has a total of 596 emergency shelter beds (with an overflow capacity of 237), 118 transitional housing units, and 2,337 beds in permanent supportive housing units.
- The largest majority of emergency units, 514 in total, are targeted specifically to adults without children, while 50 units serve households with children, and 32 are specifically for veterans.

- The largest number of transitional housing units serve adults without children (41) followed by veterans (40), unaccompanied youth (24), and households with children (13).
- The majority of permanent supportive housing units in the county serve single adults without children (1,855 beds) followed by chronically homeless households (564), households with children (482), and veterans (368).

MA-35 Special Needs Facilities and Services

- According to the 2007-2011 CHAS data, there are at least 8,405 households in Franklin County with elderly persons and at least one of four HUD defined housing problems. Among these, 1,275 are renter households and 1,595 have a household income below 30% of AMI.
- Currently, there are 303 households with elderly persons in public housing and 2,299 more with Section 8 vouchers. There are an additional 276 households with elderly persons waiting for public housing units and 135 households with elderly persons on Section 8 waiting lists.
- Based on 2009-2011 3-year ACS estimates, in Franklin County there are 14,402 people with disabilities living below 200% of the Federal Poverty Level.
- Currently, there are 351 households with disabled persons in public housing and 6,570 more with Section 8 vouchers, including 864 special purpose vouchers for disabled persons. There are an additional 677 households with disabled people waiting for public housing units and 240 households with disabled persons on Section 8 waiting lists.
- The Community Housing Network (CHN) is the largest provider of ADAMH-funded permanent supportive housing. CHN currently has 134 units across seven different properties in Franklin County specifically reserved for non-homeless, special needs populations.
- ADAMH currently funds 818 permanent supportive housing units reserved for the population they serve, including those with serious mental illness.
- As of 2014, there are currently 395 permanent supportive housing units in Franklin County available to ex-offenders. The vast majority of these are provided by Alvis House's Residential Reentry Program.

MA-40 Barriers to Affordable Housing

- Due to concern over property values, some people prefer developments that “raise the bar” and are opposed to the development of affordable housing.
- CMHA currently has 1,418 public housing units in its inventory, 59% fewer than in 2009.
- The HUD Multifamily Assistance and Section 8 Contracts Database shows 9,400 privately owned Section 8 units in Franklin County receiving rent assistance as of June 2014. From 2014 to 2019, 3,300 (35%) of these contracts for these units are set to expire.

- Discrimination in the form of differential treatment still exists in real estate and in related sectors such as banking and insurance. Varying by income level, blacks have loan denial rates 5 to 12 percentage points higher than do whites.
- As of July 2014, 2,480 households are waiting for Section 8 vouchers.

MA-45 Non-Housing Community Development Assets

- Franklin County's economy is largely service-based, with the service-sector accounting for nearly 50% of all jobs in the City.
- According to the Ohio Department of Job and Family Services (ODJFS), the Columbus metro economy is expected to grow by 105,000 new jobs between 2010 and 2020.
- Nearly 40% of the new jobs in the metro areas are expected to be management, business, science, and arts occupations, which tend to be high-paying, high-skill jobs.
- Service occupations, which tend to be lower-paying, lower-skill jobs, are anticipated to account for 27% of new jobs created by 2020.
- Of Franklin County residents who are in the labor force, about 208,000 (41%) have a Bachelor's degree or higher. This implies that the supply of college educated workers (41% of the workforce) is adequately meeting the demand for jobs that traditionally require a Bachelor's degree or higher, which make up about 40% of the jobs in the county.
- Among the strategic economic development goals for the year 2020 are to add 150,000 new jobs in the region, increase per capita income by 30%, and add \$8 billion in capital investments.

MA-50 Non-Housing Community Development

- There are three census tracts (located in Franklin Township, Gahanna/Mifflin Township, and Clinton Township) in the county with a concentration of households with multiple housing problems.
- The areas of Franklin County that have high concentrations of racial or ethnic households are mostly located on the eastern side of the county, specifically in parts of Whitehall and Reynoldsburg as well as parts of Franklin and Clinton Townships
- The areas in Columbus with the strongest concentrations of LMI households are located in Franklin Township, Clinton Township and Reynoldsburg.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

In order to effectively respond to the county's housing needs, it is important to have a clear understanding of current indicators of housing supply and demand. This section describes the housing stock in Franklin County, paying special attention to the number and tenure of housing units.

Between 2000 and 2011, the number of housing units increased by 7.2% as the portions of Franklin County outside of the City of Columbus added 10,414 units to reach a total of 154,255 in 2011 (Table 45). During this same time, the number of households increased by 3,512 (a 3% increase) in the county, which means that the increase in housing units dramatically outpaced population growth (see Table 15). This data indicates that there may be an oversupply of housing in the market, and/or the continued growth in new housing units may suggest new demands for housing types that are not abundantly available. Regardless, Franklin County's sustained population growth has likely played a strong role in the development of new housing since the last Consolidated Plan.

According to 2007-2011 ACS estimates, three out of every four housing units were owner-occupied (75%), while one out of every four (25%) were renter-occupied (Table 46). Since 2005 the percentage of households that rent versus own has remained relatively constant. This suggests that housing preference has remained relatively unchanged in the portions of Franklin County that lie outside of the City of Columbus. In general, owner-occupied housing units in the county had more bedrooms than rental units. In 2011, 88% of owner-occupied units had 3 or more bedrooms, while 64% of rental units had 2 or fewer bedrooms (Table 44). In terms of housing options, single-family detached homes remain the most common housing type in Franklin County, accounting for more than 70 percent of all units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	112,869	73%
1-unit, attached structure	11,285	7%
2-4 units	10,363	7%
5-19 units	10,740	7%
20 or more units	7,025	5%
Mobile Home, boat, RV, van, etc	1,973	1%
Total	154,255	100%

Table 41 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

Unit Size	Owners		Renters	
	Number	%	Number	%
No bedroom	93	0%	695	2%
1 bedroom	626	1%	7,572	22%
2 bedrooms	11,773	11%	14,266	41%
3 or more bedrooms	93,048	88%	12,683	36%
Total	105,540	100%	35,216	100%

Table 42 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Change in housing units 2000 – 2011

Year	Number of housing units
2000	143,841
2011	154,255
Change	10,414
% Change	7.2%

Table 43 – Change in Housing Units

Data Source: ACS 2007-2011 5-year Estimates; Decennial Census 2000

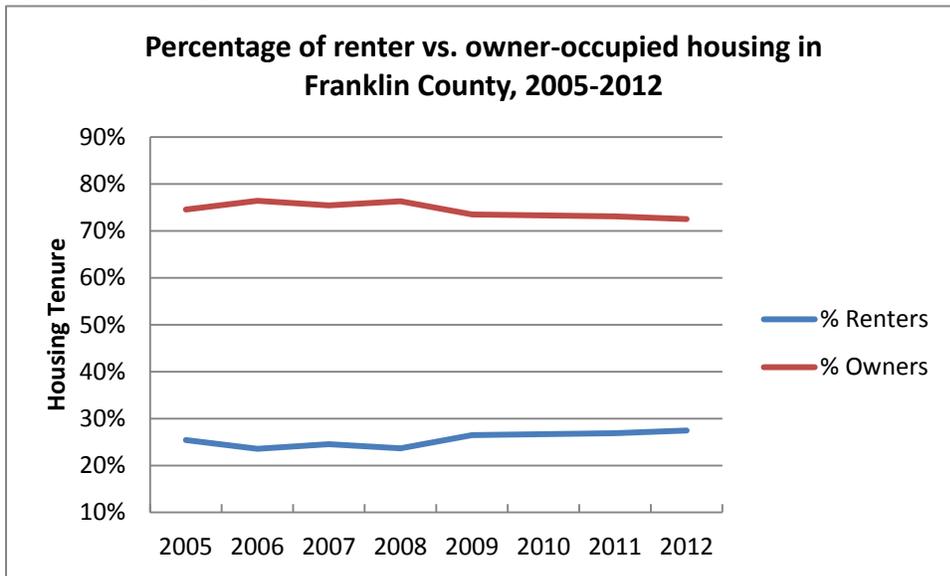
Renter-occupied vs. owner-occupied housing units

Housing tenure	Number	Percentage
Owner occupied	105,540	75%
Renter occupied	35,216	25%
Total:	140,756	100%

Table 44 – Occupied Units by Tenure

Data Source: 2007-2011 ACS

Figure 1 – Housing Tenure 2005-2012



Data Source: 2005-2012 ACS 1-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

CMHA housing serves very low- and low-income families and the elderly. The current average household income of both public housing residents and voucher holders is about \$13,500 (see Table 35 in NA-35). CMHA uses its project-based vouchers to support the operating costs of supportive housing projects operated by non-profit service providers that house low-income persons with disabilities and chronically homeless persons. These include Community Housing Network, National Church Residences, YWCA, Creative Housing Inc., and Community Properties of Ohio.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

CMHA does not have any plans to remove public housing units from the inventory during the timeframe of the Consolidated Plan. If any public housing units are removed, the households will receive Tenant Protection Vouchers, so they will not lose housing assistance. The number of Housing Choice Vouchers available is dependent on federal funding. As of June 2014, CMHA had 12,151 Section 8 vouchers available. However, because of federal budget cuts, the current number of vouchers is about 1,000 fewer than were available two years ago.

Additionally, a large number of Section 8 contracts are set to expire at some point during the current consolidated planning period, 2015-2019 (see MA-40 for a more detailed discussion). The HUD Multifamily Assistance and Section 8 Contracts Database shows 9,400 privately owned Section 8 units in Franklin County receiving rent assistance as of June 2014. From 2014 to 2019, contracts for 3,300 (35%) of these units are set to expire. While many of these contracts will

likely be renewed, the number of privately owned Section 8 units has declined over time and this trend may continue with upcoming expirations.

Does the availability of housing units meet the needs of the population?

As discussed in section NA-10, there are not a sufficient number of affordable housing units available in Franklin County. According to the CHAS 2007-2011 data, 13,905 renter-occupied and 13,390 owner-occupied households are cost burdened, meaning they spend more than 30% of their income on housing. Of these households, approximately 49% of renter-occupied and 52% of owner-occupied households are severely cost burdened (spending more than 50% of their income on housing).

Describe the need for specific types of housing:

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

While safe and sanitary housing is a basic need, it also represents the single largest expenditure for most households. The following section provides information on the cost of rental and owner-occupied housing in Franklin County, while focusing specifically on housing affordability for LMI households.

Overall, home values increased by a greater percentage from 2000 to 2011, than median contract rent. Between 2000 and 2011, home values increased by 36% in Franklin County. During the same time period, the median contract rent increased by 28% from \$496 in 2000 to \$635 in 2011 (Table 47). However, while the increase in the median cost of rent has not been as great as the increase in home values, rising rental costs tend to have a greater impact on housing affordability for LMI households. LMI households are more likely to rent than their wealthier counterparts. Often times, renting is the only option for LMI households because many lack the savings and credit necessary to purchase a home. Accordingly, increased rental costs—even if they are not as great as the increased homeowner costs—tend to have a greater impact on housing affordability for LMI households than rising costs associated with homeownership.

Cost of Housing*

Median Housing Value/Rent	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	\$113,700	\$155,200	36%
Median Contract Rent	\$496	\$635	28%

Table 45 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

*Note: The figures in this table are representative of all people living in Franklin County, including those living in the City of Columbus

Monthly Rent Paid

Rent Paid	Number	%
Less than \$500	6,956	21%
\$500-999	21,979	65%
\$1,000-1,499	3,316	10%
\$1,500-1,999	857	3%
\$2,000 or more	555	2%
Total	33,663	100%

Table 46 – Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner
30% HAMFI	3,490	No Data
50% HAMFI	16,045	21,745
80% HAMFI	34,345	49,140
100% HAMFI	No Data	71,585
Total	37,925	107,431

Table 47 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent*

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$537	\$625	\$790	\$994	\$1,080
High HOME Rent	\$537	\$625	\$790	\$994	\$1,080
Low HOME Rent	\$537	\$625	\$760	\$891	\$995

Table 48 – Monthly Rent

Data Source: FY 2012 HUD FMR and HOME Rents

*Note: The figures in this table are representative of all people living in the Columbus Metropolitan Area.

Median Rent by Number of Bedrooms in the Unit*

Number of bedrooms	Median rent			
	2009-Q4	2010-Q4	2011-Q4	2012-Q4
Studio	\$425	\$449	\$449	\$450
1-bedroom	\$545	\$550	\$563	\$585
2-bedroom	\$660	\$675	\$695	\$730
3-bedroom	\$749	\$750	\$769	\$790
4-bedroom+	\$740	\$760	\$768	\$809

Table 49 – Median Rent by Bedrooms

Data Source: Danter Apartment Report

*Note: The figures in this table are representative of all people living in the Columbus Metropolitan Area.

Is there sufficient housing for households at all income levels?

Currently, the demand for housing that is affordable to LMI 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% AMI, but as Table 49 shows, there are only 3,490 housing units affordable to these extremely low-income households. This means that at least 69% of extremely low-income households are forced to live in housing that is unaffordable to them 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.

How is affordability of housing likely to change considering changes to home values and/or rents?

As discussed in section MA-10, the percentage of the population that rents, verses owns, has remained relatively constant since 2005. Assuming that housing tenure remains relatively stable in Franklin County, it is likely that LMI rental households will be more negatively impacted by rising home values and rents than LMI owner-occupied households. As previously stated, any rise in housing costs tends to disproportionately affect the county's poorest renter households because these households: 1) spend a greater portion of their total earnings on housing costs, and 2) are more likely to *have* to rent. Since many LMI rental households are financially unable to purchase a home, this means that they are also unable to benefit from the wealth gained from any increase in home values. For example, if you are a homeowner and home values increase, then you build wealth because your mortgage does not increase. However, if you are a renter and property values increase (leading to a subsequent increase in rent) you actually lose wealth because you are forced to pay more money for the same housing.

As new rental units are being developed, it is important that they are being planned to be affordable to a wide range of income levels. More specifically, a large number of rental units affordable to the county's poorest households need to be developed in order to prevent any further increase in the number of cost-burdened households in Franklin County.

In terms of ownership, it is highly likely that purchasing will be less affordable in the near future than it has been in recent years. Home values have continued to recover from the Great Recession over the last several years. Given the strong population growth in central Ohio, it is likely that housing prices will continue to increase for the foreseeable future. As home values increase, the relatively large inventory of houses that have been affordable to lower and moderate income households during the down market, will decrease, leaving fewer homeownership opportunities for low income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In 2011, the median rent (of all unit types) in Franklin County was \$635. However, since the cost of renting is greatly influenced by the size of the unit, it is more useful to compare median rents among units that have the same number of bedrooms. The median rent of units in Columbus Metropolitan Area ranged from \$450 for a studio unit to \$809 for a unit that has four or more bedrooms in 2012. By contrast, Fair Market Rent (FMR) ranged from \$537 for a studio to \$1,080 for a four bedroom unit and the Low HOME rent limits ranged from \$537 (studio) to

\$995 (4 bedroom). Accordingly, Area Median Rents for the Columbus Metropolitan Area are actually below FMR and HOME rents for all apartment sizes. This may in fact indicate that the challenge in providing affordable housing to Franklin County's LMI households is less an issue of rents being too high and more an issue of very low incomes. It should be noted that considering only the median rent does not give a complete picture of housing affordability in an area, rather the availability of affordable housing is determined by the supply and location of affordable housing units. If a majority of the units are clustered very close to the median, there could still be a shortage of affordable units to those at the lowest income levels.

Additionally, geography is an important factor in housing affordability. In many areas of the county there is a lack of affordable rental options for LMI households, which limits rental housing choice to specific areas of the county where there is a high concentration of apartments with affordable rents. Focus group participants noted that there is a spatial mismatch between the location of affordable rental housing and employment centers which tend to be located around the periphery of the county. This makes it challenging for low income individuals to find and maintain steady employment that could result in higher income levels.

Overall, Franklin County's strategy is to produce and preserve affordable housing, in addition to assisting LMI owner and renter-occupied homes to remain in their homes in a safe and sound environment, and incentivizing the preservation and expansion of healthy and affordable housing. The county is also focused on increasing incomes and creating and preserving affordable housing units near employment centers in order to try to help LMI households move out of the LMI category.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Besides maintaining an adequate supply of housing units that are affordable to a wide range of income levels, it is essential that the physical condition of housing be sufficiently maintained for habitation. This section details the physical condition of housing in Franklin County, with an emphasis on conditions that pose the greatest risks to occupants and the community.

Overall, Franklin County's housing stock is not very old. Approximately, 41% of housing units are less than 35 years old and 59% are 35 years or older (Table 53). Of all housing units in Franklin, the majority were built in the second half of the 20th Century. More specifically, three out of every four housing units were built between 1950 and 1999. Of the remaining units, a greater percentage of them were built recently (since 2000), than were built before the 1950s.

One risk that is specifically tied to the age of a home is the potential for lead-based paint. Homes built prior to 1978 have an increased likelihood of containing lead-based paint, which poses a health hazard, especially to young children. Currently, 60% percent of owner-occupied units and 70% of renter occupied units were built before 1980, and thus pose a risk of having lead-based paint (Table 53). Further, 15% of renter-occupied units and 8% of owner-occupied housing with a lead paint risk had children under the age of six – the age group at greatest risk – living in them (Table 54). Surprise

In addition to lead-based paint hazards, there are 5,597 housing units in Franklin County that are in foreclosure (Franklin County Daily Reporter, Foreclosure Dataset, 2013; *note*: this data includes housing units located in the City of Columbus in the Franklin County foreclosure totals). While homes in foreclosure do not necessarily pose an immediate threat to a neighborhood, they can be an indicator of the overall health of a community's housing market. Homes that have fallen into foreclosure also have an increased chance of being vacant and abandoned in the future.

Finally, as described in section NA-10 the ACS tracks the number of housing units that suffer from four specific housing problems: 1) lack of complete plumbing; 2) lack of complete kitchen facilities; 3) overcrowding; and 4) households spending more than 30% of income on housing. While housing affordability does not have a direct relationship with the condition of the housing, the other three problems are indicators of physical conditions and limitations of the current housing supply. Approximately, 24% of owner-occupied and 43% of renter-occupied housing units have one or more of these four housing problems. However, the 2007-2011 CHAS data discussed in section NA-10, show that just 4% of the housing problems of rental units and less than 1% of owner-occupied units are related to the physical condition of the home, meaning that housing condition does not contribute significantly to the recorded housing problems in Franklin County.

Definitions

Franklin County adheres to the Residential Code of Ohio's housing code policy to ensure that all buildings and structures meet a minimum set of safe and sanitary conditions. Buildings and structures that do not meet the minimum standards outlined below are considered to be in "substandard" condition.

2013 Residential Code of Ohio

Section 113: Existing Buildings and Structures

113.2 Maintenance. Residential buildings, structures and the building equipment shall be maintained in a safe and sanitary condition and in accordance with the condition(s) established in current and any previous plan approvals and certificates of occupancy. Devices or safe grounds which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or owners designated agent shall be responsible for the maintenance.

The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures without approval of the residential building official.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,178	24%	14,251	40%
With two selected Conditions	485	0%	929	3%
With three selected Conditions	49	0%	73	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	79,828	76%	19,963	57%
Total	105,540	100%	35,216	100%

Table 50 – Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,957	15%	8,311	15%
1980-1999	24,695	25%	14,308	26%
1950-1979	48,804	50%	27,321	50%
Before 1950	8,455	9%	4,846	9%
Total	96,911	100%	54,786	100%

Table 51 – Year Unit Built

Data Source: 2007-2011 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	63,435	60%	24,655	70%
Housing Units build before 1980 with children present	8,775	8%	5,320	15%

Table 52 – Risk of Lead-Based Paint

Data Source: 2007-2011 CHAS

Number of Vacant and Abandoned Units

Unit Status	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	6,500
Abandoned Vacant Residential Properties	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 53 – Vacant Units

Data Source: 2007-2011 ACS (Vacant Units)

Need for Owner and Rental Rehabilitation

There is a great need for the rehabilitation of both owner and renter-occupied housing in Franklin County, however, a large portion of this housing is located within the City of Columbus. In Franklin County, and more specifically in the City of Columbus, there is a large and growing inventory of vacant and abandoned housing units that could be returned to the market if they were rehabilitated. However, the exact number of vacant and abandoned residential properties that exist in the portions of Franklin County not inside the City of Columbus is unknown because the County does not specifically track this measure.

Along with the need for large-scale intensive rehabilitation, there is significant demand for repair assistance. During stakeholder focus groups, local professionals who administer housing rehab programs identified that these programs have been very successful, but that there is a much greater demand for these services than there is funding available. The housing professionals also noted that a number of aging, large-scale apartment developments outside of the downtown core will require significant rehabilitation to be safe and sanitary for residents. These large and aging developments present a particular challenge as rehabilitation is often too large a cost burden for owners or rehab programs to assume.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Franklin County does not maintain an inventory that tracks the number of housing units that have lead-based paint hazards and are specifically occupied by LMI families. The best estimate would be based off of the Risk of Lead Based Paint Hazards table in this section. According to 2007-2011 CHAS data, there were 88,090 housing units at risk of lead-based paint hazards, and of those units 14,095 had at least one child aged six or younger living in them.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

CMHA is the Public Housing Agency responsible for the ownership and management of public housing property in Franklin County. According to CMHA, as of June 2014 there are 1,373 public housing units available. In addition, there are 13,089 Section 8 vouchers currently available.

Totals Number of Units by Program Type*

Public Housing Program	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total*	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available	0	0	1,373	13,089	1,912	9,996	214	0	864
# of accessible units									

Table 54 – Total Number of Units by Program Type

+The “total” vouchers column includes Homeownership Vouchers, which are not individually reported in this table. Because Homeownership Vouchers are included in the voucher total, the sum of Project-based, Tenant-based, and Special Purpose Vouchers will be less than the total number of vouchers listed in this table

Note: The “number of public housing units available” listed in this table is smaller than the “number of public housing units in use” that is reported in Table 34 because this table accounts for a public housing development that is scheduled for demolition in the near future. The public housing data in the table is inclusive of all public housing in Franklin County, including those located in the City of Columbus.

