



FALL QUARTERLY MEETING

October 27 – 28, 2021

Statewide Association of Community and Economic Development Organizations

AGENDA

- Welcome
- Housing Stability
- Break
- Importance of Planning
- Break
- Legislative Update
- HUD Entitlement / ODOD State Grantee Breakouts

HOUSING STABILITY

- Robert 'Bo' Chilton, IMPACT CAA
- Holly Swisher, Allita 360
- Tom Walker, Ohio Housing Finance Agency (OHFA)

A large, dynamic splash of water in shades of blue, with many droplets and ripples, occupies the right half of the image. It serves as a background for the text on the left.

IMPACT

Community Action

Serving Columbus and Franklin County

IMPACTCA.ORG

COMMUNITY ACTION

- Founded in 1964 by President Lyndon B. Johnson's Vision for A Great Society
- 1,100 Community Action Agencies nationally
- 48 Community Action Agencies in Ohio
- Private, non-profit 501(c)(3)
- Tripartite Board of 21 Members
- Serving over 30,000 families at or below 200% of Federal Poverty Level
- 103 employees
- Member of the Human Service Chamber of Franklin County





Partnerships

IMPACT will build strategic partnerships that fill service gaps and broaden our reach in order to gain support and resources for the organization, and its customers.



Pathways to Prosperity

IMPACT helps customers move from crisis to stability and from stability to self-sufficiency.



Policy & Advocacy

To influence the city, county, state, and federal legislation pertaining to issues of income inequality and inequity.



Positioning & Branding

IMPACT will be the “go-to” agency inspiring hope, fighting poverty, and moving the needle toward shared prosperity for all.

The Acts

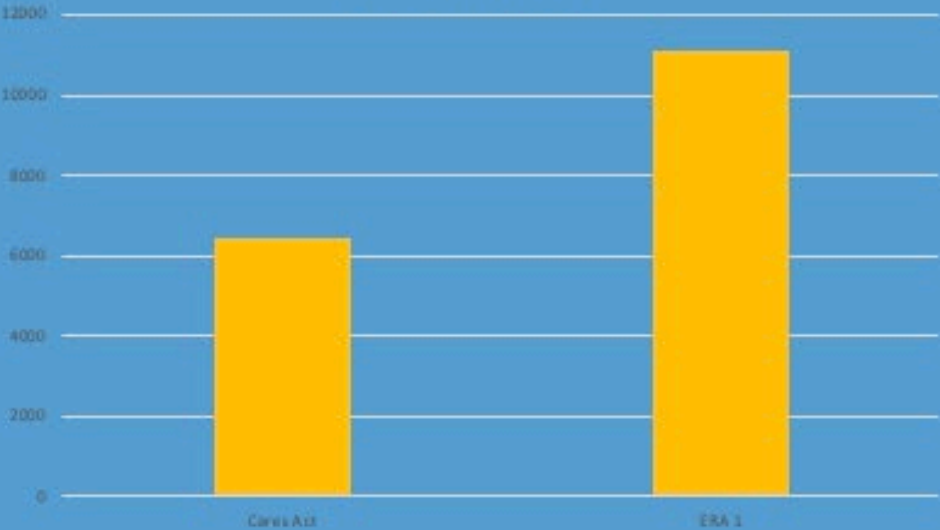
CARES Act	Consolidated Appropriation Act	American Rescue Plan
The Start of It ALL	Also known as ERA I Runs from January 2021-September 2022 48 Community Action Agencies received \$500+million in funding Must be COVID related Up to 15 months of assistance	Also known as ERA II Runs from October 2021-December 2025 May be COVID related Up to 18 months of assistance OR 3 when combined with ERA II