Data Source: Columbus Metropolitan Housing Authority, July 2014 (# of public housing units available)

Describe the supply of public housing developments:*

Public Housing Development	Community Type	Number of Units
Chestnut Grove	Elderly (age 62+)	30
Eastmoor Square	Family	53
Glenview Estates	Family	50
Indian Meadows	Family	72
Jenkins Terrace	Elderly (age 62+)	100
Kenmore Square	Family	56
The Meadows	Family	95
New Village Homes	Family	20
Ohio Townhouses	Family	80
Post Oak Station	Family	148
Rosewind	Family	230
Sawyer Manor	Family	116

Public Housing Development	Community Type	Number of Units
Thornwood Commons	Family	86
Trevitt Heights	Family	137
Worley Terrace	Elderly (age 62+)	100

Table 55 – Public Housing Supply

Data Source: Columbus Metropolitan Housing Authority, July 2014

***Note:** The public housing data in the table is inclusive of all public housing in Franklin County, including those located in the City of Columbus.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

CMHA currently has 1,373 public housing units, including 1,143 family units and 230 units for elderly residents (age 62 and older).

HUD’s Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public housing. Scores range from 0 to 100. The physical inspection scoring is deficiency based; meaning all properties start with 100 points and each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. A score of 90 or above is considered in “excellent” physical condition, 60 to 89 is considered “good,” and anything below 60 is considered “poor.” Based on REAC inspections made between 2008 and 2011, the average inspection scores for public housing developments currently managed by CMHA ranged from 49 to 86, with the vast majority in “good” physical condition (60 to 89).

Public Housing Condition

Public Housing Development	Average Inspection Score
Chestnut Grove	N/A
Eastmoor Square	70
Glenview Estates	74
Indian Meadows	67
Jenkins Terrace	85
Kenmore Square	75
The Meadows	68
New Village Homes	N/A
Ohio Townhouses	61
Post Oak Station	68
Rosewind	75
Sawyer Manor	53+
Thornwood Commons	86
Trevitt Heights	49
Worley Terrace	74

Table 56 – Public Housing Condition

Data Source: HUD, Real Estate Assessment Center, 2011 Public Housing Physical Inspection Scores (inspections made between 2008 and 2011; only includes properties currently managed by CMHA as of 2014)

+combined score for Sawyer Manor & Towers—Sawyer Towers are no longer managed by CMHA

***Note:** The public housing data in the table is inclusive of all public housing in Franklin County, including those located in the City of Columbus.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

CMHA received HUD authorization for the demolition and disposition of several public housing properties that were deteriorating and beyond their useful life. As a result of those actions, CMHA has produced and added—or plans to add—new housing inventory to the portfolio, enhancing the assisted housing stock available to residents and the community. In addition, CMHA performs physical needs assessments on existing communities to identify and address any capital maintenance and improvement needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

CMHA partners with public housing resident councils and community service providers to assess the needs of residents and connect them to services and activities. Examples of programs provided on-site at communities are after-school programs, summer-camp programs, summer feeding programs, health screenings, fresh foods, behavioral health counseling, housekeeping training, and recreation and social activities. CMHA's ongoing facility maintenance and capital improvement programs help to ensure a high quality physical environment for public housing residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Housing insecurity and homelessness are among the most critical housing issues any community must address. This section provides data and information about the local capacity to house and serve its homeless population, paying special attention to the following populations: adults with children, adults without children, chronically homeless households, veterans, and unaccompanied youth. Additionally, information is provided on the number of units available by facility type.

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. CSB is the central organization responsible for coordinating the community’s response to homelessness. CSB is responsible for providing services that range from homelessness policy development to the allocation of public and private funds for housing facilities and supportive services.

In terms of housing capacity by facility type, Franklin County has a total of 596 emergency shelter beds (with an overflow capacity of 237), 118 transitional housing units, and 2,337 beds in permanent supportive housing units (Table 59). The largest majority of emergency units, 514 in total, are targeted specifically to adults without children, while 50 units serve households with children, and 32 are specifically for veterans. Overall, transitional housing units are more evenly targeted to the five subpopulations in the table, than emergency shelter units. The largest number of transitional housing units serve adults without children (41) followed by veterans (40), unaccompanied youth (24), and households with children (13). The majority of permanent supportive housing units in the county serve single adults without children (1,855 beds) followed by chronically homeless households (564), households with children (482) and veterans (368).

Facilities and Housing Targeted to Homeless Households*

Household Type	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50	0	13	482	0
Households with Only Adults	514	237	41	1,855	81
Chronically Homeless Households	0	0	0	564	60
Veterans	32	0	40	368	0
Unaccompanied Youth	0	0	24	0	0

Table 57 – Facilities and Housing Targeted to Homeless Households

Data Source: Community Shelter Board

*Note: The homeless data in the table accounts for all of Franklin County, including facilities and individuals located in the City of Columbus.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Substance abuse and/or mental health issues:

Netcare is Franklin County's only 24 hour mental health and substance abuse crisis intervention, assessment, and referral service. One of the services managed by Netcare is the Reach Out Program, which is a mobile, intervention service that is designed to transport intoxicated persons off the streets to a place of safety and shelter. Individuals who are served by the Reach Out Program are provided education on resources available in the community. Reach Out workers log more than 150,000 miles a year and transport approximately 1,500 individuals per month. Individuals serviced by the program are transported to providers such as drug and alcohol treatment centers, homeless shelters, community mental health centers, hospitals or Netcare crisis sites. In addition to Netcare, the Engagement Center at Maryhaven acts as an access point to the Continuum of Care system for homeless individuals with substance abuse issues.

Serious mental illness:

In Franklin County and the City of Columbus, the Community Housing Network (CHN) is the central provider of housing for individuals with severe mental health issues. CHN works to move people disabled by mental illness, substance abuse, and who have histories of homelessness off the streets and into affordable rental housing. CHN also works with other service agencies to connect its residents to the services they need. In addition to CHN, the Miles House and Redmond House offer beds to persons experiencing a psychiatric crisis. Once the crisis has been stabilized, case managers work to connect individuals to transitional and permanent supportive housing options that best meet their specific needs.

Veterans:

A number of programs specifically for veterans exist in central Ohio, many of which offer homelessness prevention and outreach services, including: Healthcare for Homeless Prevention Program, the Veterans Administration (VA) Hospital, Veterans Services Commission, Vietnam Veterans of America, and the VA Outpatient Clinic. The Commons at Livingston I and Commons at Livingston II provide a total of 100 units of permanent supportive housing for veterans. Other organizations that provide homelessness prevention, transitional housing, and supportive housing for veterans include Lutheran Social Services and Volunteers of America of Greater Ohio. Finally, Franklin County has 230 VASH vouchers to provide supportive housing and other services for veterans.

Victims of domestic violence:

The police departments of the City of Columbus and Franklin County as well as the Columbus City Attorney and Franklin County Prosecutor's Office provide outreach and referral services to victims of domestic violence. CHOICES is a local agency that is a primary direct service provider to central Ohio families experiencing domestic violence. The primary services offered by CHOICES include: counseling, shelter, crisis intervention, education, community and legal support, and advocacy to Columbus and Franklin County residents facing domestic violence. Additionally, victims of domestic violence often receive shelter and housing through the Continuum of Care system in place.

Youth:

The Huckleberry House is a primary provider of emergency and transitional housing for at-risk teens in the City of Columbus and Franklin County. The Huckleberry House operates a 24-hour Youth Outreach program that provides emergency shelter and transitional housing to at-risk youth and also helps connect them to services they need.

In addition to the Huckleberry House, the STAR House is a drop-in center that serves youth between the ages of 14 to 24 that lack a fixed, regular, and nighttime residence. The STAR House has the capacity to serve up to 65 youth per day. The drop-in center provides immediate services, such as food, clothing, showers, laundry, and bus passes to homeless youth and focuses on building trust so youth are more willing to accept support and resources when they are needed. In 2013, the STAR House met the needs of 531 unduplicated youth.

Aside from the Huckleberry House and STAR House, Franklin County Children Services (FCCS) and the Franklin County Juvenile Court offer delinquency prevention and diversion programs for unruly and at-risk youth.

HIV/AIDS:

CPH offers on-site HIV testing and provides treatment through programs such as the Pater Noster House Network and the AIDS Resource Center Ohio. The various AIDS service providers in the community also help to connect persons with HIV/AIDS to transitional and permanent supportive housing options targeted to their need. In addition to CPH, all of the chemical dependency programs in the City of Columbus and Franklin County offer HIV/AIDS prevention and identification outreach services.

Medically fragile:

The Columbus Neighborhood Health Center (CNHC) operates the Health Care for the Homeless program, which provides access to services that improve the health status of homeless persons, specifically those who have experienced barriers to healthcare.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

CSB is the primary organization charged with coordinating efforts to end homelessness in the City of Columbus and Franklin County. CSB is a public-private partnership organization that creates collaborations among providers and is the central entity responsible for allocating funding to the various programs working to end homelessness in the community. In this role, CSB oversees more than \$13 million in funding for homelessness prevention initiatives, emergency shelters, transitional housing services, and permanent supportive housing.

Since CSB acts as the community's single coordinating body, they are able to bring together diverse organizations in Columbus and Franklin County to collaborate and work together as a system rather than as a fragmented set of resources. These collaborations include: Rebuilding Lives Funder Collaborative, Continuum of Care Steering Committee, Critical Access to Housing

initiative, Adult System Providers, Family System Providers, Supportive Housing Providers, and Citizens Advisory Council.

CSB addresses homelessness through a broad based community plan called Rebuilding Lives. The Rebuilding Lives plan is made up of a comprehensive and interrelated set of strategies to decrease the number of people who experience homelessness. CSB works with its partner agencies on four goals in the Rebuilding Lives plan:

1. Access: Through “access,” people at imminent risk of homelessness are linked to community resources. Access is a deliberate and coordinated effort of resources. Benefits and care systems are made available efficiently and quickly.
2. Crisis Response: People experiencing homelessness receive assistance to address their immediate housing crisis. Crisis Response is the alliance of emergency services that respond to address an immediate housing need. The goal is to ensure that no one is homeless or on the streets.
3. Transition: The primary goal here is to transition people, who are experiencing homelessness, from crisis to stability. In this stage, clients are guided from homelessness to stable housing.
4. Advocacy: The goal of advocacy is to leverage public policy to work toward ending homelessness.

The organizations listed in the table below work with CSB to provide homelessness prevention services, emergency shelter, transitional housing, and permanent supportive housing:

Homeless Service Providers*

Service Systems						
Provider Agencies	Homelessness Prevention	Family Emergency Shelter	Adult Emergency Shelter	Transitional Housing	Direct Housing Program	Permanent Supportive Housing
Amethyst, Inc.				X		
AIDS Resource Center Ohio						X
Communities in Schools	X					
Community Housing Network, Inc.						X
Gladden Community House	X					
Hands On Central Ohio	X					
The Homeless Families Foundation					X	
Huckleberry House				X		

Lutheran Social Services of Central Ohio / Faith Mission	X		X	X	X	
Maryhaven			X	X		X
National Church Residences						X
Southeast, Inc. / Friends of the Homeless			X	X		X
The Salvation Army in Central Ohio					X	
Volunteers of America of Greater Ohio	X		X	X	X	
YMCA of Central Ohio			X	X		X
YWCA Columbus		X	X	X		X

Table 58 – Homeless Service Providers

***Note:** The homeless information in the table accounts for all of Franklin County, including facilities and individuals located in the City of Columbus.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are several specific non-homeless groups in the community with special supportive housing needs. HUD identifies six special needs populations including: the elderly, the frail elderly, persons with disabilities, persons with substance abuse problems, persons living with HIV or AIDS, and victims of domestic violence. In addition to these six, other local groups with special housing needs include persons with serious mental illness, refugees, and persons released from prison.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly:

HUD describes the elderly as anyone age 62 or older. According to the 2007-2011 CHAS data, there are 8,405 households in Franklin County that are cost burdened and also have at least one elderly occupant. Among these households, 1,275 of the renter households and 1,595 of the owner households earn less than 30% of AMI.

Currently, there are 303 households with elderly persons in public housing and 2,299 more with Section 8 vouchers. There are an additional 276 households with elderly persons waiting for public housing units and 135 households with elderly persons on Section 8 waiting lists.

Frail Elderly:

HUD defines the frail elderly as those aged 62 and older who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework. Beyond the aforementioned data on the number of households with elderly persons and supportive housing needs, there is no known information on the frailty of the elderly in those households.

Persons with Mental, Physical, and/or Developmental Disabilities:

Based on 2009-2011 3-year ACS estimates, in Franklin County there are 14,402 people with disabilities living below 200% of the Federal Poverty Level (note: data for this indicator are not available prior to 2009, thus 3-year ACS estimates were used instead of 5-year estimates). There is no known information on how many of these people also have supportive housing needs, although there is a high likelihood that many of them do.

Currently, there are 351 households with disabled persons in public housing and 6,570 more with Section 8 vouchers, including 864 special purpose vouchers for disabled persons. There are an additional 677 households with disabled people waiting for public housing units and 240 households with disabled persons on Section 8 waiting lists.

Furthermore, there are 483 families in public housing requesting accessibility features and 882 more with Section 8 vouchers.

Persons with Alcohol or Other Drug Addiction:

The Alcohol, Drug Addiction, and Mental Health (ADAMH) Board of Franklin County provides funding to meet the supportive housing needs of persons with serious mental illness and/or substance abuse problems. ADAMH currently funds 818 permanent supportive housing units reserved for the population they serve, including those with substance abuse problems.

The Community Housing Network (CHN) is the largest provider of ADAMH-funded permanent supportive housing. CHN develops, owns, and manages permanent supportive housing across Franklin County for special needs populations, including persons with substance abuse problems. Generally speaking, CHN currently has 134 units across seven different properties in Franklin County specifically reserved for non-homeless, special needs populations. There is no known information on number of non-homeless persons with substance abuse problems in need of supportive housing.

Persons with HIV/AIDS:

According to Columbus Public Health, there are 209 housing units in the Columbus metro area designated or available for people living with HIV or AIDS and their families.

There are currently no HIV/AIDS program participants in public housing or holding Section 8 vouchers.

Victims of Domestic Violence:

Lutheran Social Services (LSS) of Central Ohio provides supportive housing to victims of domestic violence as part of the CHOICES program. Unfortunately LSS does not track or report data on the total number of people in need or served.

Persons with Serious Mental Illness:

As mentioned above, ADAMH provides funding to meet the supportive housing needs of persons with serious mental illness and/or substance abuse problems. ADAMH currently funds 818 permanent supportive housing units reserved for the population they serve, including those with serious mental illness.

CHN is the largest provider of ADAMH-funded permanent supportive housing. CHN develops, owns, and manages permanent supportive housing across Franklin County for special needs populations, including persons with severe mental illness. Generally speaking, CHN currently has 134 units across seven different properties in Franklin County specifically reserved for non-homeless, special needs populations. There is no known information on number of non-homeless persons with severe mental illness in need of supportive housing.

Refugees:

A refugee is a foreign-born person who is outside his or her country of origin and is unable or unwilling to return because of persecution on account of race, religion, ethnicity, social status, or politics. Refugees, by definition, are in need of supportive housing. According the Refugee Processing Center of the Bureau of Population, Refugees, and Migration, 1,285 refugees were resettled in Franklin County in 2013.

Persons released from Prison:

Reentering the community from prison is a complex transition for ex-offenders. Often they have limited housing choices and find it difficult to rejoin the workforce. Many relapse into criminal behavior and return to prison. As of 2014, there are currently 395 permanent supportive housing units in Franklin County available to ex-offenders. The vast majority of these are provided by Alvis House's Residential Reentry Program.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

As mentioned above, ADAMH provides funding to meet the supportive housing needs of persons with serious mental illness, including persons returning from mental health institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Please refer to section AP-20 and AP-35 for the Annual Goals and Projects that the County plans to fund in the coming year to address the housing and supportive service needs of the non-homeless special needs population.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers for housing providers

Community opposition to affordable housing (e.g. “not in my backyard”)

1. Due to concern over property values, some people prefer developments that “raise the bar” and are opposed to the development of affordable housing.
2. Education is needed among the general public to help clarify the meaning of affordable housing and eliminate negative connotations.
3. Good Neighbor Agreements, used by the County, and Cooperation Agreements, used by CMHA, have been effective in working with the community and tracking positive outcomes. However, they have not been widely used.

Development regulations and land costs

1. Neighborhoods with a high proportion of vacant and abandoned property often have low property and initial investment costs and minimal design guideline regulation. However, this savings is typically offset by the need to upgrade aging infrastructure and development fees.

Decline in public housing stock

1. CMHA currently has 1,373 units, 60% fewer than in 2009.
2. As of July 2014, 4,725 households were on the waiting list for public housing.

Landlord participation in Section 8

1. According to the Columbus Apartment Association (CAA), a significant barrier for participation in Section 8 among small landlords is the difficulty of compliance with HUD standards, which originate from the federal level.
2. CMHA noted that HUD requires 100% compliance to City building codes, such that a project can fail inspection for one minor failure, even if it does not affect the safety of the unit. CMHA acknowledged that this is a challenge for landlords and an impediment for Section 8 participation.

Expiring HUD contracts

1. The HUD Multifamily Assistance and Section 8 Contracts Database shows 3,300 privately owned Section 8 units in Franklin County receiving rent assistance as of July 2014. From 2014 to 2019, 35% of the contracts for these units are set to expire.
2. While many of these contracts will likely be renewed, the number of privately owned Section 8 units has declined over time and this trend may continue with upcoming expirations.

Cost to retrofit homes to accommodate persons with disabilities and seniors

1. There is an increasing demand for homes that are retrofitted to be accessible to people with disabilities and that allow individuals to age in place. However, these improvements are too costly for some owner-occupiers or landlords to make.

Barriers for housing consumers

Discrimination within real estate industry

1. Discrimination in the form of differential treatment still exists in real estate and in related sectors such as banking and insurance.
2. Realtors are wary of their unfamiliarity with the customs and cultural norms and expectations of different immigrant groups. The Columbus Board of Realtors is addressing this concern by holding cultural activities and awareness seminars on different immigrant groups so that members are better prepared to work with this growing population.
3. The strong sellers' market presents a greater opportunity for discrimination, as sellers' have more potential buyers from which to choose. Additionally, there has been an increasing number of all-cash deals, which effectively excludes low-to-moderate income households from these purchase opportunities.

Availability of home loans

1. When controlled for different income levels, denial rates for conventional loans are higher for minorities than for whites.
2. Varying by income level, blacks have denial rates 5 to 12 percentage points higher than do whites.
3. The fallout of the subprime market has had an excessive impact, eliminating financing options for applicants who may not qualify for prime loans but would be able to handle a legitimate subprime loan.

Credit scores

1. There is an increased reliance on credit scores in making loan decisions, in spite of a 2003 Ohio Department of Insurance rule that insurance companies cannot use credit scores as the sole criterion for rating or underwriting policies.
2. Not enough attention is given to the borrower's actual ability to pay. However, some lenders work to drill down into a loan application to determine the ability to pay and justify a loan that has merit in spite of a low credit score.
3. Credit agencies have little accountability with regard to how they determine the credit score and how they address complaints or queries regarding a score.

Rental housing stock and availability

1. More people are seeking rental housing because they 1) want to buy but cannot obtain a mortgage, 2) lost a home to foreclosure, or 3) have decided that renting offers more benefits than homeownership.
2. The Columbus Apartment Association (CAA) noted that its members are seeing more applicants for rental housing. However, the quality of these applications is often not up to standard, especially for those coming out of a foreclosure.
3. Foreclosures have not only impacted homeowners who have had to seek rental housing, but also renters who were tenants in properties that were foreclosed. New owners normally terminate the lease as part of the foreclosure with minimum advance notice.

Tenant-based Section 8

1. As of July 2014, there were 2,480 households waiting for Section 8 vouchers.

2. Bureaucratic restrictions on voucher holders may miss the discrete realities of a situation. For example, HUD rules on income qualifications do not factor in fluctuations that may result from temporary jobs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Franklin County's affordable housing opportunity goals in the Strategic Plan section of the Consolidated Plan include:

1. Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment
2. Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing
3. Increase housing with supportive services for special needs populations
4. Increase housing options and opportunities for rehab and improving accessibility within the home for elderly residents
5. Equip homebuyers with skills, knowledge, and assistance for successful homeownership
6. Ensure equal access to housing
7. Increase housing options for groups ineligible for public housing

In order to achieve these goals, Franklin County's affordable housing efforts include home rehabilitation, minor home repair, homeownership opportunities, and affordable rental housing initiatives. Franklin County will contract with the Mid-Ohio Regional Planning Commission, the Community Development Collaborative, the Affordable Housing Trust, Homeport, Community Housing Network, Community Shelter Board, the Economic and Community Development Institute, Homes on the Hill, National Church Residences, and the Franklin County Board of Health to implement these activities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In the aftermath of the Great Recession, Central Ohio, including Franklin County, has been able to bounce back quicker than many of its peer metropolitan areas. This is due in part to the nature of the local economy. Unlike many Midwest metropolitan areas that have had to transition away from an economy historically based on manufacturing, Central Ohio has had a more diverse economy—one centered on sectors that have proven more resilient to recession. But beyond the existing distribution of employment, the primary driver of economic growth in recent years has been collaboration between local community and business leaders to streamline government, increase tax revenue, and make smart investments in infrastructure, job training, education, and downtown revitalization. As such, Central Ohio has become a national model for both bipartisan cooperation and economic development in the post-recession economy.

Economic Development Market Analysis

Business Activity*

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	861	760	0%	0%	0%
Arts, Entertainment, Accommodations	47,473	62,623	10%	9%	0%
Construction	12,100	18,808	2%	3%	0%
Education and Health Care Services	115,620	158,042	23%	24%	0%
Finance, Insurance, and Real Estate	42,328	60,912	9%	9%	1%
Information	12,741	17,401	3%	3%	0%
Manufacturing	29,876	36,141	6%	5%	-1%
Other Services	54,110	75,554	11%	11%	0%
Professional, Scientific, Management Services	56,643	67,762	11%	10%	-1%
Public Administration	24,266	34,228	5%	5%	0%
Retail Trade	54,868	70,408	11%	11%	-1%
Transportation and Warehousing	24,626	37,289	5%	6%	1%
Wholesale Trade	22,355	30,447	4%	5%	0%
Total	497,867	670,375	--	--	--

Table 59 – Business Activity

Data Source: 2011 Longitudinal Employer-Household Dynamics

*Note: Data represents Franklin County totals, which includes population living within the City of Columbus

Labor Force*

Employment Indicator	Number/Rate
Total Population in the Civilian Labor Force	631,847
Civilian Employed Population 16 years and over	579,432
Unemployment Rate	8.30%
Unemployment Rate for Ages 16-24	16.76%
Unemployment Rate for Ages 25-65	6.74%

Table 60 – Labor Force

Data Source: 2007-2011 ACS

* Note: Data represents Franklin County totals, which includes population living within the City of Columbus

Occupations by Sector*

Occupations by Sector	Number of People
Management, business and financial+	231,412
Farming, fisheries and forestry occupations	839
Service	95,770
Sales and office	156,662
Construction, extraction, maintenance and repair	32,952
Production, transportation and material moving	61,797

Table 61 – Occupations by Sector

Data Source: 2007-2011 ACS

+ includes all management, business, science, and arts occupations

* Note: Data represents Franklin County totals, which includes population living within the City of Columbus

Travel Time*

Travel Time	Number	Percentage
< 30 Minutes	415,675	76%
30-59 Minutes	112,983	21%
60 or More Minutes	15,284	3%
Total	543,942	100%

Table 62 – Travel Time

Data Source: 2007-2011 ACS

*Note: Data represents Franklin County totals, which includes population living within the City of Columbus

Education*

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	27,486	5,722	23,881
High school graduate (includes equivalency)	106,113	11,028	35,986
Some college or Associate's degree	138,409	11,289	30,510
Bachelor's degree or higher	201,898	6,189	28,067

Table 63 – Educational Attainment by Employment Status

Data Source: 2007-2011 ACS (for population age 25 and older)

*Note: Data represents Franklin County totals, which includes population living within the City of Columbus (Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment by Age*

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,854	4,127	3,920	7,272	8,031
9th to 12th grade, no diploma	16,639	12,702	10,179	18,889	14,356
High school graduate, GED, or alternative	33,139	37,451	38,727	77,000	41,188
Some college, no degree	61,609	43,349	33,855	58,143	20,096
Associate's degree	3,329	12,334	12,214	20,731	3,500
Bachelor's degree	17,010	58,079	39,398	58,151	15,415
Graduate or professional degree	1,179	23,430	20,737	36,630	11,807

Table 64 – Educational Attainment by Age

Data Source: 2007-2011 ACS

*Note: Data represents Franklin County totals, which includes population living within the City of Columbus

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,071
High school graduate (includes equivalency)	28,519
Some college or Associate's degree	33,354
Bachelor's degree	47,617
Graduate or professional degree	63,157

Table 65 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Franklin County's economy is largely service-based, with three out of the county's four largest employment sectors all being service-based. Taken together, jobs in the service sectors account for nearly half all jobs in the county (Table 62). The Education and Health Care Services sector alone provides 24% of the jobs in Columbus, due in large part to the presence of The Ohio State University which employs 27,656 people. Other large employers in this sector include OhioHealth, Mount Carmel Health, Columbus City Schools, and Nationwide Children's Hospital, all of which rank among the top 10 largest employers in region, according to *Columbus Business First's* 2013 Book of Lists.

Other major sectors include: Professional, Scientific, and Management Services; Other Services; Retail Trade; Arts, Entertainment, and Accommodations; and Finance, Insurance, and Real Estate.

Describe the workforce and infrastructure needs of the business community:

According to the Ohio Department of Job and Family Services (ODJFS), the Columbus metro economy is expected to grow by 105,000 new jobs between 2010 and 2020. The Education and Health Services sector--already the most robust in terms of existing jobs in the city--is expected to add the most jobs in the metro area over that time period. Other top growing industry sectors by number of new jobs are: Professional and Business Services; Trade, Transportation, and Utilities; and Leisure and Hospitality.

Nearly 40% of the new jobs in the metro areas are expected to be management, business, science, and arts occupations, which tend to be high-paying, high-skill jobs. Conversely, service occupations, which tend to be lower-paying, lower-skill jobs, are anticipated to account for 27% of new jobs created by 2020. Eight of the top 10 occupations expected to experience the most annual growth earn less, on average, than the median hourly wage of \$17 per hour.

Based on these projections, it appears that there will be an increased demand for both high and low-skilled workers over the next five years in Columbus. The projected growth in high-paying jobs is an encouraging sign for the local economy, but the rise in low-paying jobs is a cause for concern. If the percentage of workers employed in high-paying and low-paying jobs increases, while the percentage of workers in middle-income jobs decreases, this could increase the economic polarization between LMI households and high income households in Franklin County. This could result in an increased number of LMI households in the county, which would translate to greater housing, economic, and supportive service needs.

During focus group interviews, economic development professionals noted that two of the most pressing needs in the business community are workforce development and better connecting jobs and workers.

Many of the new jobs available to LMI residents are located in outlying areas of the county (warehousing and logistics at Rickenbacker, retail at Polaris, manufacturing along 161 in New Albany), but there is not proximate affordable housing. There are inadequate connections between LMI neighborhoods, mostly located in the central city, and employment and child care opportunities. There was general agreement that transportation is a serious challenge for LMI persons, and a great deal of conversation around improving access to and options for transportation for the LMI population. Participants called for improved alternative options for

residents to get to work (more frequent/improved transit; MORPC Rideshare; expanding transportation sharing options like CoGo, Car2Go, Lyft, & Uber)

Besides the spatial disconnect between housing and jobs, focus group participants frequently mentioned the need for additional workforce training for LMI residents. Participants suggested that people need to be able to obtain jobs that pay a living wage to maintain safe and secure housing, and to do so, they need more workforce training opportunities. Several participants noted rising unemployment levels and higher numbers of long-term unemployed persons. The need for entry level training and soft skills were the most frequently mentioned. Additionally, the business community confirmed the need for workforce training for LMI residents by noting that there is a mismatch between the workforce needs of businesses and the skillset of local workers, especially among jobs that do not require a college education.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

N/A.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Bureau of Labor Statistics (BLS), only about one-third of the 818 occupations for which the BLS produces and publishes data require a college or graduate degree. Of the major occupational sectors, only management, business, science, and arts occupations predominately include jobs that require a college or graduate-level education. Based on the 2007-2011 ACS 5-year estimates, these jobs include 40% of the city's workforce. This roughly corresponds to the 33% of the population ages 18 to 65 with a Bachelor's or higher degree.

Of Franklin County residents who are in the labor force, about 208,000 (41%) have a Bachelor's degree or higher. This implies that the supply of college educated workers (41%) is adequately meeting the demand for jobs that traditionally require a Bachelor's degree or higher (as noted in the paragraph above, about 40% of jobs require a Bachelor's degree or higher. Additionally, more than 149,000 (29%) people in the labor force have some college education or an Associate's degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Central Ohio Workforce Investment Corporation (COWIC) is the local Workforce Investment Board serving Columbus and Franklin County. Generally speaking, COWIC works with ODJFS, Franklin County Department of Jobs and Family Services (FCDJFS), and the City of Columbus to provide assistance to all job seekers including, but not limited to, those moving from public assistance and those dislocated by their current employer.

In order to help meet Central Ohio's workforce needs, the City of Columbus is investing \$1.5 million of education funds in a new initiative called FastPath. Leading this initiative, Columbus State Community College will work with the City, COWIC, Columbus City Schools, and major

employers including American Electric Power, Nationwide Children’s Hospital, and JP Morgan Chase to identify employment needs and develop work-based training for the unemployed and underemployed workforce.

Closing the skills gap and putting people back to work aligns closely with the goals of the Consolidated Plan in terms of increasing self-sufficiency which in turn gives families greater housing choices.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Columbus 2020 is a public-private partnership launched in 2010 by the City of Columbus, Franklin County, the Columbus Partnership, the Mid-Ohio Development Exchange, the Columbus Chamber of Commerce, the Mid-Ohio Regional Planning Commission, the Battelle Memorial Institute, and others to serve as the economic development organization for an 11-country region in central Ohio. In 2011, the U.S. Economic Development Administration invested in Columbus 2020 to help develop a Comprehensive Economic Development Strategy for the region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Among the strategic economic development goals for the year 2020 are to add 150,000 new jobs in the region, increase per capita income by 30%, and add \$8 billion in capital investments.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on the 2007-2011 ACS-5 year estimates, 1% of households in Franklin County have multiple (two or more) housing problems, as defined by HUD. HUD recommends defining “concentration” as any census tract in which the percentage of households in a particular group is at least 20 percentage points higher than the percentage of that group for the entire jurisdiction. Using this definition, there are three census tracts (located in Franklin Township, Gahanna/Mifflin Township, and Clinton Township) in the county with a concentration of households with multiple housing problems.

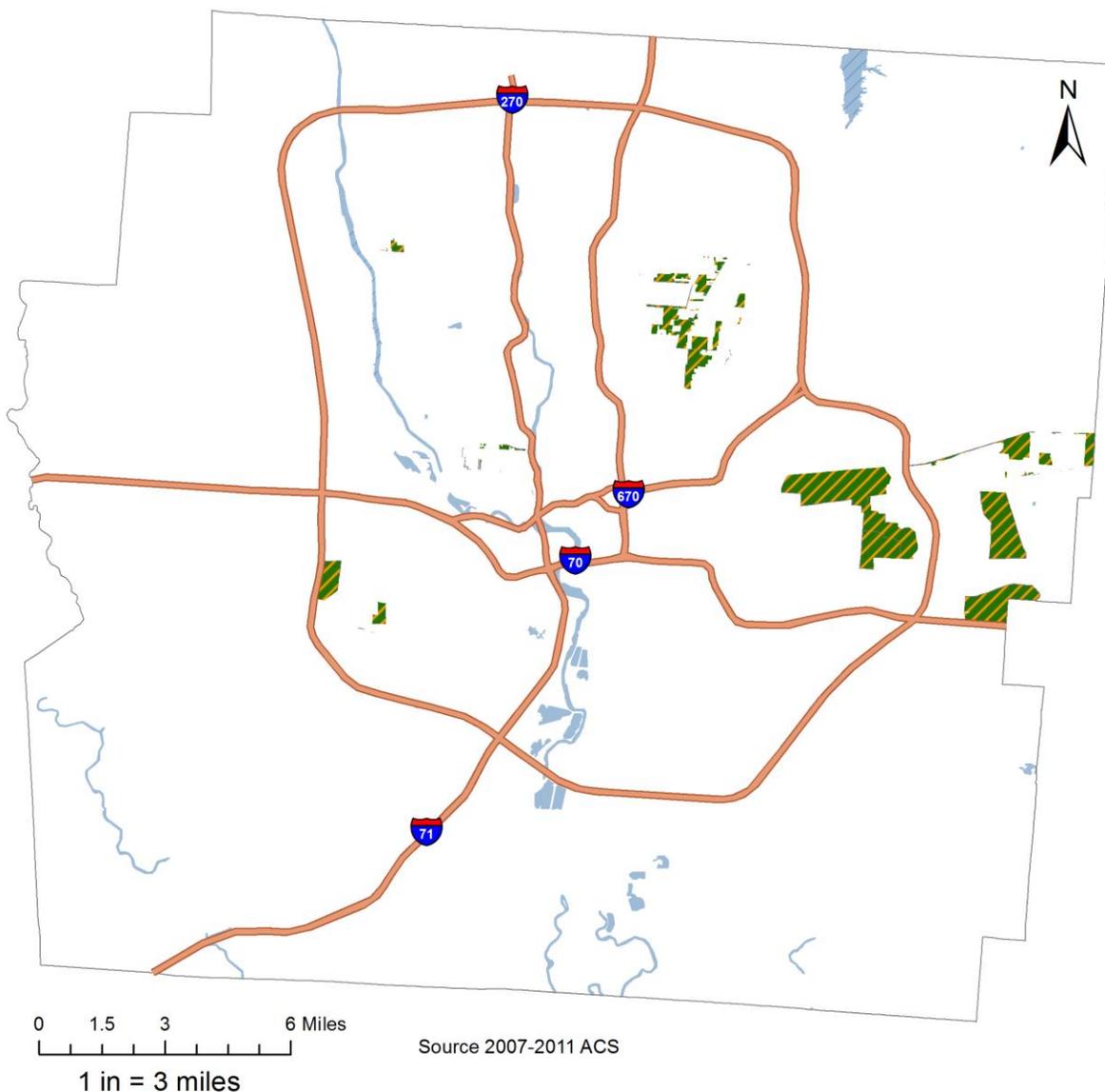
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority Concentrations

There are two ways HUD recommends defining “concentration” of racial or ethnic minorities. The first is the definition used above for households with multiple housing problems—that is, any census tract in which the percentage of households with a householder of a particular racial or ethnic minority is at least 20 percentage points higher than the percentage of that group for the entire jurisdiction. The second definition is any census tract in which the percentage of households with a householder of any racial or ethnic minority (i.e., all householders other than non-Hispanic Whites) is greater than 50% of all households in the census tract.

Using these definitions, the areas of Franklin County that have high concentrations of racial or ethnic households are mostly located on the eastern side of the county, specifically in parts of Whitehall and Reynoldsburg. Other areas in the county that have a high concentration of racial or ethnic households are parts of Franklin and Clinton Townships.

Map 1 – Racial and Ethnic Concentration by Census Tract



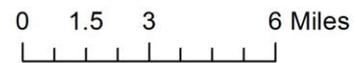
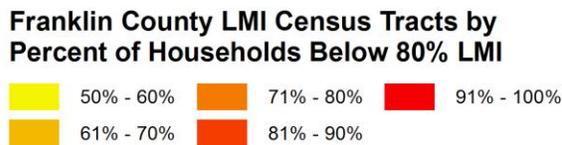
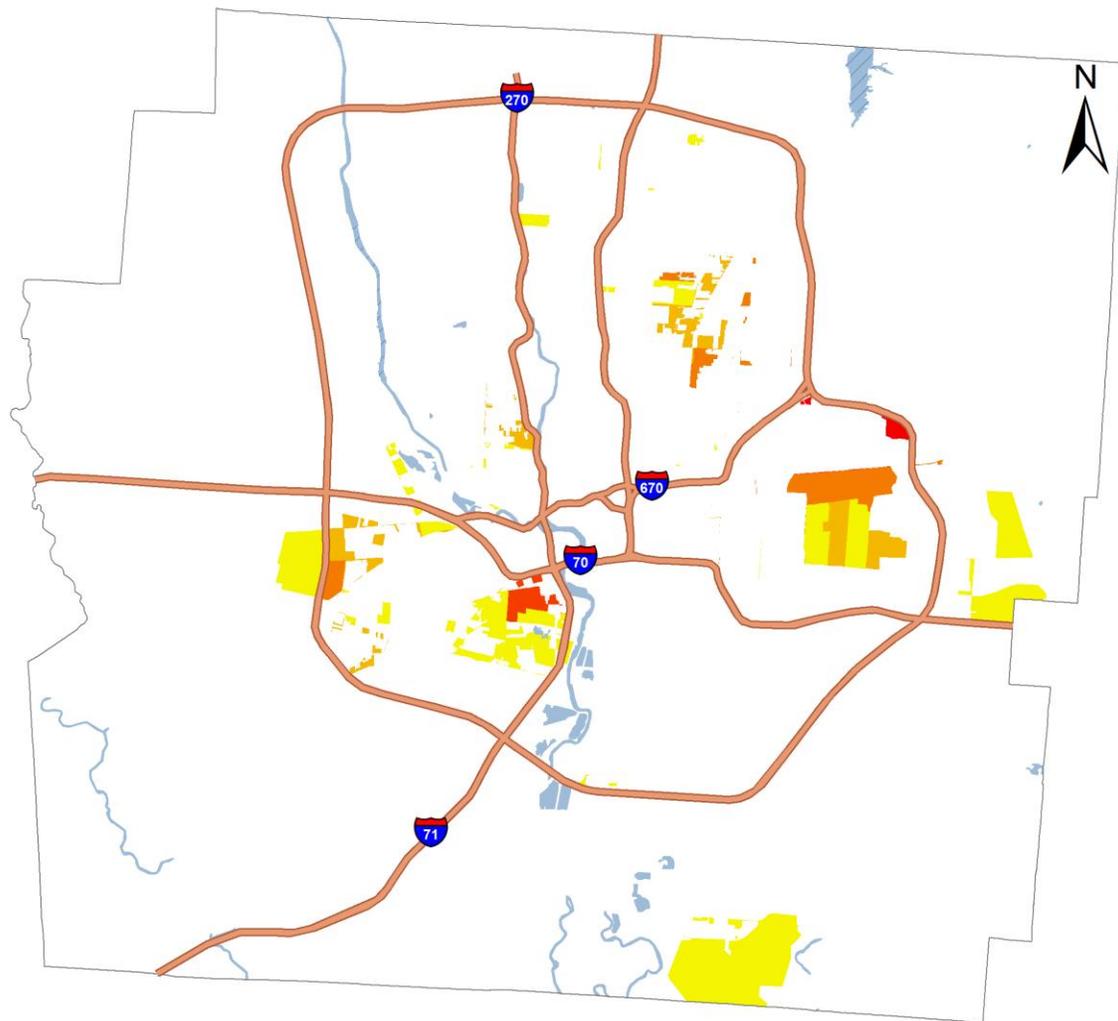
Franklin County Census Tracts with Minority Concentrations

- Franklin County Any Minority Households \geq 20%
- Franklin County All Minority Households \geq 50%
- Franklin County Both $>$ 50% Total Minority Households and $>$ 20% Any Minority

Low to Moderate Income Concentrations

HUD recommends defining a “concentration” of LMI households as any census tract in which the percentage of households with income less than 80% of AMI is greater than 50%. Using this definition, there are several areas in Franklin County with a high concentration of LMI households. The strongest concentrations of LMI households are located in Franklin Township, Clinton Township and Reynoldsburg.

Map 2 – LMI Concentration by Census Tracts



1 in = 3 miles

Source: 2007-2011 CHAS

What are the characteristics of the market in these areas/neighborhoods?

As seen in Map 1 and Map 2, nearly all census tracts that have a concentration of racial or ethnic minorities also have a concentration of LMI households. As such, the following discussion of market conditions focuses on census tracts with a high concentration of LMI households, since this geography also includes census tracts that have a high concentration of racial or ethnic minority households.

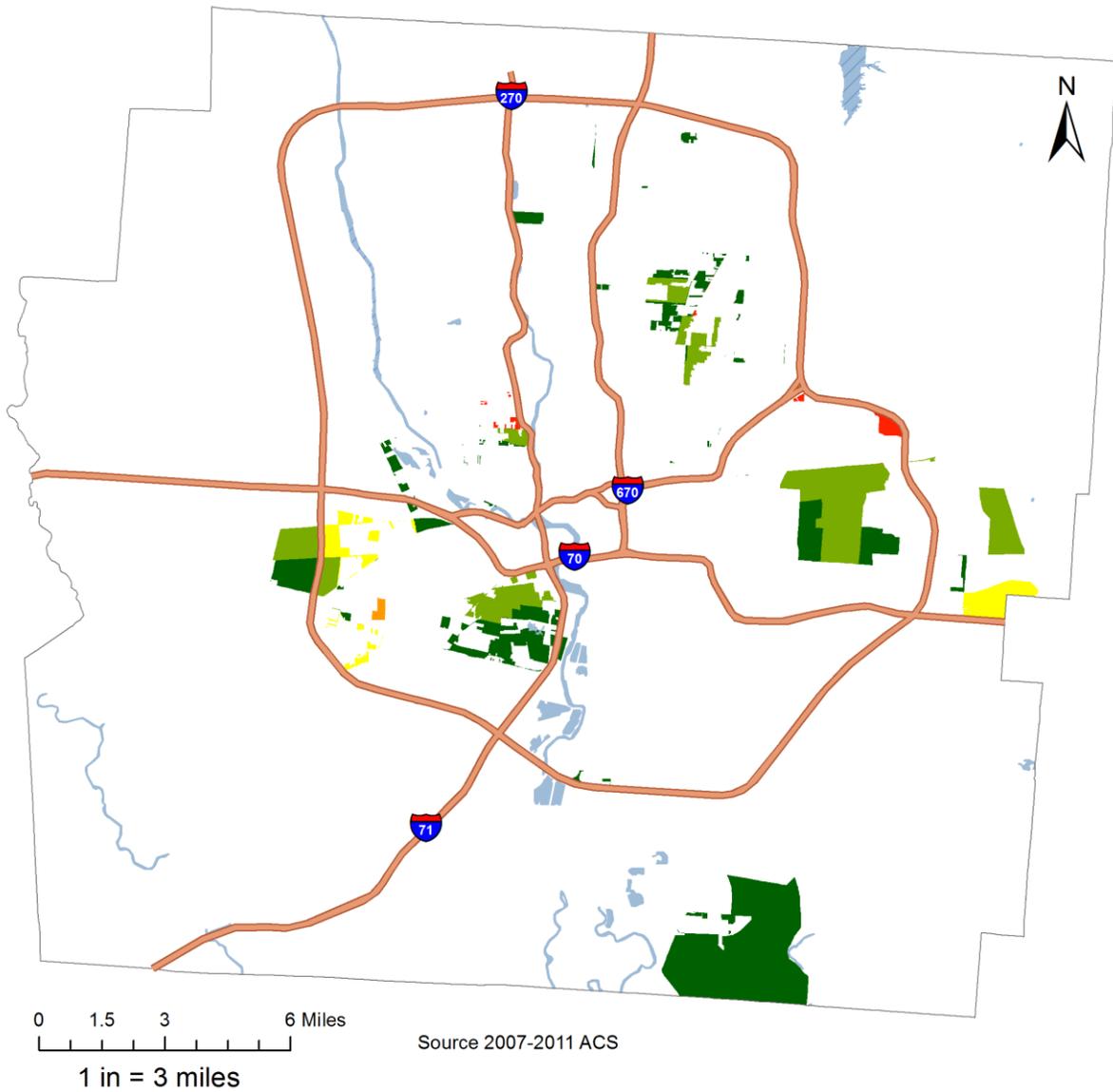
Of the 179 census tracts that are fully or partially in Franklin County (excluding the City of Columbus), 28 (or 16%) have a concentration of LMI households. A total of 45,440 people live in an LMI census tract, which represents 12% of the county's population that lives outside of the City of Columbus.

Poverty:

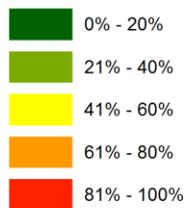
According to ACS 2007-2011 data, approximately 8.2% of Franklin County residents living outside of the City of Columbus boundaries live in poverty. In general, a much larger percentage of people live in poverty in areas of the county with a concentration of LMI households, which makes sense given that LMI is an indicator of economic hardship in and of itself. Overall, 86% of LMI census tracts had a higher percentage of people living in poverty than the county average of 8.2%. Further, roughly 61% of LMI census tracts had at least twice the percentage of people living in poverty as the county average, meaning that at least 16.4% of residents were living in poverty.

As Map 3 shows, census tracts with the highest percentage of residents living in poverty (21% or more) are located in Franklin, Clinton, and Prairie Townships as well as in Reynoldsburg and Whitehall. Census tracts located in Valleyview had relatively lower rates of poverty than other areas with a concentration of LMI households.

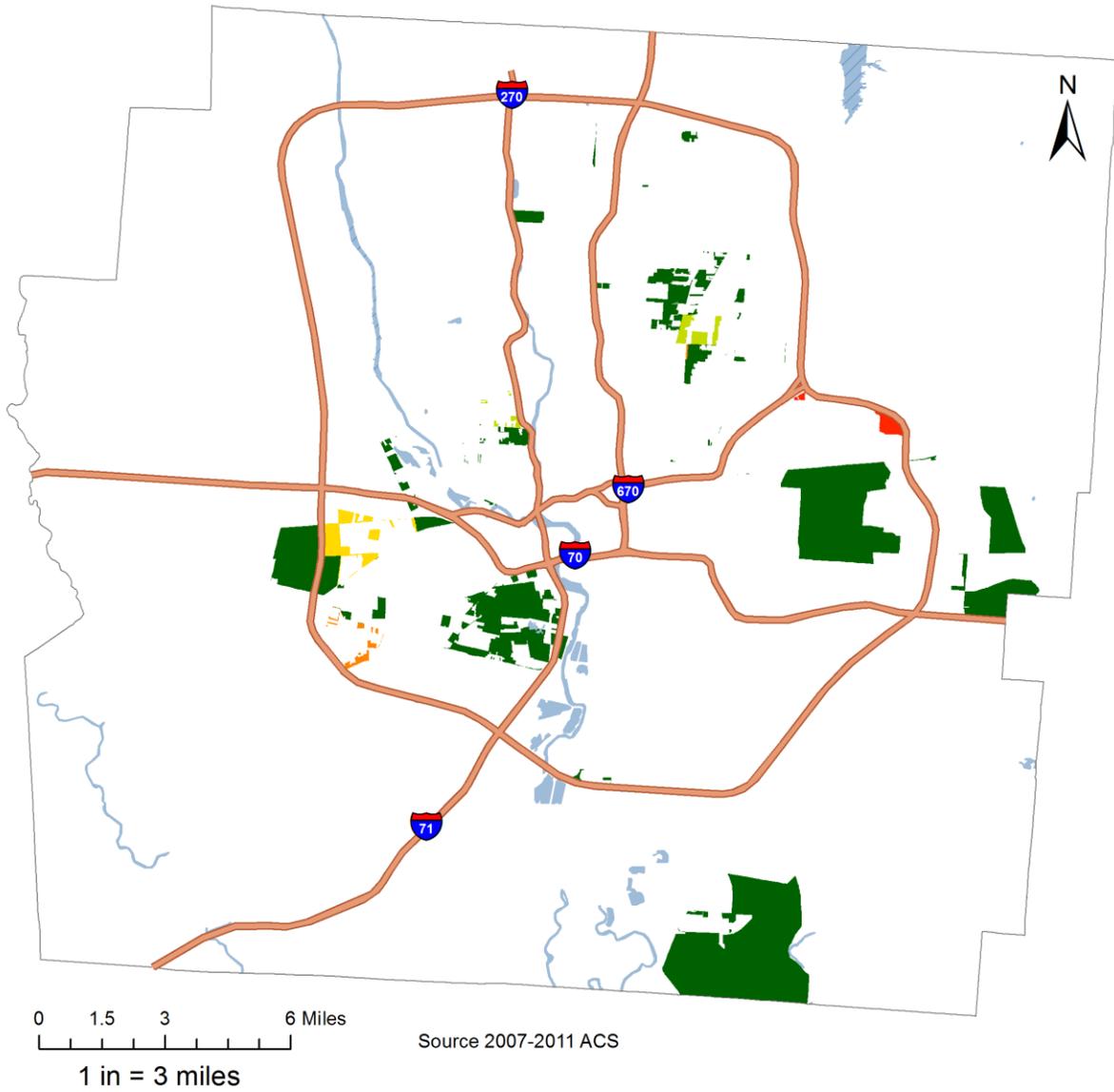
Map 3 – Percent of Population in Poverty by LMI Census Tracts



**Franklin County LMI Census Tracts:
Percent of Population in Poverty**



Map 4 – Unemployment Rate by LMI Census Tracts



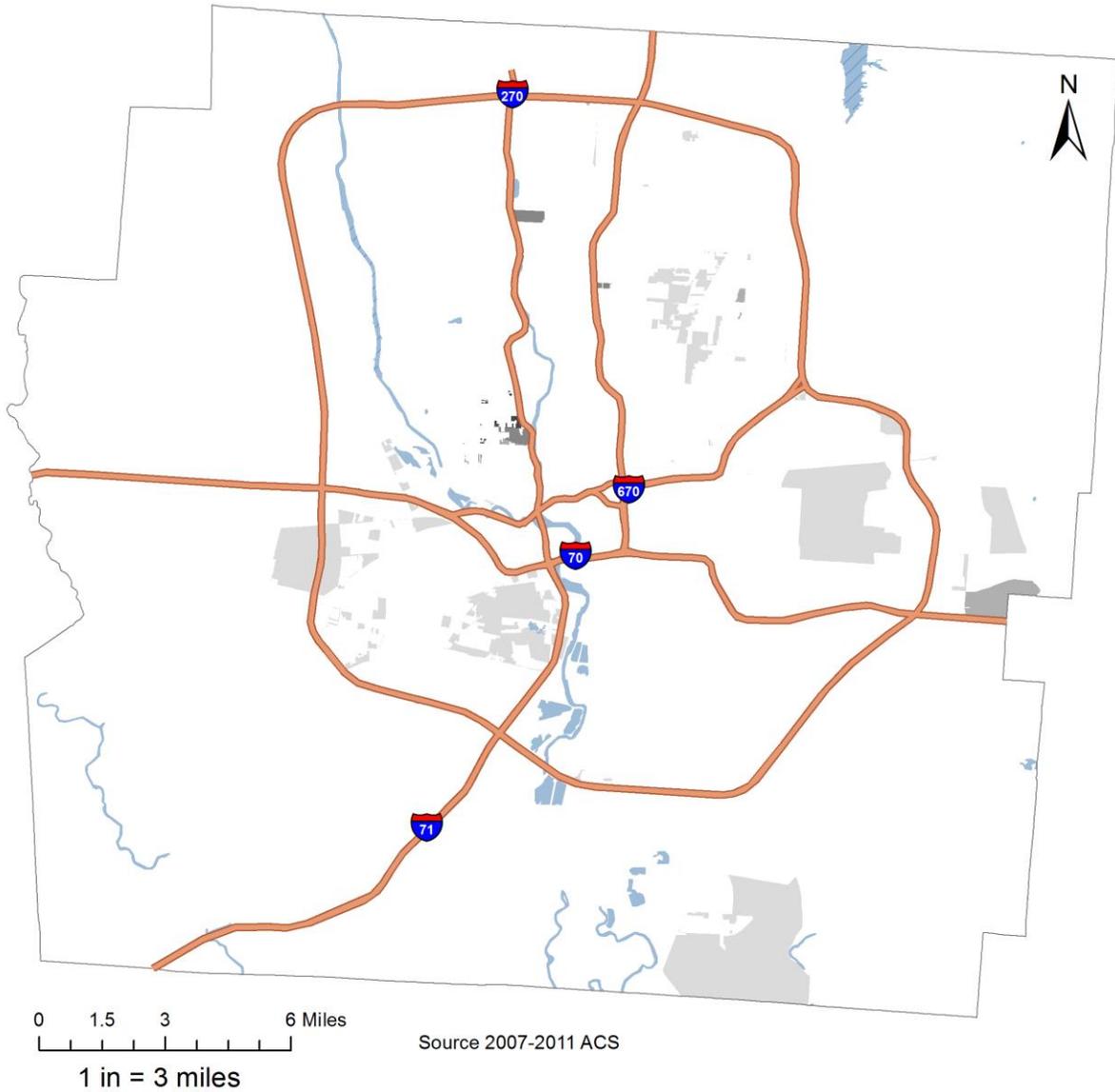
Unemployment:

Similar to poverty, unemployment rates tend to be much higher in LMI census tracts than they are in the portions of Franklin County that are outside of the City of Columbus. Based on 2007-2011 ACS data, the unemployment rate for the county (outside of the City of Columbus) was 6.1%. Approximately 86% of census tract identified as LMI had an unemployment rate higher than the county's rate. Half of the Franklin County's LMI tracts had an unemployment rate of 12.2% or higher, which is more than double the county's overall unemployment rate. The high rates of unemployment found in many of the LMI census tracts is likely one of the primary reasons why these tracts also have higher poverty rates and a concentration of LMI households. Much like poverty, census tracts with the highest unemployment rate are located in parts of Franklin and Clinton Townships.

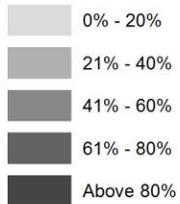
Education:

Poverty and unemployment rates are often related to a population's level of educational attainment. Higher levels of educational attainment frequently correspond with lower rates of unemployment and poverty. Of Franklin County residents who are 25 years of age or older, 58% do not have a four-year degree, while the remaining 42% have earned a Bachelor's degree or higher. The majority of census tracts with a concentration of LMI households have educational attainment levels lower than the county average. In fact, the percentage of residents with a Bachelor's degree or higher is below 21% in 25 of the county's 28 LMI census tracts (89%), which is less than half the county's average.

Map 5 – Percent of Adults with a Bachelor’s Degree or Higher by LMI Census Tracts



**Franklin County LMI Census Tracts:
Percent of Adults with Bachelor's Degree or Higher**



Housing:

In general, housing represents the largest expenditure for households in Franklin County. Section MA-15 discusses housing values and costs for both owner and renter-occupied housing. According to data analyzed in section MA-15, the median value of an owner-occupied home in Franklin County is \$155,200 and the median contract rent is \$635 per month. Overall, median home values and median rental costs are lower in the LMI census tracts than they are in the county overall. The median value of owner-occupied homes is \$100,000 or less in 64% of the LMI census tracts (that have owner-occupied homes present) in Franklin County, while rental costs are at least \$100 a month cheaper than the county's median contract rent in 67% of the LMI census tracts. Census tracts with the lowest median home values (those less than \$80,000) are primarily found in Franklin and Clinton Townships (Map 6).

In terms of median rent, Map 7 shows that the majority of LMI concentrated census tracts have median rents that are less than \$600 per month. Parts Franklin, Prairie, and Clinton Townships as well as Whitehall have median rents that are less than \$500.

Even though housing is generally cheaper in LMI census tracts than the county as a whole, household incomes are so low that housing is still not affordable to a large percentage of these tracts' population. In Franklin County, 25% of owner-occupied and 43% of renter-occupied households are housing cost burdened. In four out of ten LMI tracts, 35% or more of owners are housing costs burdened; further, in more than one third of the county's LMI census tracts, 60% or more of renters are housing cost burdened.

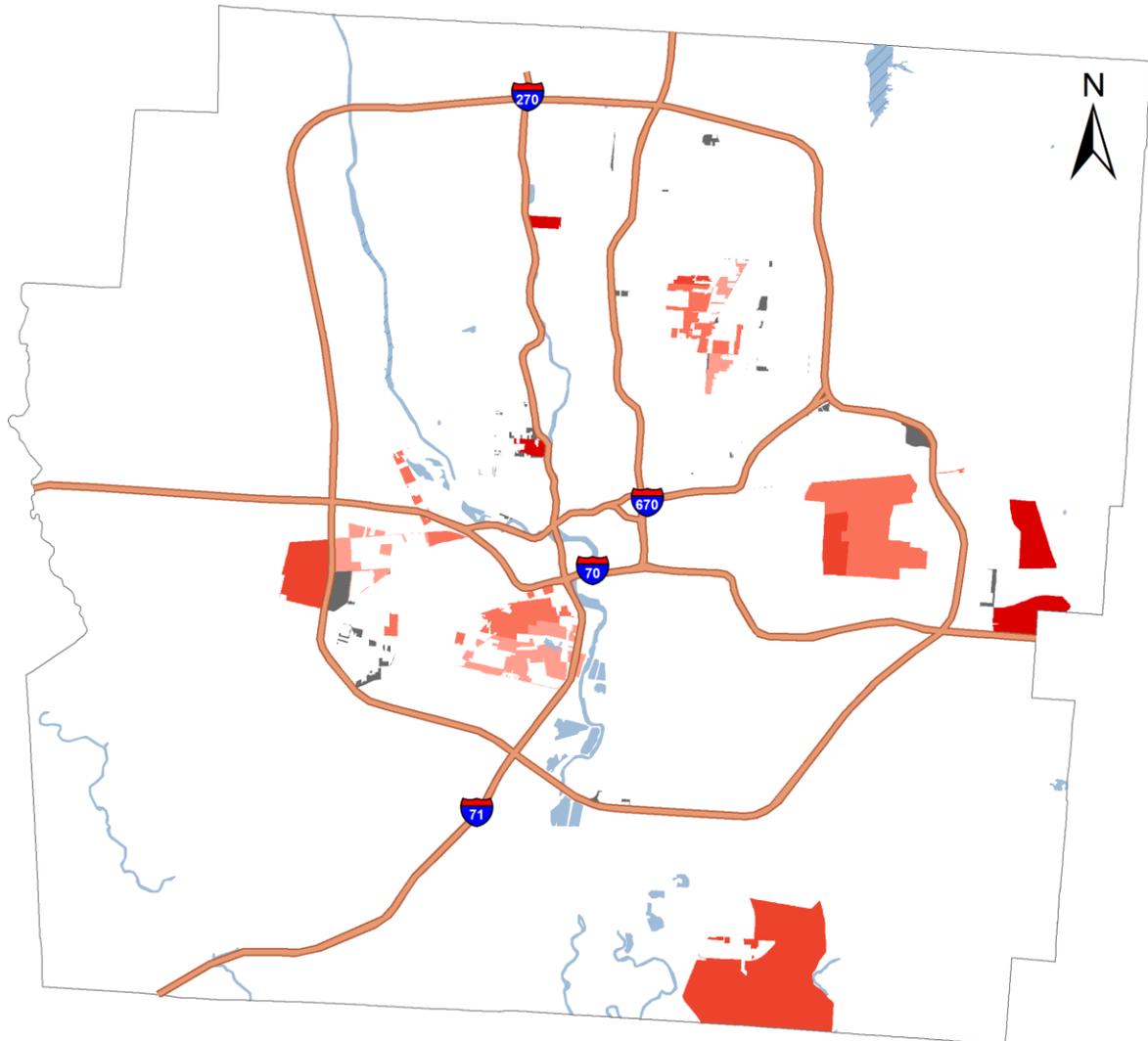
Census tracts with the highest percentage of cost burdened homeowners (those where more than 45% of households are cost burdened) are found in parts of Franklin and Clinton Townships (Map 8). As Map 9 shows, these same neighborhoods, along with some parts of Whitehall and Reynoldsburg have a higher percentage of cost burdened rental households (i.e. more than 60% of renters are cost burdened) than other LMI concentrated census tracts.

According to 2007-2011 ACS data, a much greater percentage of households are owner (74%) verses renter-occupied (26%) in the LMI portions of Franklin County that are outside of the City of Columbus. In many of the county's LMI census tracts a much higher percentage of the population rents their home than owns. In about half of Franklin County's LMI tracts, more than 40% of the housing units are renter-occupied. The higher rate of renter-occupied housing in these tracts is likely due to households lacking the financial resources necessary to purchase a home. Portions of Franklin Township and Whitehall had the highest percentage of renter-occupied housing among the county's LMI census tracts.

Are there any community assets in these areas/neighborhoods?

Many of the areas with LMI and/or minority concentration have community assets in place that can be leveraged through strategic revitalization efforts. These assets include: parks and recreation centers, community center, supportive service agencies, Community Development Corporations, civic associations, public libraries, educational facilities, and medical facilities.

Map 6 – Median Home Value by LMI Census Tracts



Franklin County LMI Tracts: Median Home Value

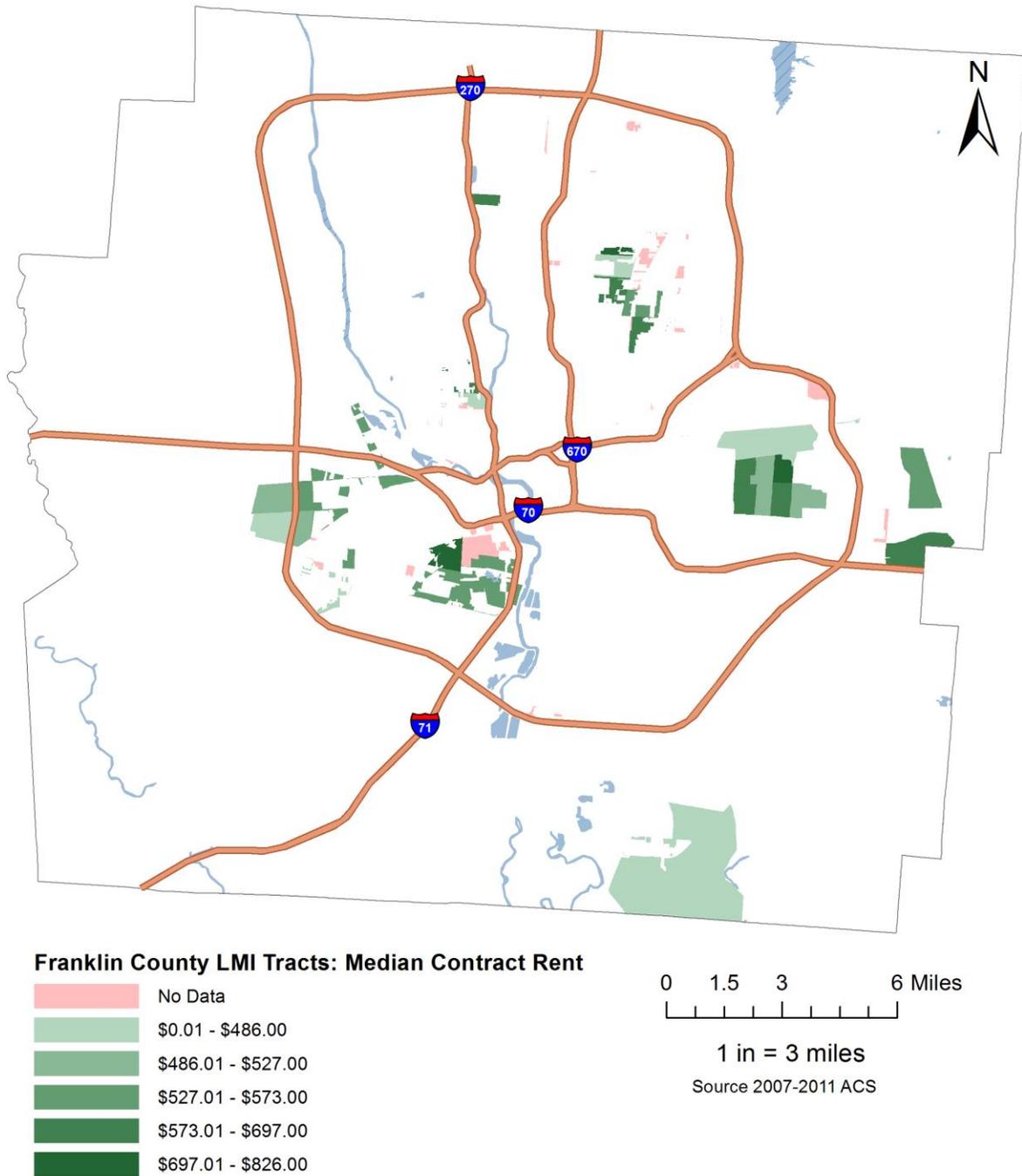
	No Data
	\$0.01 - \$79,700.00
	\$79,700.01 - \$100,000.00
	\$100,000.01 - \$115,300.00
	\$115,300.01 - \$155,700.00

0 1.5 3 6 Miles

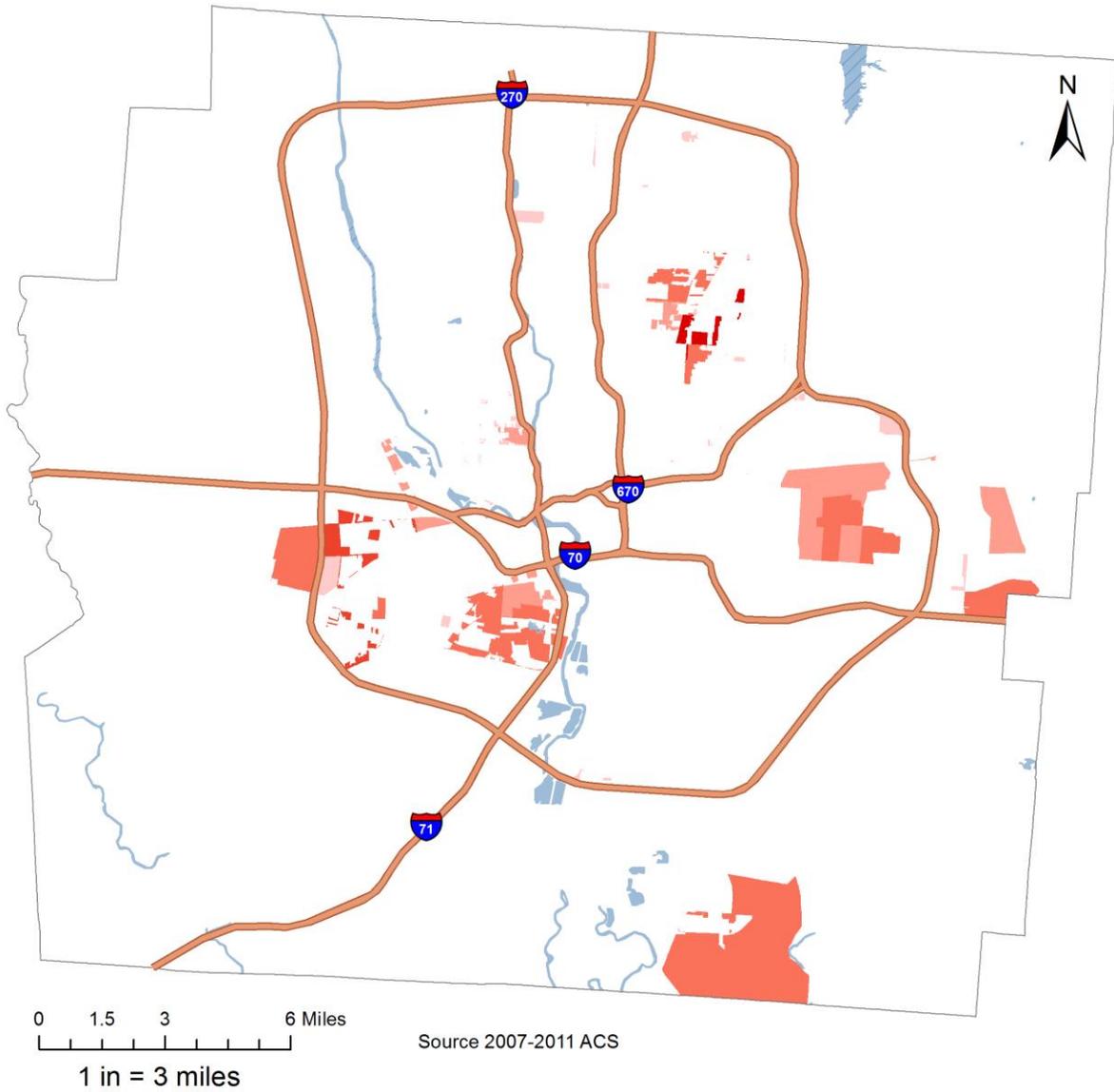
1 in = 3 miles

Source 2007-2011 ACS

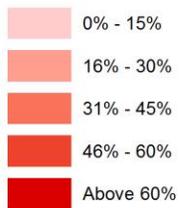
Map 7 – Median Contract Rent by LMI Census Tracts



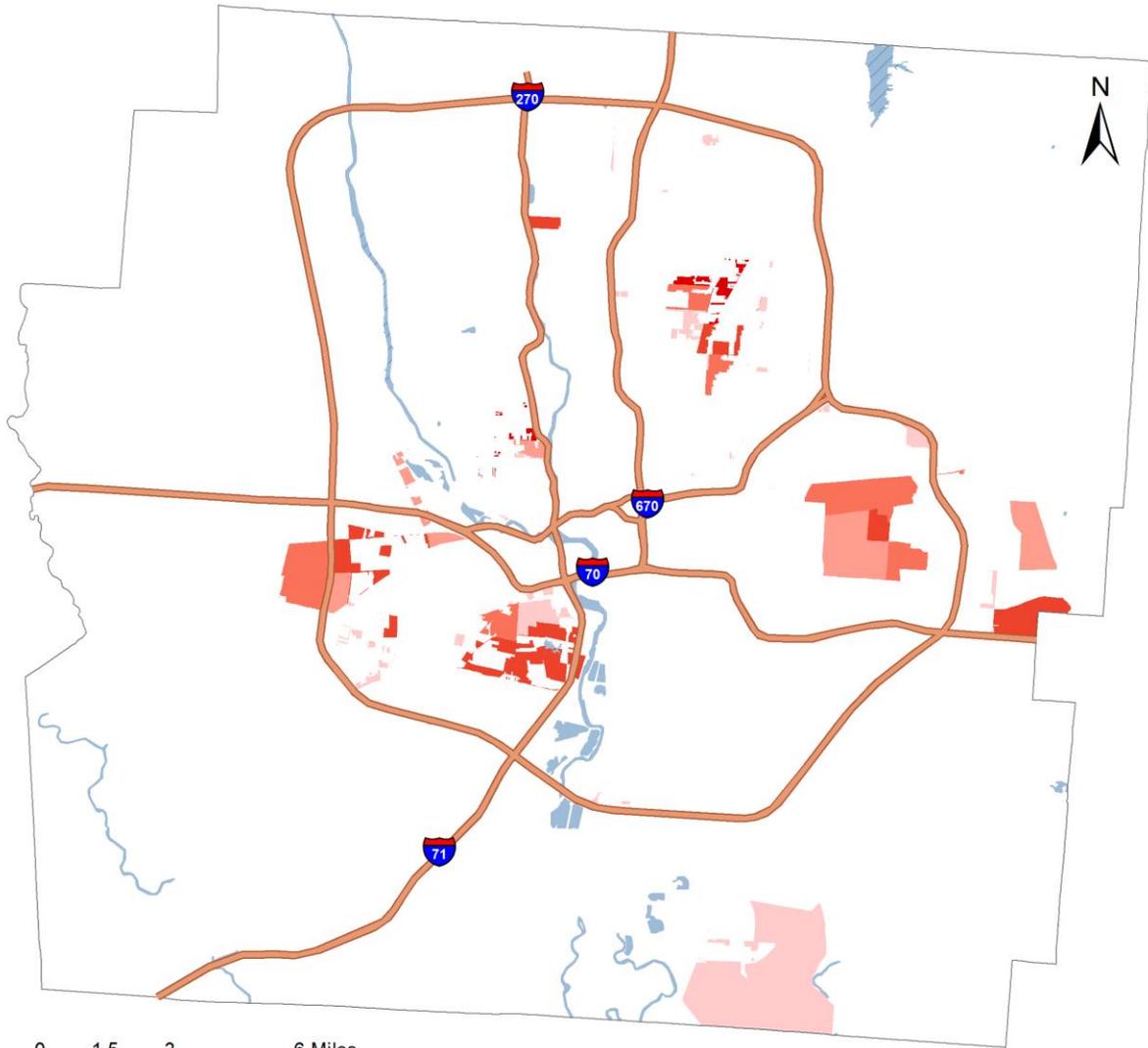
Map 8 – Percent Owner Occupied Households that are Cost Burdened by LMI Census Tracts



**Franklin County LMI Census Tracts:
Percent Owner Occupied Households that are Cost Burdened**

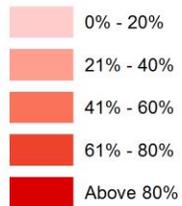


Map 9 – Percent of Renter Households that are Cost Burdened by LMI Census Tracts

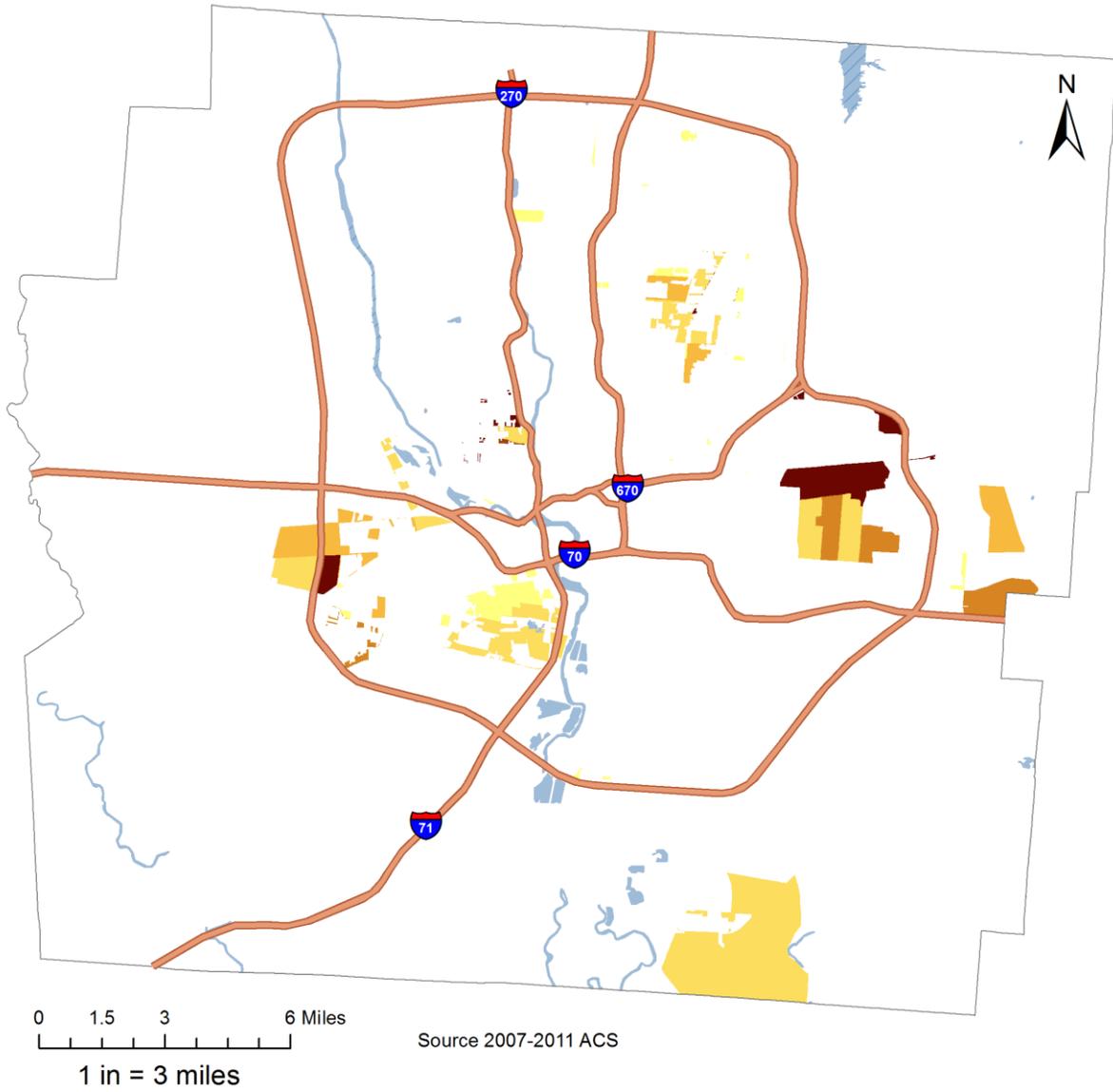


Source 2007-2011 ACS

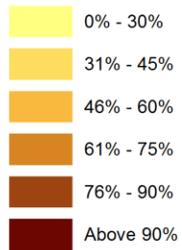
**Franklin County LMI Census Tracts:
Percent Renter Occupied Households that are Cost Burdened**



Map 10 – Percent of Occupied Housing Units that are Renter Occupied by LMI Census Tracts



**Franklin County LMI Census Tracts:
Percent of Housing Units that are Renter Occupied**



Strategic Plan

SP-05 Overview

Strategic Plan Overview

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. Needs were prioritized during a Strategic Planning session, which brought together representatives from the Economic Development and Planning Department and the Franklin County Board of Commissioners. The results of the Needs Assessment and Market Analysis were shared with the group during the session and this information was used to determine priority needs and develop the Strategic Plan Goals. Through this Strategic Planning session the following priority needs were identified:

1. Affordable Housing Preservation and Development
2. Safe and Sanitary Housing
3. Supportive Service Housing for Special Needs Population
4. Housing Options for Elderly Residents
5. Equal Access to Housing
6. Economic and Community Development
7. Self-sufficiency of Low Income Residents
8. Youth Recreation and Education Opportunities
9. Homeless Facilities and Services
10. Public Improvements and Infrastructure

Based on these ten priority needs, Franklin County developed Strategic Plan Goals designed to address these needs over the 5-year Consolidated Planning period, 2015-2019. The Strategic Plan Goals were created with the findings of the Market Analysis in mind, to ensure that they were specifically tailored to effectively address local market conditions.

The following sections describe the process of identifying priority needs and developing Strategic Plan Goals in more detail, while emphasizing the influence of local market conditions. In addition, the Strategic Plan outlines how the Strategic Plan Goals coordinate and supplement ongoing efforts related to public housing, barriers to affordable housing, homelessness strategies, lead-based paint remediation programs, and anti-poverty strategies.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Franklin County does not generally target the allocation of funds to any particular geography within the jurisdiction, rather most programs have eligibility that is countywide. However, the allocation of funds is generally limited to the areas of the county that are outside of the City of Columbus boundaries. All federal funds will be strategically allocated to ensure that investments achieve the strategic goals of this plan and meet CDBG national objectives and other programmatic requirements. Accordingly, the County will take a community-driven approach to funding, one that prioritizes investments which provide the greatest increase in quality of life for LMI residents. In this way, investments will be tailored to supplement the specific assets and opportunities of the communities receiving funding.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 66 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Preservation and Development
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • 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
	Description	Currently, the need for affordable housing in Franklin County is greater than the supply. By assisting in the preservation of existing and the development of new affordable housing units, the County hopes to increase the supply of affordable housing units for LMI households, especially for racial and ethnic minority households, and for special needs populations. The end goal is to close the gap between demand for and supply of affordable housing and to expand the affordable housing options of LMI households.

	Basis for Relative Priority	Franklin County does not have enough affordable housing to meet current needs and the private market is not producing a high volume of affordable rental housing. The Needs Assessment found that at least 7,690 extremely low income households (earning less than 30% AMI) do not have access to affordable housing. Additionally, there are 4,725 households on the waiting list for public housing, and 2,480 households waiting for Section 8 vouchers. Between 2015 and 2019, approximately 35% of the privately owned Section 8 contracts are set to expire, which could decrease the number of affordable housing units in both the City and County. Additionally, citizens ranked “provide assistance to residents to maintain safe, healthy, and affordable housing” as the most important housing need in Franklin County. Given that the supply of affordable housing does not meet current demands, and that the private market is not focused on addressing this need, the County plans to assist in the preservation of existing and the development of new affordable housing.
2	Priority Need Name	Safe and Sanitary Housing
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate • Large Families • Families with Children • Elderly • Public Housing Residents • Non-housing Community Development
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Ensure safe and sanitary property conditions • Reduce the infant mortality rate • Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing

	Description	Franklin County is committed to ensuring that residents have access to safe and sanitary housing that is free from housing problems (described in section NA-10), lead-based paint hazards, and other threats to health and safety. The County will continue to fund programs aimed at addressing these problems, such as Lead Safe Franklin County Program, the Minor Home Repair Program, and others to help maintain safe and sanitary housing for all residents.
	Basis for Relative Priority	<p>The Needs Assessment revealed that 40,965 LMI households have one or more of the four severe housing problems, as defined by HUD. While a large percentage of these households are only cost burdened, meaning they do not have a housing problem related to the physical condition of the unit, these households often do not have available resources to address physical condition housing problems when they do arise. The Market Analysis showed that 8% of owner-occupied and 15% of renter-occupied housing units at risk of lead-based paint hazard had children living in them.</p> <p>As mentioned above, citizens ranked “provide assistance to residents to maintain safe, healthy, and affordable housing” as the most important housing need in Franklin County. During the stakeholder focus group, housing professionals noted that there is more need for housing rehabilitation assistance than there is capacity. It was also mentioned that there is an increasing demand for home modification that will allow elderly residents to age in place.</p>
3	Priority Need Name	Supportive Service Housing for Special Needs
	Priority Level	High

Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate • Elderly • Families with Children • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Developmental Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence
Geographic Areas Affected	Jurisdiction
Associated Goals	<ul style="list-style-type: none"> • Increase access to housing and emergency shelter • Provide housing for special needs populations
Description	<p>Provide housing and supportive services that meet the needs of special needs populations. Special Needs populations, such as persons with mental, physical and developmental disabilities; veterans; persons addicted to alcohol or other drugs; and persons released from prison often have housing and supportive service needs that are unique to their circumstances. Connecting these individuals to the appropriate supportive services often increases the likelihood that they will remain in safe and stable housing.</p>

	Basis for Relative Priority	Findings from the Needs Assessment, Market Analysis, and focus groups showed that the needs of many special needs populations are not being fully met. For example, data from the Community Shelter Board show that persons in emergency shelter are two times more likely to be disabled than the general population. This finding indicates that the housing needs of persons with disabilities are not being fully met, since a disproportionately greater percentage are becoming homeless. Section NA-45 summarizes the specific housing needs of special needs population in Franklin, focusing on places where needs are not being met. Citizens ranked “behavioral health services” as the second most important human, social, or supportive services need in Franklin County.
4	Priority Need Name	Housing Options for Elderly Residents
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate • Elderly • Elderly • Frail Elderly
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Provide housing assistance to elderly residents
	Description	Elderly residents and especially those that are frail elderly, have unique housing needs that must be met in order maintain a safe and healthy living environment. Franklin County is dedicated to meeting the housing needs of the elderly and will continue to fund programs such as the Minor Home Repair Program, which assists senior citizens with repairs to their homes, and the Senior Options program that helps seniors successfully age in place. These programs help to ensure that elderly residents are able to maintain a safe and healthy household, allowing them the opportunity to age in place.

	Basis for Relative Priority	<p>Based on the 2007–2011 ACS, there are 58,103 people age 62 or older in the portions of Franklin County that are not within the City of Columbus, or 16% of this area’s population. It is estimated that more than 9,200 of the county’s elderly residents are frail elderly, which means they require assistance with three or more activities of daily living such as bathing, walking, and performing light housework. Through focus group discussions, it was revealed that as the elderly population has increased in central Ohio, so too has the need for housing assistance and other supportive services. Focus group participants expressed that there is a great need for home modifications that allow elderly residents to age in place, and also for housing rehabilitation assistance, since many elderly residents do not have the physical or financial capabilities to undertake home rehabilitation projects. Additionally, there is a need for increased senior-specific subsidized/public housing. CMHA currently has 303 elderly program participants living in public housing units and 2,299 who have housing vouchers. During the focus groups, participants noted that elderly public housing residents generally desire to live in senior-specific developments, but there are not an adequate number of units in senior developments to meet demand.</p>
5	Priority Need Name	Equal Access to Housing
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate • Large Families • Families with Children • Elderly • Public Housing Residents
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Ensure equal access to housing

	Description	The Needs Assessment and Market Analysis showed that some populations have disproportionately greater housing burdens and/or greater risk of housing instability and homelessness than the general population. There is also evidence that some populations, such as racial and ethnic minorities, face barriers to affordable housing beyond those experienced by the general public (e.g., discriminatory practices and access to credit). Franklin County is dedicated to ensuring that all residents have equal opportunities to access safe, sanitary, and affordable housing and that no populations should experience disproportionately greater needs for or barriers to housing.
	Basis for Relative Priority	The Needs Assessment found that black/African American households experience disproportionately greater housing cost burden than the general population. Additionally, the data show evidence that LMI Asian households are more likely to live in housing with housing problems than other racial or ethnic groups. The Market Analysis and focus group discussions revealed that some populations (i.e. extremely low-income households, persons with disabilities, alcohol or other drug addictions, the reentry population, veterans, persons with HIV/AIDS, etc.) experience unique barriers to affordable housing, greater housing instability and increased risk of homelessness than the total population.
6	Priority Need Name	Neighborhood and Commercial Revitalization
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Low • Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • 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

	Description	<p>Provide support to ongoing efforts to revitalize business districts in neighborhoods of economic need. The revitalization of business districts grows the local economy, increases tax revenues, and can provide employment opportunities for residents living in LMI areas.</p> <p>Additionally, Franklin County is dedicated to ensuring that its communities provide residents a high quality of life. The County maintains a variety of programs to restore vacant properties to productive use to ensure that they do not negatively impact the communities in which they are found.</p>
	Basis for Relative Priority	<p>Supporting the revitalization of business districts in LMI neighborhoods provides essential business services to these areas and creates additional job opportunities for residents. Citizens ranked job creation and retention as the most important community and economic development need to fund in Columbus, followed by attracting more neighborhood businesses.</p> <p>Focus group participants and residents both noted that addressing vacant properties and lots is among the most pressing needs in LMI neighborhoods.</p>
7	Priority Need Name	Self-sufficiency of Low Income Residents
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Foster business expansions in areas of need • Foster development of skills for residents in need

	Description	LMI households have greater housing and supportive service needs, many related to their financial circumstance, than the general population. The County is committed to funding programs that foster opportunities to close the income/education/skills gap between LMI residents and residents who are not experiencing financial hardship. This includes programs that have a long-range goal of helping LMI families begin to move out of poverty, especially those that focus on providing workforce training and development for LMI residents.
	Basis for Relative Priority	Approximately 40% of households in Franklin County are considered LMI, earning less than 100% of the Area Median Income (AMI). Of these households, 11,180 (30%) are extremely low income (earning less than 30% AMI). Households living in financial hardship are often subject to stressful living conditions and lack the resources necessary to move out of poverty. The most frequent supportive service need for LMI individuals, identified by focus group attendees, was job training. Participants suggested that people need to be able to obtain jobs that pay a living wage to maintain safe and secure housing, and to do so, they need more workforce training opportunities. Several participants noted rising unemployment levels and higher numbers of long-term unemployed persons. The need for entry level training and soft skills were the most frequently mentioned.
8	Priority Need Name	Youth Recreation and Education Opportunities
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Promote and support youth programming, services, and other activities

	Description	Providing youth with opportunities for recreational and educational activities, especially those from low income families can play an important role in a child’s development. Recreational and educational programs may also act as affordable and beneficial alternatives to expensive childcare options for working parents in LMI income families.
	Basis for Relative Priority	The Needs Assessment shows that there are a large number of LMI households in Franklin County. Focus group participants mentioned that it is vital that the public continues to fund recreational and educational programs in low income neighborhoods to help address the lack of existing assets and amenities. Citizens ranked youth afterschool and summer activities as the most important human, social, and supportive service need in Franklin County, and also ranked “after school programs and childcare” as the most important need to fund.
9	Priority Need Name	Homeless Facilities and Services
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Extremely Low • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Victims of Domestic Violence • Unaccompanied Youth
	Geographic Areas Affected	Jurisdiction
	Associated Goals	<ul style="list-style-type: none"> • Increase access to housing and emergency shelter

	Description	CSB along with its partner agencies are designing and implementing a transformational new system designed to move single adults more quickly into stable housing, stop repeat homelessness, and add more capacity when overflow demands are high to make sure everyone who needs shelter is able to access it. There are three key components to this system: first, a new emergency shelter will address the growing numbers of men, women and families who are experiencing homelessness so no one has to sleep on the streets in Franklin County; second, case managers called Navigators will link with a person when they enter the homeless system and work with them throughout their stay; third, relationships with key partner agencies will be strengthened and enhanced.
	Basis for Relative Priority	The Needs Assessment, Market Analysis, and stakeholder focus groups revealed that many homeless shelters are operating at or over capacity, especially shelters for homeless families. The number of individuals and children served in emergency shelters in Columbus and Franklin County increased by 7% from 2012 to 2013. Since 2009, family homelessness has increased by 90%. Data from CSB showed that family emergency shelter facilities are operating at 142% of capacity per night, on average. During the focus group discussions, stakeholders noted that a number of special needs populations are funneled into homeless facilities because many of the supportive services they receive are not able to provide long-term supportive housing for these populations. Stakeholders also noted that LGBTQ youth have much higher rates of homelessness than non-LGBTQ youth and that their needs are not always adequately identified and addressed. Finally, stakeholders also maintained that aside from shelter capacity and homeless LGBTQ youth, the most pressing issue in addressing homelessness is the ability to quickly transition individuals and children into permanent supportive housing.
10	Priority Need Name	Public Improvement and Infrastructure
	Priority Level	Low
	Population	<ul style="list-style-type: none"> • Extremely Low • Very low • Low • Moderate

Geographic Areas Affected	Jurisdiction
Associated Goals	<ul style="list-style-type: none"> • Support infrastructure maintenance and improvements
Description	Public facilities and infrastructure play a vital role in making the county and its neighborhoods work for residents and business. The County will continue to support programs focused on public improvements and maintaining/creating infrastructure necessary to meet the everyday needs of people and businesses.
Basis for Relative Priority	During the focus group, participants noted that many areas in Franklin County are in need of public improvements and infrastructure maintenance in order to meet the needs of residents and businesses. More specifically, the most frequent transportation-related topic in the focus groups was the need for sidewalks throughout the county. In addition, citizens ranked infrastructure improvements (i.e. lighting, street resurfacing, sidewalks, and sewers) as the second most important neighborhood revitalization need.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>The data show that the demand for housing that is affordable to the poorest rental 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.</p> <p>According to 2007-2011 CHAS data, there are a total of 11,180 households earning less than 30% AMI, but as Table 49 shows, there are only 3,490 housing units affordable to these extremely low-income households. This means that at least 69% of extremely low-income households are forced to live in housing that is unaffordable to them 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.</p> <p>Based on this data, it is clear that a portion of the available funds will be dedicated to increasing access to affordable housing for rental households earning less than 30% AMI.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>There is a greater need for housing units that can accommodate special needs populations, such as the elderly and persons with mental, physical, and/or developmental disabilities. For example, There are 276 households with elderly persons waiting for public housing units and 135 households with elderly persons on Section 8 waiting lists. Similarly, there are 677 households with disabled people waiting for public housing units and 240 households with disabled persons on Section 8 waiting lists. Because there are not enough public housing units for the elderly/disabled population, these groups may need more TBRA in order to afford market rate accessible housing. Further, the elderly population is increasing faster than some other age groups, which may place further demand on TBRA.</p> <p>Both the increased demand for rental units and rise in rental costs, could require an increase in the use of funds for Tenant Based Rental Assistance for Non-Homeless Special Needs individuals/households.</p>

<p>New Unit Production</p>	<p>A number of market characteristics impact the production of new units, including: the large growth of population in Franklin County, rising rental and homeownership costs, the recovery of the housing market leading to the production of new housing units by the private market, current housing affordability, demolition of public housing units, the number of people on the Section 8 waiting list, the quality of existing units, and the cost of land and development.</p> <p>These market characteristics affect the supply, demand, feasibility, and cost of new unit production. Funds will be allocated for new unit production in communities where market conditions make new construction feasible, and the right mix of affordable housing options does not currently exist to meet demand.</p>
<p>Rehabilitation</p>	<p>During community stakeholder focus group sessions, local housing and community development professionals mentioned that there exists a greater demand for housing rehabilitation than County resources can effectively accommodate. Citizens further confirmed the need for rehabilitation with their responses to the Citizen’s Survey. Citizens listed “tearing down or fixing-up vacant and abandoned housing” as the highest neighborhood revitalization priority. Citizens and also said that “providing assistance to residents to maintain safe, healthy, and affordable housing” was the most important affordable housing issue in Franklin County.</p> <p>The housing market crash might have contributed to this increased demand, as necessary housing maintenance and rehabilitation activities might have been deferred during the recession. Additionally, there are a growing number of large-scale apartment complexes, located outside the urban core, that are in desperate need of rehabilitation/repair to maintain safe and sanitary conditions.</p>
<p>Acquisition, including preservation</p>	<p>As discussed in the Market Analysis chapter, there are many barriers to providing affordable housing. Currently, the demand for public housing and Housing Choice Vouchers is much larger than the supply. For example, there are 1,418 fewer public housing units (59%) than there were in 2009 and 4,725 households are currently on the waiting list for public housing. In addition to these unmet affordable housing needs, there are 2,480 households waiting for Section 8 vouchers. During the next five years, 35% (3,300 units) of the privately owned Section 8 housing units are set to expire. While many of these expiring contracts will be renewed, the number of privately owned Section 8 units has declined over time.</p>

Table 67 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Franklin County receives annual entitlement funding from the Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG). The following table outlines the resources that are expected to be available to fund County projects that address the priority needs and objectives identified in the Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Infrastructure; Economic development; Social services; Neighborhood conservation; Housing and Administration	1,800,000	120,000	0	1,920,000		Funds are used to benefit low and moderate income populations.
HOME	public - federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab and New construction for ownership.	600,000	0	150,000	750,000		Funds are used to create and maintain affordable housing for low and moderate income populations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing; financial assistance; overnight shelter; rapid re-housing (rental assistance); rental assistance services and transitional housing	175,000	0	0	175,000		Funds are used to address and prevent homelessness.

Table 68 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Economic Development Resources

The County’s Community Development Block Grant (CDBG) program leverages economic development dollars through its:

- Microenterprise loan program, and
- The Franklin County Growth Loan Fund

These loan funds provide assistance to businesses for growth and development. The use of these funds varies from capitalization and the purchase of machinery and equipment to the acquisition of property. Funds may also be used for internal and external improvements of an existing business. The federal funds provided through an established loan or grant program usually account for only a portion of the total expansion or improvement project cost, and thus are used to leverage additional funding. Additional funding may be provided by the business owner as well as other public and private partners.

Housing Division Resources

The County's HOME program funds leverage housing dollars through its:

- Housing rehabilitation programs

The housing rehabilitation funds are used for:

Urgent Home repairs: This includes, urgent home repairs of one or more major systems that may include, but are not limited to, roofs, plumbing, HVAC, hot water tanks, electrical systems, and structural issues. Urgent home repairs refer to needed repairs that may potentially, if gone untreated, displace individuals from their housing.

Emergency Home repairs: Emergency home repairs refer to needed repairs that if gone untreated will absolutely result in the displacement of individuals from their housing. Franklin County staff determines if there is a serious and immediate threat to the health and safety of the homeowners and act accordingly.

Emergency or Urgent Nuisance Abatement: Emergency nuisance abatement issues are included in the minor home repair program to clean unsanitary properties or conditions causing a community public health nuisance. These issues may be addressed when leaving the property unabated would cause an increased health and safety risk to neighborhoods and communities due to vermin, flies, insects, putrescible odors, and the potential for children accessing an unsecured and/or unhealthy environment.

Handicap accessibility: This refers to modifications which include, but are not limited to, widened doorways, ramps, accessible bathrooms and kitchens, chair lifts, and the removal of barriers.

Malfunctioning or non-compliant sewage systems: This includes upgrading unsafe, malfunctioning or noncompliant home sewage disposal and private water systems to current standards or by connecting the home to a public sanitary or water system(s).

Single family home rehabilitation services: These services refer to comprehensive home repairs to a residence occupied by low and moderate income homeowners. The services are provided in the form of deferred and forgivable loans over 10 years (up to \$15,000) combined with grants up to \$15,000 (this is the County's policy, not a HUD requirement).

Additional dollars are available, although diminishing, through program income generated from Neighborhood Stabilization Program (NSP) 1 funding.

Description of sources and amounts of funds used to meet the program match requirements: The County annually overwhelmingly meets its Emergency Shelter Grant match requirements with contributions from its general fund (over the past five years those contributions have averaged over three million per year) to the following programs:

- Emergency Shelter, Prevention & Housing services program

- The Rebuilding Lives Initiative (permanent supportive housing) program
- The Community Shelter Board for operating costs

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Franklin County maintains a land bank which has acquired parcels and structures through tax foreclosure and NSP funded acquisitions. The land bank has also received funds for demolition through the NSP program, the Ohio Attorney General and the Hardest Hit funds. These sites can then be made available for low cost acquisition and redevelopment as a productive use.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Housing Division Delivery Structure

The Community Development Division utilizes private organizations to assist in implementing its efforts. In the homeowner repair programs, private contractors are utilized to do the designated remodeling of homes. If a homeowner applicant is not current on their mortgage or taxes, they are referred to a homeowner counseling agency to determine if a modification of the mortgage is in order. Homeowners can work with the County Auditor's office to set up a payment plan to get current on their taxes. In the housing programs, the County relies on development organizations to own the properties being redeveloped, secure private contractors to do the construction work, and – for homeownership development – utilize private realtors to market the property for sale. Homebuyers are required to complete 8 hours of face-to-face homebuyer counseling through an approved agency prior to home purchase. In the rental housing development program, private developers apply for funding from various sources, create a single purpose entity to own the property, secure a contractor, complete construction, and hire a professional management company to do property management, including income qualification, over the compliance period. For efforts around ending Homelessness, Franklin County and the City of Columbus work with the Community Shelter Board to marshal resources and direct funding decisions. Additionally, the County contracts with the Columbus Urban League to conduct its Fair Housing compliance program.

Economic Development Delivery Structure

Franklin County works with many entities that provide direct services to the business community. These services range from business education to a financial product for business development. Two direct partners that the County provides federal dollars to provide such services to the business community are the Columbus Community Development Corporation (CCDC) and the Economic and Community Development Institute (ECDI). CCDC generally provides loans up to \$250,000 for the acquisition of real estate and/or large equipment, operating costs associated with the business, and for fixed asset financing. The service provided by ECDI is the Microenterprise Loan Fund. This loan is primarily for startup businesses and the value of the loan is up to \$30,000.

Many of the loans provided by the County's partners are supplemented with funding from other sources. The sources may be a private bank, the City of Columbus, and/or the State of Ohio. The State of Ohio and Franklin County also provide financing that may serve as a supplement to complete the loan package for a business.

Other economic development partners are focused on providing education that leads to business development and/or focus on specific industry development. Some of these partners include:

- Tech Columbus
- Central Ohio Minority Business
- Diversity Bridge
- Small Business Development Center
- The Finance Authority

- Columbus 2020
- The Neighborhood Design Center
- Increase CDC

The services provided by the County's economic development partners are inclusive of the needs of all business. As indicated, services range from developing a business plan to business development through financial assistance. Some of the educational services are focused on specific needs such as cash flow projections. The partners are equipped to handle the various needs of the business depending on their stage of growth. The strength of the services is the wide array of educational services available to the business.

Most of the educational services, however, are focused on small businesses. The Franklin County Board of Commissioners has focused on incubator services (such as RISE program), geared toward entrepreneurs. However, more mature businesses are often in need of continual education in specific areas such as marketing, accounting, and/or bookkeeping.

Because these services are limited in the public sector, businesses may seek assistance in the open market. Mature businesses may also need a strategic planning opportunity that provides a source of counseling to advise a business that is facing difficulties in sustaining its operation. This opportunity may provide resources that prevent a business from termination. Economic Development is a one stop shop that seeks to address all the needs of a business regardless of its stage of development.

The focus of Economic Development is business development. The services offered are available to any and all businesses if appropriate. The programs are not targeted to individuals or families unless there is an interest in business development. Franklin County has partnered with the Central Ohio Workforce Investment Corporation (COWIC) to provide services to the unemployed and the underemployed. The services offered by COWIC may well address the needs of homeless individuals, families, veterans, and youth. Specific services are offered to youth between the ages of 14 to 24.

COWIC is an organization that seeks to find permanent full-time employment for the unemployed and underemployed. COWIC also provides job readiness services to address the barriers to employment. These services range from support services, such as providing transportation, to job readiness. Job readiness includes the following:

- Positive workplace attitude/work ethics
- Conflict resolution/team building
- Customer service
- Financial literacy
- Communication and presentation skills
- On-line job search
- On-line application

Local Institutional Delivery Structure of HUD Funds

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Franklin County Economic Development and Planning Department	Government	Lead Agency – HUD Entitlement Grants; CDBG, HOME, and ESG Administrator	Jurisdiction
Columbus Metropolitan Housing Authority	Public Housing Authority	PHA	Region
Community Shelter Board	Continuum of Care	CoC	Region

Table 69 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing Division

Strengths: One of the primary strengths of the County’s institutional delivery system is that the County, its vendors, and the recipient households all work together to ensure that the client receives quality work at fair and reasonable price. This is achieved by instituting a series of checks and balances in the process, which include: considering only bid reviews that are within 15% of the cost estimate; including the homeowner in the contractor selection process; and requiring the homeowners to sign customer satisfaction statements before final invoices are processed and paid. Additionally, the County’s staff is responsible for the construction oversight of each job to determine that work is done according to specifications and that the work being done is only that which was agreed to be funded. On a day-by-day basis, the County’s housing programs are managed by contracted vendors who administer contracts that are designed to promote accountability and compliance with all federal regulations.

Potential gaps: One potential gap in the delivery system is that the process can be complicated if a disconnect develops between the homeowner and the contractor. In those instances, the vendor is required to intervene and if the vendor is unsuccessful the County will intervene. In worst case scenarios, a new contractor will be brought in to finish a contracted job. A second potential gap occurs when development organizations construct programs and projects that, while worthwhile, do not align with the County’s current efforts and priorities.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Currently, there are services provided to homeless persons and persons with HIV using existing social service programs and linking affected persons to those programs. As the homeless efforts in Franklin County expand, bringing services to those who are homeless is becoming more routine. However, the availability of housing vouchers to house those who are without income is in short supply.

Additionally, while a good community plan exists to serve the larger homeless population, there is no way to identify and prioritize services for PLWHA within that plan.

Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	Yes	No	No
Legal Assistance	Yes	Yes	No
Mortgage Assistance	Yes	No	Yes
Rental Assistance	Yes	Yes	Yes
Utilities Assistance	Yes	Yes	Yes
Street Outreach Services			
Law Enforcement	Yes	Yes	No
Mobile Clinics	Yes	Yes	No
Other Street Outreach Services	Yes	Yes	No
Supportive Services			
Alcohol & Drug Abuse	Yes	Yes	No
Child Care	Yes	Yes	No
Education	Yes	Yes	Yes
Employment and Employment Training	Yes	Yes	No
Healthcare	Yes	Yes	No
HIV/AIDS	Yes	Yes	Yes
Life Skills	Yes	Yes	No
Mental Health Counseling	Yes	Yes	No
Transportation	Yes	Yes	No
Other			
Other	N/A	N/A	N/A

Table 70 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

With the evolution of the homeless system in Franklin County, shelter and supportive services are coming online to link those who are homeless with housing and services, and assure that shelter beds are available for all those who want them.

In terms of homeless individuals with HIV/AIDS, the most impacted population is young African American gay and/or bi-sexual men. Families, as defined as a multi-generation unit of people, are rare. More often, PLWHA have been shunned by their families for either their HIV status or their sexual orientation. The support network that typically exists for younger individuals in their transitional years is often not available for these individuals. Those served through HOPWA and Ryan White by definition have a chronic illness. Additionally, approximately 50% of PLWHA suffer from mental illness or substance abuse.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths: A key strength in the existing delivery system is the collaboration, oversight, and pragmatism that occurs in Franklin County between the City of Columbus, the County, and all other relevant parties that play roles in the area's Continuum of Care process. The accountability of the Continuum of Care process, in regards to evaluating and developing standards and holding parties responsible, is an additional strength of the system. A final encouraging sign related to the delivery system is that programs that do serve the county's most vulnerable residents have continued to expand to better meet needs.

Gaps: One of the primary gaps in the delivery system is that there is a lack of available financial resources. Despite expanded programs, there are insufficient resources to address the county's growing homelessness issue. A secondary gap that exists is that there is a lack of oversight necessary to ensure that individuals adhere to their case plans and/or treatment schedules.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Housing Division

The County will plan to either allocate and/or advocate for additional resources to be used to construct sufficient safe and affordable housing in order to address priority affordable housing needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster business expansion, assistance, and relocation in areas of economic need and revitalization	2015	2019	Affordable Housing	County	Affordable Housing Preservation and Development Housing Options for Elderly Residents	Local; private, state and federal	Growth in number of businesses; employment
2	Promote and assist the connectivity of housing with job centers	2015	2019	Affordable Housing	County	Affordable Housing Preservation and Development	Local; private, state and federal	Increased employment %s for low income County residents; Increased employment %s in job center areas
3	Improve access to healthy food	2015	2019	Non-Housing Community Development	County	Safe and Sanitary Housing	Local; private, state and federal	Reduction in obesity levels; Increase in health standards

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Ensure safe and sanitary residential properties	2015	2019	Affordable Housing Non-Homeless Special Needs	County	Supportive Service Housing for Special Needs Housing Options for Elderly Residents Supportive Housing for Persons with HIV/AIDS Homeless Facilities and Services	Local; private, state and federal	Decrease in % of blighted, unsafe and unsanitary housing units
5	Provide educational and recreational opportunities to youth through after-school activities and other programs	2015	2019	Affordable Housing Non-Homeless Special Needs	County	Housing Options for Elderly Residents	Local; private, state and federal	Increased % in youth participating in recreation and after school programs
6	Foster opportunities that close the skills gap for low to moderate income residents	2015	2019	Affordable Housing	County	Affordable Housing Preservation and Development	Local; private, state and federal	Increased % in workforce development programs; Increased % in education and certification/accreditations
7	Increase employment opportunities	2015	2019	Affordable Housing Public Housing Fair Housing	County	Equal Access to Housing	Local; private, state and federal	Increased % percentage of job listings; Increased % of employment

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Promote and support youth programming, services, and other activities.	2015	2019	Affordable Housing Non-Homeless Special Needs	County	Affordable Housing Preservation and Development	Local; private, state and federal	Increased availability of youth programming, services and activities
9	Neighborhood and commercial revitalization	2015	2019	Non-Housing Community Development	County	Economic and Community Development Self-sufficiency of Low Income Residents	Local; private, state and federal	Decrease in % of business vacant storefronts; % increased percentage of business creation
10	Support infrastructure maintenance and improvements	2015	2019	Non-Housing Community Development	County	Economic and Community Development	Local; private, state and federal	Increase % and funding of infrastructure projects
11	Increase access to housing and emergency shelter to families and individuals, while encouraging rapid rehousing	2015	2019	Non-Housing Community Development	County	Self-sufficiency of Low Income Residents	Local; private, state and federal	Reduction in the % of homeless individuals and families

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Address the social determinates that influence infant mortality rates and improve birth outcomes (low birth weight and premature births)	2015	2019	Non-Housing Community Development	County	Safe and Sanitary Housing Economic and Community Development	Local; private, state and federal	Decrease % in infant mortality
13	Provide supportive services to persons living with HIV/AIDS	2015	2019	Non-Housing Community Development	County	Youth Recreation and Education Opportunities	Local; private, state and federal	Decrease % of individuals with HIV/AIDS
14	Increase housing options and opportunities for rehab and improving accessibility within the home for elderly residents	2015	2019	Non-Homeless Special Needs Public Health	County	Economic and Community Development	Local; private, state and federal	Increased % in safe and sanitary housing units for the elderly
15	Increase housing with supportive services for special needs populations	2015	2019	Non-Homeless Special Needs Public Health	County	Economic and Community Development	Local; private, state and federal	Increased number of units offering supportive services for special needs populations

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Increase housing options for groups ineligible for public housing	2015	2019	Affordable Housing Non-Homeless Special Needs	County	Supportive Housing for Persons with HIV/AIDS	Local; private, state and federal	Increased number of housing units for individuals with HIV/AIDS and individuals leaving the prison system
17	Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment	2015	2019	Affordable Housing Homeless	County	Homeless Facilities and Services	Local; private, state and federal	Increased funding for housing rehabilitation programs
18	Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing	2015	2019	Non-Housing Community Development	County	Economic and Community Development	Local; private, state and federal	Increased number of affordable, safe and sanitary housing units
19	Equip homebuyers with skills, knowledge, and assistance for successful homeownership	2015	2019	Non-Housing Community Development	County	Public Improvement and Infrastructure	Local; private, state and federal	Increased # of households receiving housing counseling (pre and post) and down-payment assistance
20	Ensure equal access to housing	2015	2019	Public Housing	County	Affordable Housing Preservation and Development	Local; private, state and federal	Increase funding for fair and affirmative housing services; decrease in number of discriminatory housing complaints

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Ensure collaboration and cooperation with CMHA on the redevelopment of public housing sites and units	2015	2019	Public Housing	County	Affordable Housing Preservation and Development	Local; private, state and federal	Functioning boards where the County and CMHA collaborate on issues regarding public housing
22	Assist communities in building food system security	2015	2019	Public Service	County	Improved Access to Public Service	Local; private, state and federal	Increased number of functioning: Food Banks, Pantries, Community Kitchens for cost of staff, supplies, utilities, maintenance, and insurance. Local foods system secures our community in case of emergency/disaster
23	Promote and prioritize the use of green and natural infrastructure	2015	2019	Infrastructure	County	Public Infrastructure	Local; private, state and federal	Increased footage: Green space – recreation; Green commercial buildings
24	Support Property Assessed Clean Energy (PACE) programs	2015	2019	Energy Efficiency	County	Energy Efficient Improvements	Local; private, state and federal	Increased percentage of households: Energy Efficient Improvements to low-mod residential

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	Develop a Franklin County Electric & Gas Aggregation Plan	2015	2019	Energy Efficiency	County	Public Infrastructure/Resiliency	Local; private, state and federal	Adopted plan by 2019.
26	Implement Franklin County Electric & Gas Aggregation Plan	2015	2019	Energy Efficiency	County	Improved Access to Public Service	Local; private, state and federal	Elements of plan have been implemented, funded or both by 2019.
27	Implement a neighborhood beautification program	2015	2019	Infrastructure	County	Public Infrastructure	Local; private, state and federal	Adoption plan by 2019.
28	Provide direct homeownership assistance to subsidize energy efficiency improvements	2015	2019	Direct Financial Assistance to Homebuyers	County	Direct Financial Assistance to Homebuyers and Energy Efficient Improvements and Affordable Housing	Local; private, state and federal	Identified funding source by 2019. Increased percentage of households with audited Energy Efficient Improvements

Table 71 – Goals Summary

Goal Descriptions

1	Goal Name	Assist low and moderate income owner-occupied homes to remain in their homes in a safe and sound environment
	Goal Description	Funds will be used to assist low and moderate income owner-occupied households to remain in their homes in a safe and sound environment.
2	Goal Name	Incentivize the preservation and expansion of healthy, affordable, and environmentally friendly housing
	Goal Description	Funds will be used for programs and activities that are dedicated to the preservation and expansion of healthy and affordable housing.
3	Goal Name	Ensure safe and sanitary residential properties
	Goal Description	Funds will be used to clean up blighted structures and properties to ensure that vacant, abandoned, or neglected properties do not pose health, safety, or financial threats to residents and communities.
4	Goal Name	Increase housing with supportive services for special needs populations
	Goal Description	Funds will be used to provide housing with supportive services that meet the needs of special needs populations. Special Needs populations, such as persons with mental, physical and/developmental disabilities, veteran, persons addicted to alcohol or other drugs, and persons released from prison often have housing and supportive service needs that are unique to their circumstance. Connecting these individuals to the appropriate supportive services often increases the likelihood that they will remain in safe and stable housing.
5	Goal Name	Increase housing options and opportunities for rehab and improving accessibility within the home for elderly residents
	Goal Description	Funding will be used for programs that provide housing assistance to elderly residents, such as minor home repairs, modifications that enable accessibility, and other activities that provide the elderly safe and suitable living conditions, more housing options, and the opportunity to age in place.
6	Goal Name	Equip homebuyers with skills, knowledge, and assistance for successful homeownership
	Goal Description	Funds will be used on programs and activities that equip homebuyers with skills and knowledge for successful homeownership.

7	Goal Name	Ensure equal access to housing
	Goal Description	Funds will be used for programs that work to ensure that all residents have equal opportunities to access safe, sanitary, and affordable housing and that no populations should experience disproportionately greater needs for or barriers to housing. Funds will be used to support and further fair housing laws and standards.
8	Goal Name	Increase housing options for groups ineligible for public housing
	Goal Description	This purpose of this goal is to increase housing options for groups ineligible for public housing. Certain populations, such as undocumented immigrants, persons released from jail/prison, and registered sex offenders may not be eligible for public housing and may experience additional barriers to securing affordable housing.
9	Goal Name	Foster business expansion, assistance, and relocation in areas of economic need and revitalization
	Goal Description	Funds will be used to provide support to ongoing efforts to revitalize business districts in neighborhoods of economic need. The revitalization of business districts grows the local economy, increases tax revenues, and can provide employment opportunities for residents living in low to moderate income areas.
10	Goal Name	Increase employment opportunities
	Goal Description	Funds will be used to incentivize the creation, expansion, or relocation of business that create new job opportunities for LMI residents.
11	Goal Name	Foster opportunities that close the skills gap for low to moderate income residents
	Goal Description	Funds will be used for programs that foster workforce development opportunities that close the skills gap for low to moderate income residents. This includes programs that have a long-range goal of helping low and moderate income families begin to move out of poverty.

12	Goal Name	Neighborhood and commercial revitalization
	Goal Description	Franklin County is dedicated to ensuring that its communities provide residents a high quality of life. Funds will be used for programs that are designed to restore County-owned vacant land and properties to productive use to ensure that they do not negatively the communities in which they are found. Funds will also be used to identify low to moderate income neighborhoods that lack access to places of employment, grocery stores, and other necessary business services. Funds will also support the revitalization of business districts in these neighborhoods to provide essential business services to these areas.
13	Goal Name	Provide educational and recreational opportunities to youth through after-school activities and other programs
	Goal Description	The purpose of this goal is to provide educational and recreational opportunities to youth through after-school and summer activities and other programs.
14	Goal Name	Support infrastructure maintenance and improvements
	Goal Description	Funds will be used to support the ongoing maintenance of and improvements to infrastructure that is vital to the health of the county's economy and residents.
15	Goal Name	Address the social determinates that influence infant mortality rates and improve birth outcomes (low birth weight and premature births)
	Goal Description	The purpose of this goal is support programs and activities that reduce the infant mortality rate and improve birth outcomes (low birth weight and premature births).
16	Goal Name	Provide supportive services to persons living with HIV/AIDS
	Goal Description	Funds will be used to provide supportive housing services that meet the needs of persons living with HIV/AIDS. The goal within HIV prevention and care is to diagnose all PLWHA, so that they know their status. Then, link these individuals to consistent, high-quality medical care, so that they can achieve viral suppression. Once an individual is virally suppressed, the chances of them spreading the infection is substantially reduced, thus there become fewer new infections.

17	Goal Name	Increase access to housing and emergency shelter to families and individuals, while encouraging rapid rehousing
	Goal Description	Funds will be used to support ongoing efforts to homelessness prevention and homeless services. The Community Shelter Board along with its partner agencies are designing and implementing a transformational new system designed to move single adults more quickly into stable housing, stop repeat homelessness, and add more capacity when overflow demands are high to make sure everyone who needs shelter is able to get it.
18	Goal Name	Improve access to healthy food
	Goal Description	Funds will be used to ensure that low to moderate income households have adequate access to healthy food options.
19	Goal Name	Promote and assist the connectivity of housing with job centers
	Goal Description	Funds will be used to maintain and improve infrastructure that provides greater transportation options and connectivity between job centers and areas with a concentration of LMI households.
20	Goal Name	Ensure collaboration and cooperation with CMHA on the redevelopment of public housing sites and units
	Goal Description	The purpose of this goal is to ensure collaboration and cooperation between Franklin County and CMHA on the redevelopment of public housing sites and units.
21	Goal Name	Promote and support youth programming, services, and other activities
	Goal Description	Funds will be used to support programs and activities that are designed to benefit the county's youth population, especially those living in LMI households.
22	Goal Name	Assist communities in building food system security
	Goal Description	Funds will be used to increase the number and capacity of functioning food banks, pantries, and community kitchens by supporting cost of staff, supplies, utilities, maintenance, and insurance. Local food systems secure our community in case of emergency/disaster.
23	Goal Name	Promote and prioritize the use and development of green and natural infrastructure
	Goal Description	Funds will be used to increased footage of green space for recreation and support the development of environmentally friendly commercial buildings and infrastructure.

24	Goal Name	Support Property Assessed Clean Energy (PACE) programs
	Goal Description	Funds will be used to increase the percentage of households receiving Energy Efficient Improvements to low-mod residential homes.
25	Goal Name	Develop a Franklin County Electric & Gas Aggregation Plan
	Goal Description	Funds will be used to collaborate on and adopt a Franklin County Electric & Gas Plan by 2019
26	Goal Name	Implement Franklin County Electric & Gas Aggregation Plan
	Goal Description	Funds will be used to ensure that elements of plan have been implemented, funded or both by 2019.
27	Goal Name	Implement a neighborhood beautification program
	Goal Description	Funds will be used to adopt a beautification plan by 2019.
28	Goal Name	Provide direct homeownership assistance to subsidize energy efficiency improvements
	Goal Description	Funds will be used to increased percentage of households with audited Energy Efficient Improvements.

Table 72 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Please see the First Year Annual Action Plan (www.franklincountyohio.gov/commissioners/community_development.cfm) for estimates on the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

CMHA provides staff support for seven Resident Councils at its public housing communities and a Jurisdiction-wide Resident Council. The Resident Councils provide a vehicle to engage residents in the operation of CMHA and their communities. Resident Councils hold regular meetings attended by residents and CMHA staff; organize and host education, safety, and social programs; and provide input to the CMHA Annual and 5-Year Plan. CMHA also provides targeted on- and off-site activities to engage residents and link them with services and programs in the community. These include Family Community Days, Health and Wellness Fairs, a summer picnic, summer camp and after-school programs, and the annual Harmony Ball for seniors. In addition, about 200 residents are currently participating in CMHA's HUD Family Self-Sufficiency Program. Voucher-holders and public housing residents can undertake a self-sufficiency plan focused on achieving full-time employment. CMHA provides case management and service coordination and HUD makes deposits into an escrow account based on the resident achieving increases in earned income. Finally, as part of our Choice Neighborhoods Implementation Grant for the Near East Side neighborhood and Poindexter Village, a system is being established to provide intensive case management and service coordination for the former Poindexter Village public housing residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers for housing providers

Community opposition to affordable housing (e.g. “not in my backyard”)

1. Due to concern over property values, some people prefer developments that “raise the bar” and are opposed to the development of affordable housing.
2. Education is needed among the general public to help clarify the meaning of affordable housing and eliminate negative connotations.
3. Good Neighbor Agreements, used by the County, and Cooperation Agreements, used by CMHA, have been effective in working with the community and tracking positive outcomes. However, they have not been widely used.

Development regulations and land costs

1. Neighborhoods with a high proportion of vacant and abandoned property often have low property and initial investment costs and minimal design guideline regulation. However, this savings is typically offset by the need to upgrade aging infrastructure and development fees.

Decline in public housing stock

1. CMHA currently has 1,373 units, 60% fewer than in 2009.
2. As of July 2014, 4,725 households were on the waiting list for public housing.

Landlord participation in Section 8

1. According to the Columbus Apartment Association (CAA), a significant barrier for participation in Section 8 among small landlords is the difficulty of compliance with HUD standards, which originate from the federal level.
2. CMHA noted that HUD requires 100% compliance to City building codes, such that a project can fail inspection for one minor failure, even if it does not affect the safety of the unit. CMHA acknowledged that this is a challenge for landlords and an impediment for Section 8 participation.

Expiring HUD contracts

1. The HUD Multifamily Assistance and Section 8 Contracts Database shows 3,300 privately owned Section 8 units in Franklin County receiving rent assistance as of July 2014. From 2014 to 2019, 35% of the contracts for these units are set to expire.
2. While many of these contracts will likely be renewed, the number of privately owned Section 8 units has declined over time and this trend may continue with upcoming expirations.

Cost to retrofit homes to accommodate persons with disabilities and seniors

1. There is an increasing demand for homes that are retrofitted to be accessible to people with disabilities and that allow individuals to age in place. However, these improvements are too costly for some owner-occupiers or landlords to make.

Barriers for housing consumers

Discrimination within real estate industry

1. Discrimination in the form of differential treatment still exists in real estate and in related sectors such as banking and insurance.
2. Realtors are wary of their unfamiliarity with the customs and cultural norms and expectations of different immigrant groups. The Columbus Board of Realtors is addressing this concern by holding cultural activities and awareness seminars on different immigrant groups so that members are better prepared to work with this growing population.
3. The strong sellers' market presents a greater opportunity for discrimination, as sellers' have more potential buyers from which to choose. Additionally, there has been an increasing number of all-cash deals, which effectively excludes low-to-moderate income households from these purchase opportunities.

Availability of home loans

1. When controlled for different income levels, denial rates for conventional loans are higher for minorities than for whites.
2. Varying by income level, blacks have denial rates 5 to 12 percentage points higher than do whites.
3. The fallout of the subprime market has had an excessive impact, eliminating financing options for applicants who may not qualify for prime loans but would be able to handle a legitimate subprime loan.

Credit scores

1. There is an increased reliance on credit scores in making loan decisions, in spite of a 2003 Ohio Department of Insurance rule that insurance companies cannot use credit scores as the sole criterion for rating or underwriting policies.
2. Not enough attention is given to the borrower's actual ability to pay. However, some lenders work to drill down into a loan application to determine the ability to pay and justify a loan that has merit in spite of a low credit score.
3. Credit agencies have little accountability with regard to how they determine the credit score and how they address complaints or queries regarding a score.

Rental housing stock and availability

1. More people are seeking rental housing because they 1) want to buy but cannot obtain a mortgage, 2) lost a home to foreclosure, or 3) have decided that renting offers more benefits than homeownership.
2. The Columbus Apartment Association (CAA) noted that its members are seeing more applicants for rental housing. However, the quality of these applications is often not up to standard, especially for those coming out of a foreclosure.
3. Foreclosures have not only impacted homeowners who have had to seek rental housing, but also renters who were tenants in properties that were foreclosed. New owners normally terminate the lease as part of the foreclosure with minimum advance notice.

Tenant-based Section 8

1. As of July 2014, there were 2,480 households waiting for Section 8 vouchers.

2. Bureaucratic restrictions on voucher holders may miss the discrete realities of a situation. For example, HUD rules on income qualifications do not factor in fluctuations that may result from temporary jobs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following outlines the strategies that Franklin County will implement to remove or ameliorate the existing barriers to affordable housing in the county.

I. The County will Utilize Tax Policies that:

- Use tools, such as tax abatement and tax increment financing, to support the development of affordable housing on a county-wide basis.
- Provide funding, collected from tax revenues, for nonprofit and public services that assist LMI households.
- Utilize Low Income Housing Tax Credits as incentives for the development of affordable housing units, particularly in developing private/public and for-profit/non-profit relationships.

II. Franklin County will Implement Planning Strategies that are designed to:

- Ensure that suitable undeveloped land is zoned for higher densities, particularly for medium density multi-family development. Wherever possible, areas that have sufficient infrastructure to accommodate multi-family development will be identified and recommended for possible rezoning.
- Examine inclusionary zoning practices, including density bonuses for developments that include affordable housing units.
- Include zoning for lower cost housing alternatives such as single-room occupancy (SRO) housing, cooperatives, accessory apartments, and manufactured and modular homes.
- Examine subdivision and infrastructure standards in an attempt to identify standards that may be safely reduced to lessen the cost of infrastructure development for new subdivisions.
- Pursue in-fill development of non-conforming lots by granting variances, when appropriate.
- Consider the annexation of land suitable for the development of affordable housing. This would include considering available infrastructure and zoning for higher densities, particularly medium density multi-family housing, manufactured housing, and smaller affordable single-family housing (e.g. attached units).

III. Franklin County will Utilize Federal Funds to:

- Continue assisting lower-income households through the County's various rehabilitation programs, which include CDBG, HOME, and other single-family and rental rehab programs. This assistance provides funding for maintenance and repairs to qualifying

households, improving the safety of their homes while protecting the homeowners' investments.

IV. Franklin County will disseminate Information to the Community to:

- Increase awareness about the needs of low-income people and to communicate information about the availability of services to this population. Though numerous services are available, it is important to recognize that not all needs are being met by the private market, the County, the City of Columbus, or by non-profit agencies, and that additional resources are needed to help low-income households.
- Attempt to address misconceptions and assumptions about low-income households. Attempts to address not-in-my-neighborhood (NIMBY) concerns may reduce barriers to housing in areas where fears about high concentrations of "poor people" may be prevalent.

V. Franklin County's Fair Housing Policy is designed to:

- Increase fair housing outreach and education activities to staff, citizens, and businesses.
- Increase monitoring and enforcement of fair housing laws and policies through the Columbus Urban League
- Construct infrastructure and other improvements to promote diverse communities. This is accomplished by: providing transportation options; promoting urban homeownership; encouraging educational choice; providing tax reliefs; and expanding sewer and water systems.
- Increasing the supply of affordable housing by increasing funding sources for housing development
- Increasing housing access for protected classes by promoting rental assistance programs and by providing funding for mobility counseling services for Section 8 and RAP recipients.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Maryhaven Collaborative Outreach Team *for* the Homeless (MCOT) addresses the immediate and long-term needs of men, women, families and youth experiencing street homelessness through a collaborative team response approach using a system of care that promotes hope, health and wholeness. Through a coordinated approach, MCOT establishes rapport and engagement, meeting the critical component to determine the immediate and long-term needs of homeless individuals. The goal is to reduce crisis and improve self-sufficiency through a combined collaborative effort that will allow homeless individual's accessibility for their basic needs of food, healthcare, clothing, and shelter, meeting a goal for transitional or permanent housing.

Addressing the emergency and transitional housing needs of homeless persons

The County provides resources to CSB for the purpose of preventing homelessness and providing emergency shelter. Efforts may also include and encourage initiatives of rapid re-housing and stabilization for individuals and families experiencing homelessness. Additionally funds can also be used to support the community's Homeless Management Information System to guarantee that the community's plan to end homelessness is based on the most applicable and current homeless data available.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County provides resources to assist in the development of permanent supportive housing for chronically homeless individuals and families.

CSB, along with its partner agencies, is designing and implementing a transformational new system designed to move single adults more quickly into stable housing, stop repeat homelessness, and add more capacity when overflow demands are high to make sure everyone who needs shelter is able to get it. There are three key components: First, a new emergency shelter will address the growing numbers of men, women and families who are experiencing homelessness so no one has to sleep on the streets in Franklin County. Second, case managers called Navigators will link with a person when they enter the homeless system and work with them throughout their stay. Third, relationships with key partner agencies will be strengthened and enhanced.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

CSB, along with its partner agencies, is designing and implementing a transformational new system designed to move single adults more quickly into stable housing, stop repeat homelessness, and add more capacity when overflow demands are high to make sure everyone who needs shelter is able to get it. There are three key components: First, a new emergency shelter will address the growing numbers of men, women and families who are experiencing homelessness so no one has to sleep on the streets in Franklin County. Second, case managers called Navigators will link with a person when they enter the homeless system and work with them throughout their stay. Third, relationships with key partner agencies will be strengthened and enhanced.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Franklin County addresses Lead Based Paint (LBP) hazards, and increases access to housing without LBP hazards, through its Lead Safe Franklin County program by way of the Franklin County Public Health department. The program uses local and grant funds, through HUD's Office of Lead Hazard Control and Healthy Homes, to generate lead-safe affordable housing and to prevent lead poisoning of children and adults in Columbus and Franklin County. The program provides funding to eligible property owners for purposes related to lead-based paint hazard control. Units can be either tenant or owner-occupied.

In order to qualify for funding, the property has to be located within Franklin County. Preference is given to housing units that are located within Empowerment Zones.

How are the actions listed above related to the extent of lead poisoning and hazards?

The eligibility requirements for the Lead Safe Franklin County program ensure that funding is allocated to units at-risk of lead poisoning and LBP hazards. While the resources of the program are available countywide, the property must meet the following conditions:

- Constructed on or before 1978
- Contain one or more residential units where at least 51% of the floor space is used for residential purposes
- Be owner or tenant occupied with a child under the age of six living or visiting there at least 8 hours per week or a vacant unit containing 2 or more bedrooms
- Be a single family or multi-family units

The Program resources – including lead-hazard control work - are prioritized to: owner or tenant occupied units with children who have been found to have levels of lead in their blood that is equal to or greater than 10 ug/dl and referred by Columbus Public Health; or where children under the age of six years old are residing or will likely reside in the near future; units within Empowerment Zones; and units that have 2 or more bedrooms per unit. Units may be vacant or occupied.

How are the actions listed above integrated into housing policies and procedures?

The Lead Safe Franklin County program targets resources toward low-income families with children, especially those under age six. The program is one strategy that helps address an impediment to fair and affordable housing faced by low-income families with children. In order to qualify for funding resources, the owner or occupant must be at or below 80% AMI, or if it is a tenant occupied unit, then half of the units assisted must be occupied by tenants at or below 50% AMI, with the other half at or below 80% of AMI. Additionally, if it is a tenant-occupied unit, then rents must be kept affordable for a period of not less than 3 years after the completion of lead hazard control activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The County's anti-poverty strategy includes: wealth building through forgivable second mortgage loans for down payment assistance and affordability; supportive services at rental sites to link residents to available services and address needs; grants and soft second mortgages to homeowners to address critical repairs to homes so that they can remain in their homes; targeted development in areas with momentum to improve home values for all property owners; and individual development accounts and housing and shelter for the homeless.

Programs funded with CDBG and HOME funds provide homeowner and rental rehabilitation and repairs, new construction of rental and homeowner units and down payment assistance for income-eligible, first-time homebuyers. These activities, that produce and preserve affordable housing, are important in reducing the number of poverty-level families in the county. Using CDBG funding, County programs also support activities that provide child care and recreational activities, health care programs that provide education and training for low income individuals, and economic development programs that require the creation of jobs. Using general fund dollars, the County provides funding for anti-poverty activities such as literacy and job training.

The County implements the federally required Section 3 program which is intended to ensure that when employment or contracting opportunities are generated by HUD funded Section 3 covered projects, preference is given to qualified low and very low income persons or business concerns.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The design and implementation of the plan is reflective of the need to reduce poverty when possible.

SP-80 Monitoring – 91.230 -

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

MONITORING AND EVALUATION PROCEDURES

The Franklin County Board of Commissioners through its Economic Development and Planning Department (ED&PD) will administer and implement programs and projects using CDBG, HOME, and ESG grants through performance based contracts or agreements. For a number of projects, funds are granted directly to local government or non-profit “sub recipients,” for whom ED&PD has grant administration and oversight responsibility. The following outlines the monitoring procedures.

The County will implement a continuous method of monitoring and evaluation to ensure that programs are being carried out in accordance with the approved Consolidated Plan in a timely manner. This process, when followed, will enable the County to evaluate program accomplishments in light of the strategies established. The monitoring process will allow the County to review housing programs and non-housing community projects in order to assess strengths, weaknesses, performance, and accomplishments. A further facet of this monitoring is that prior to every invoice a vendor sends the County seeking reimbursement, there must be a corresponding updated monitoring report in addition to the requisite documentation (canceled checks, spreadsheets, etc.).

Evaluation is focused on the impact that a given project has on meeting the goals and the purposes of the HUD programs as outlined in their respective legislation. It is also focused on the results achieved by the project and whether or not the objectives set forth in the program proposal and work agreement between the County and the recipient are met.

Monitoring, on the other hand, will emphasize the timely and effective conduct of activities delegated to the subrecipient. The County has the responsibility to monitor each project to make sure that applicable rules and regulations are being followed. The County is also responsible for ensuring that the work being done produces something of value to the community's low and moderate income residents and/or aids in the prevention or elimination of slum and blighting influences.

Monitoring Goals

The County's Monitoring Plan for the Consolidated Plan and each annual Action Plan will achieve three primary goals:

1. Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan.
2. Ensure that all projects and or programs funded are implemented by an accountable subrecipient and in a timely and financially prudent manner; and that all funds expended are in compliance with federal regulations.
3. Ensure that all activities funded are evaluated and monitored regularly, and that performance is assessed and reported.

Monitoring Tools and Strategies

Information gained from monitoring and evaluations will give the County the opportunity to determine: what programs/strategies are working; what benefits are being achieved; what needs are being addressed; as well as what objectives are being accomplished. The information gained from this evaluation tool is relevant and necessary to determine what modifications need to be made for meeting the Consolidated Plan requirements. Four tools will aid the County in monitoring programs and projects:

- Housing Consistency Review Process;
- Capital Program Allocation Process;
- Subrecipient Agreements with agencies and organizations;
- Regular reports (reports accompanying each invoice submitted), spot reviews, and annual on-site visits.

Each of these items will give the County the opportunity to discuss organizational, financial, and program expectations. The first two tools are designed to direct the type, quality, and impact of funding requests prior to an award. The third tool cites program requirements and defines performance measures, which serves as a basis for all monitoring, while the fourth establishes the procedure used to review the program's progress.

Monitoring Areas

The County will monitor all programs in the following areas:

- Construction Activities (Labor Standards, Women and Minority Contractor Participation, Bidding and Procurement Procedures)
- Acquisition and Relocation Compliance
- Housing Rehabilitation Guidelines
- Economic Development Guidelines
- Financial and Program Eligibility Records Management
- Statutory Objective Compliance

Monitoring Categories for CHDOs and Sub recipients: The following procedures will be used to monitor Community Housing Development Organizations and other subrecipients of Franklin County HUD funds:

1. Desk Monitoring: ED&P staff will review monthly invoice submissions and the required corresponding program reports to determine progress in accomplishing the subrecipient's scope of services and to compare expenditures with approved budgets.
2. Monitoring Meetings: Regular, informal meetings will be held with the subrecipient or CHDO staff and board to review program progress and to provide ongoing technical assistance.
3. Formal Site Monitoring: During the term of the grant agreement the subrecipient or CHDO will have annual formal on-site monitoring visits. Program and financial staff will meet with the subrecipient or CHDO staff and board and examine files, records,

activities and facilities. The subrecipient or CHDO will receive verbal and written reports on the findings of this monitoring and will be required to address any deficiencies found.

4. Financial Audits: Financial audits are required to be submitted annually.

Conducting On-Site Monitoring

On-site monitoring will be implemented by following these steps:

1. Annual on-site monitorings are typically conducted during November and December of each year in conjunction with the County's preparation of its annual CAPER report due to HUD by June 30th of the subsequent year. In preparation of those monitorings, the County sends out a form letter identifying the specific information that will be required to be submitted and monitored. At a minimum, all agreements are monitored for financial record keeping and maintenance of eligibility records and documentation.
2. After the site visit, a letter is sent to the subrecipient indicating the results of the monitoring visit. If findings are noted, the County defines the necessary corrective action and gives a deadline for taking those actions. Once the subrecipient responds to the corrective action, the County acknowledges the subrecipient's efforts and if satisfactory, considers the monitoring closed.
3. If there are no findings, but concerns are noted, then the County gives the subrecipient 30 days to respond to the concerns. Once an acceptable response is received, the County considers the monitoring closed.

The County's monitoring process will enable the County to evaluate program accomplishments in relationship to the approved strategies and outcomes adopted within the Consolidated Plan. Further, the process will allow the County to review programs and project providers in order to assess their strengths, weaknesses, performance standards, and accomplishments. Information gained through the monitoring process will serve as a basis in assessing, directing, or refocusing programs to meet the stated goals.

Monitoring Recipients of Direct Loans, Grants, or Other Forms of Assistance for Housing

The following procedures will be used to monitor individual direct recipients of Franklin County HUD funds:

Rental Housing: Reporting and oversight procedures will be in place to assure that recipients of HUD funds for the rehabilitation or development of rental housing meet all federal requirements with regard to:

- Fair Labor Standards
- Long-Term Affordability
- Housing Quality Standards
- Affirmative Marketing/Fair Housing
- Tenant Selection

Franklin County's monitoring procedures include: notification to the recipient of compliance requirements; recipient record keeping requirements; onsite inspections; systems for ongoing

monitoring for the term of affordability; and procedures for dealing with instances of non-compliance.

Home Rehabilitation: The mortgage, deed and promissory note will be retained. The County supports the homeowner in disputes over uncorrected warranty items.

Homeownership: The mortgage, deed and promissory note will be recorded and retained. At the time of sale, Franklin County will be notified as a lien holder. A requirement of the loan is that the property remains in compliance with building codes and the payment of taxes.

Appendices

Appendix I. Data Notes

HUD Auto Generated Data Table Note:

In May 2012, the U.S. Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) introduced the eCon Planning Suite, a collection of new online tools to assist grantees in creating market driven, leveraged housing and community development plans. One of these tools, the Consolidated Plan Template, allows grantees to develop and submit their Five Year Consolidated Plans and Annual Action Plans online.

One of the primary features of the Consolidated Plan Template is the auto generation of data tables in the Needs Assessment and Market Analysis sections. The Consolidated Plan Template prepopulates a number of required tables in these sections with default data based on the most recent data available to HUD. The prepopulated data is reported at the local level and generally comes from the U.S. Census Bureau American Community Survey (ACS) estimates or the Comprehensive Housing Affordability Strategy (CHAS) dataset. For more information about ACS estimate data, please visit <http://www.census.gov/acs/www/>. More detail information about CHAS data is provided below.

About the CHAS

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

CHAS Background

The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive market analysis by documenting issues like lead paint risks, "affordability mismatch," and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.

Definitions

A full data dictionary is provided (see here: [Data Documentation](#)), but is targeted to advanced users of the CHAS data working with the raw data files. The following definitions are terms that may be unfamiliar to newer users of the CHAS or Census data:

HAMFI – This acronym stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the [HUD Income Limit Briefing Materials](#)). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

Household – HUD uses the Census designation of households, which is all people living in a housing unit. Members of a household can be related (see family) or unrelated.

Household Income – The CHAS tabulations use adjusted household income, which includes the income of all members of the household at the time of the survey.

Family – HUD uses the Census designation of family, which is related individuals living in the same household. The Census Bureau also tracks subfamilies.

Housing Problems – There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Overcrowding – More than 1 person per room.

Severe overcrowding – More than 1.5 persons per room.

Cost burden – Monthly housing costs (including utilities) exceed 30% of monthly income.

Severe cost burden – Monthly housing costs (including utilities) exceed 50% of monthly income.

Elderly – HUD defines elderly as age 62 and up. Individuals age 75 and up are generally recognized as a population with different needs than those 62-74, so the CHAS data separates these groups. "Elderly" refers to individuals 62-74, while those 75 and up may be referred to as "extra elderly" or "frail elderly".

Disabled – The Census asks a series of questions related to physical and mental handicaps. For the CHAS data, HUD defines disabled as having a "mobility or self-care limitation"—for example, being unable to run errands outside the house without assistance. Disability questions on the ACS were modified between 2007 and 2008, so HUD is unable to provide tabulations of disability data spanning that break.

Appendix II. List of Data Sources

The following is a full list of data sources used in the Consolidated Plan (listed in order as they appear in the plan):

Community Research Partners, *Columbus Resident Consolidated Plan Survey Results*, 2014.

U.S. Census Bureau, *Decennial Census*, 2000.

U.S. Census Bureau, *American Community Survey (ACS) 5-year estimates*, 2007-2011.

The U.S. Department of Housing and Urban Development (HUD), *Comprehensive Housing Affordability Strategy (CHAS)*, 2007-2011.

Columbus Metropolitan Housing Authority (CMHA), *Program Data*, 2013.

Community Shelter Board (CSB), *Program Data*, Fiscal Year 2013.

Community Shelter Board (CSB), *Point-In-Time (PIT) Count*, January 2014.

Community Shelter Board (CSB), *Occupancy report*, June 2014

Community Shelter Board (CSB), *Annual Homeless Assessment Report*, 2013)

Columbus Metropolitan Housing Authority (CMHA), *Program Data*, July 2014.

U.S. Center for Centers for Disease Control and Prevention (CDC), *HIV Surveillance Report*, years: 2008, 2009, 2010, and 2011.

The U.S. Department of Housing and Urban Development (HUD) – Housing Opportunities for Persons with Aids (HOWPA), *Consolidated Annual Performance and Evaluation Report (CAPER) and Beneficiary Verification Worksheet*, 2013

U.S. Census Bureau, *American Community Survey (ACS) 3-year estimates*, 2009-2011.

The Ohio Department of Mental Health and Addiction Services (OMHAS), *Franklin County Service Usage Database*, 2012.

Nationwide Children’s Hospital Center for Family Safety and Healing, *Project S.A.F.E. (Safe Assessment For Everyone) Data*, 2014.

U.S. Department of the State, Bureau of Population, Refugees, and Migration – Refugee Processing Center, *Franklin County Data*, years: 2009, 2010, 2011, 2012, 2013.

Ohio Department of Rehabilitation and Correction, *Recidivism Rates by County*, years: 2008, 2009, 2010.

City of Columbus, *Consolidated Annual Performance and Evaluation Report (CAPER)*, 2014.

City of Columbus, *5-year Capital Improvements Program*, 2014-2019.

City of Columbus, Department of Recreations and Parks, *Master Plan*, Forthcoming.

City of Columbus, *Competitive 2015-2018 Human Services Funding Program (HSFP)*, 2014.

U.S. Census Bureau, *American Community Survey (ACS) 1-year estimate*, years: 2005, 2006, 2007, 2008, 2009, 2011, 2012.

The U.S. Department of Housing and Urban Development (HUD), *HUD Multifamily Assistance and Section 8 Contracts Database*, 2014.

The U.S. Department of Housing and Urban Development (HUD), *HUD Fair Market Rents (FMR) and HOME Rents Limits*, Fiscal Year 2012.

The Danter Company, *Columbus Metro Area Apartment Market Overview*, First Quarter 2013.

City of Columbus, Department of Development, *Abandoned Vacant Units Database*, May 2014.

The U.S. Department of Housing and Urban Development (HUD), Real Estate Assessment Center, *Public Housing Physical Inspection Scores*, 2011.

Community Shelter Board (CSB), *Program Data*, 2014.

STAR house, *Program Data*, 2013.

Columbus Public Health, *Program Data*, 2013.

U.S. Census Bureau, *Longitudinal Employer-Household Dynamics*, 2011.

Columbus Business First, *Book of Lists*, 2013.

Ohio Department of Job and Family Services (ODJFS), *Employment Projections*, 2010.

Appendix III. Resident Survey

Franklin County developed an online survey that asked citizens to identify the priority housing and community needs in the county. The online survey was created to give citizens the opportunity to provide input into the Consolidated Planning process. The survey provided additional information, which supplemented data collected through existing sources and datasets, and this information was used to support the development of the Consolidated Plan's priorities and goals.

The County advertised the survey through email and newsletters, and posted it on Franklin County's website. In addition to advertising and hosting the survey, the County reached out to other key government, non-profit, and civic groups. These organizations were asked to help advertise and disseminate the survey to their various stakeholder groups. Throughout the outreach process, special attention was paid to connecting with organizations and leaders that represent and advocate on behalf of populations of special interest to the Consolidated Plan (i.e. racial and ethnic groups, and LMI households). The following is a full copy of the resident survey:

Copy of Consolidated Plan Resident Survey

1) Please enter your zip code below.*

2) What city, village, or township do you live in (i.e., Columbus, Westerville, Urbancrest, Prairie Township)?

3) What is your age?

- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65-74 years old
- 75-84 years old
- 85-over

4) Which best describes your race?

- American Indian or Alaskan Native

- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander
- White
- More than one race
- Other: _____ *

5) Are you Hispanic or Latino?

- Yes
- No

6) Country of birth, if other than USA (i.e., Somalia, Mexico, India, etc.)

7) How many adults live in your household (including yourself)?

8) How many children live in your household?

9) What is your total annual household income (include all members of your household)?

- \$0-\$4,999
- \$5,000-\$7,499
- \$7,500-\$9,999
- \$10,000-\$14,999
- \$15,000-\$19,999
- \$20,000-\$29,999
- \$30,000-\$39,999
- \$40,000-\$49,999
- \$50,000-\$59,999
- \$60,000-\$64,999
- \$65,000-\$74,999
- \$75,000 and over

10) What is the highest degree or level of school you have completed?

- Less than 9th grade
- Some high school, no diploma
- High school graduate or equivalent (i.e., GED)

- () Some college, no degree
- () Associate degree or trade/technical/vocational training
- () Bachelor's degree
- () Advanced degree (i.e., Master's, PhD, or professional degree)

11) Please select the following descriptor that best describes you?

- () Homeowner
- () Renter
- () Other

12) Please rank the following broad categories. Place your highest priority at the top and work down to your lowest priority at the bottom.

- _____ Affordable Housing
- _____ Neighborhood Revitalization
- _____ Community and Economic Development
- _____ Homeless Facilities and Services
- _____ Human, Social, and Supportive Services

13) With regard to AFFORDABLE HOUSING, what are the top (3) three needs/issues facing our community. (Select up to 3 choices).

- Increase the amount of affordable housing (including units for disabled, senior, and homeless residents)
- Provide assistance to residents to maintain safe, healthy, and affordable housing
- More single-family homes
- More affordable housing in mixed income neighborhoods
- Better quality (construction/maintenance) of houses
- Assistance for first-time homebuyers with home purchase costs
- More housing near areas with jobs
- Fair access to housing (discrimination issues)

14) How should the City/County prioritize spending of its AFFORDABLE HOUSING funds in your neighborhood or throughout the community?

	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure

Create more affordable housing for purchase	()	()	()	()	()
Create more affordable rental housing	()	()	()	()	()
Downpayment assistance	()	()	()	()	()
Emergency home repairs	()	()	()	()	()
General home repairs for homeowners	()	()	()	()	()
Homebuyer education	()	()	()	()	()
Modifications to the homes of disabled residents	()	()	()	()	()
Foreclosure prevention (loan modification, technical assistance)	()	()	()	()	()

15) With regard to NEIGHBORHOOD REVITALIZATION, what are the top (3) three needs/issues facing our community. (Select up to 3 choices).

- Housing conditions/maintenance
- Infrastructure improvements (i.e., lighting, street resurfacing, sidewalks, sewers etc.)
- Tearing down or fixing-up vacant and abandoned housing
- More community green spaces (i.e., parks, gardens, etc.)
- Better access to public transportation
- Support to neighborhood organizations and civic associations
- Crime awareness/prevention
- More business development
- More diverse housing options

16) How should the City/County prioritize spending of its NEIGHBORHOOD REVITALIZATION funds in your neighborhood or throughout the community?

	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Eliminate vacant buildings and lots	()	()	()	()	()
Fix up vacant or abandoned housing	()	()	()	()	()
Improvements to streets, sidewalks, water, and sewer systems	()	()	()	()	()
More funding for community groups/organizations	()	()	()	()	()
Neighborhood redevelopment/rezoning plans	()	()	()	()	()

Violence reduction/crime prevention	()	()	()	()	()
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17) With regard to HUMAN, SOCIAL, AND SUPPORTIVE SERVICES, what are the top (3) three needs/issues facing our community. (Select up to 3 choices)

- Youth afterschool and summer activities
- Healthcare providers in the neighborhoods
- Educational activities/programs
- Quality childcare
- Behavioral Health Services (i.e., mental health & addiction)
- Legal services
- Better homeless services and facilities
- Support to diverse cultural groups
- More senior services

18) How should the City/County prioritize spending of its HUMAN, SOCIAL, AND SUPPORTIVE SERVICES funds in your neighborhood or throughout the community?

	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Addressing discrimination in services, jobs, and housing	()	()	()	()	()
After school programs and childcare	()	()	()	()	()
More public transportation routes and options	()	()	()	()	()

Neighborhood health providers	()	()	()	()	()
Programs for diverse cultural groups	()	()	()	()	()
Senior specific programs/services	()	()	()	()	()
Homelessness prevention	()	()	()	()	()

19) With regard to COMMUNITY AND ECONOMIC DEVELOPMENT, what are the top (3) three needs/issues facing our community. (Select up to 3 choices)

- More local businesses
- Lack of affordable shopping opportunities
- More job opportunities
- Job training
- Financial/technical assistance to business owners and small businesses
- Improve appearance of business district
- Underutilized commercial properties

20) How should the City/County prioritize spending of its COMMUNITY AND ECONOMIC DEVELOPMENT funds in your neighborhood or throughout the community?

	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Attract more businesses to neighborhoods/central city	()	()	()	()	()

Business loans, grants, and tax incentives	()	()	()	()	()
Job creation and retention	()	()	()	()	()
Job training and job placement	()	()	()	()	()
Support to small, minority, and locally owned businesses	()	()	()	()	()

21) With regard to HOMELESS FACILITIES AND SERVICES, what are the top (3) three needs/issues facing our community. (Select up to 3 choices)

- Emergency housing/additional homeless shelters
- Additional transitional/supportive housing
- Substance abuse treatment
- Support of domestic violence victims
- Mental health treatment
- Financial literacy classes
- Job readiness classes
- Additional crisis care
- Homelessness among veterans, youth, and reentry populations

22) How should the City/County prioritize spending of its HOMELESS FACILITIES AND SERVICES funds in your neighborhood or throughout the community?

	High Priority	Medium Priority	Low Priority	Not a Priority	Not Sure
Emergency shelter space	()	()	()	()	()

Programs for job readiness and financial literacy	()	()	()	()	()
Additional mental health treatment programs	()	()	()	()	()
Substance abuse treatment facilities	()	()	()	()	()
Supportive services for domestic violence victims	()	()	()	()	()
Transitional/supportive housing programs	()	()	()	()	()

23) Please list any other important community needs that should be considered as part of the Consolidated Plan.

- 1.: _____
- 2.: _____
- 3.: _____
- 4.: _____
- 5.: _____

End of Survey