COVID-19 Emergency Rental Assistance: 2020-2021 Results						
Emergency Rental Assistance Agencies/Programs	Rental Assistance Cases	Rental Assistance	Average per Case	Utilities Assistance Cases	Utilities Assistance	Time Period
Columbus Urban League	538	\$629,207	\$1,170			6/1/20 - 8/18/21
COMPASS	438	\$404,735	\$924			6/1/20 - 10/08/21
Franklin County Department of Job and Family Services/PRC & PRC Plus	2,662	\$5,853,397	\$2,199	311	\$227,888.97	6/1/20 - 10/22/21
Franklin County Veterans Service Commission	716	\$1,038,528	\$1,450	483	\$339,735.47	6/1/20 - 10/22/21
IMPACT Community Action/HOPE Fund	4,195	\$10,464,946	\$2,495	247	\$70,860.26	1/1/21 - 10/22/21
IMPACT Community Action/HOME RELIEF	1,758	\$5,079,918	\$2,890	103	\$66,240.03	1/1/21 - 10/22/21
IMPACT Community Action/CSBG	73	\$60,539	\$829	58	\$28,761.08	1/1/21 - 10/22/21
IMPACT Community Action/CSBG-CARES	177	\$338,981	\$1,915	1188	\$799,063.90	1/1/21 - 10/22/21
IMPACT Community Action/CDBG-CITY	25	\$47,315	\$1,893	11	\$2,363.06	1/1/21 - 10/22/21
IMPACT Community Action/CDBG-STATE	660	\$154,081	\$233	329	\$115,377.60	1/1/21 - 10/22/21
IMPACT Community Action/ERA-CITY	2,413	\$6,830,528	\$2,831	1162	\$389,493.14	1/1/21 - 10/22/21
IMPACT Community Action/ERA-COUNTY	673	\$1,809,474	\$2,689	367	\$148,325.84	1/1/21 - 10/22/21
IMPACT Community Action/ERA-STATE	2,887	\$9,710,686	\$3,364	1449	\$683,815.87	1/1/21 - 10/22/21
IMPACT Community Action/The Columbus Foundation	145	\$429,282	\$2,961	63	\$92,796.32	1/1/21 - 10/22/21
IMPACT Community Action/City of Columbus Community Engagement Fndg	73	\$177,853	\$2,436	2	\$100.00	1/1/21 - 10/22/21
Physicians CareConnection	318	\$595,633	\$1,873			6/1/20 - 10/15/21
Totals	17,751	\$43,625,104	\$2,458	5,773	\$2,964,822	
				Total Cases	23,524	
				Total Assistance Provided	46,589,926	
Evictions Filed During COVID-19						

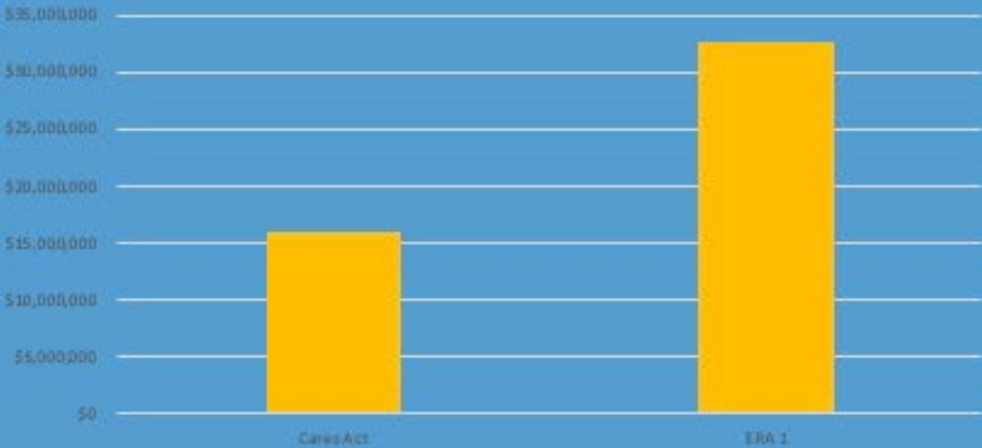
Franklin County Eviction Filings Comparison						
Month		2019	2020	2021		
January		1,603	1,593	930		
February		1,467	1,389	828		
March		1,166	828	1,681		
April		1,374	299	696		
May		1,569	399	932		
June		1,469	693	1,212		
July		1,872	774	1,551		
August		1,657	984	1,485		
September		1,702	1,405	1,428		
October		1,535	1,330	1,142	Through 10/25	
November		1,370	848			
December		1,435	1,662			

WHO WE HAVE SERVED / ARE SERVING

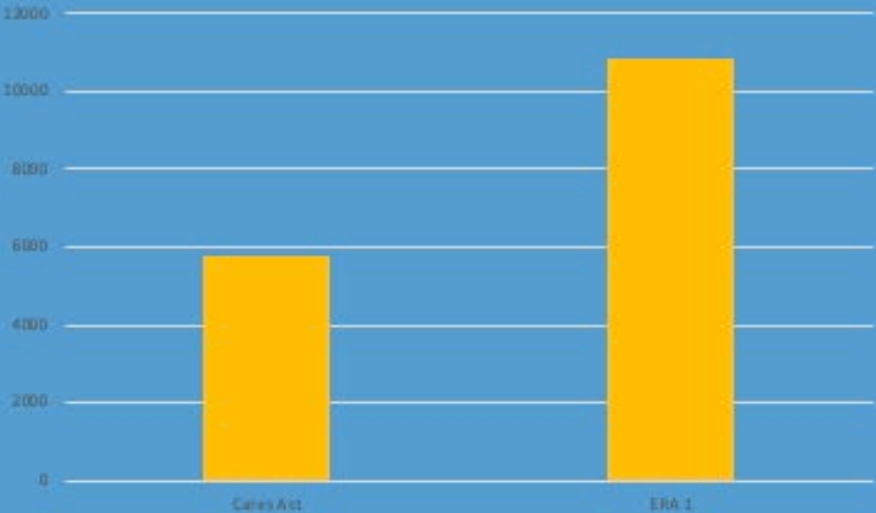
Number of Applicants



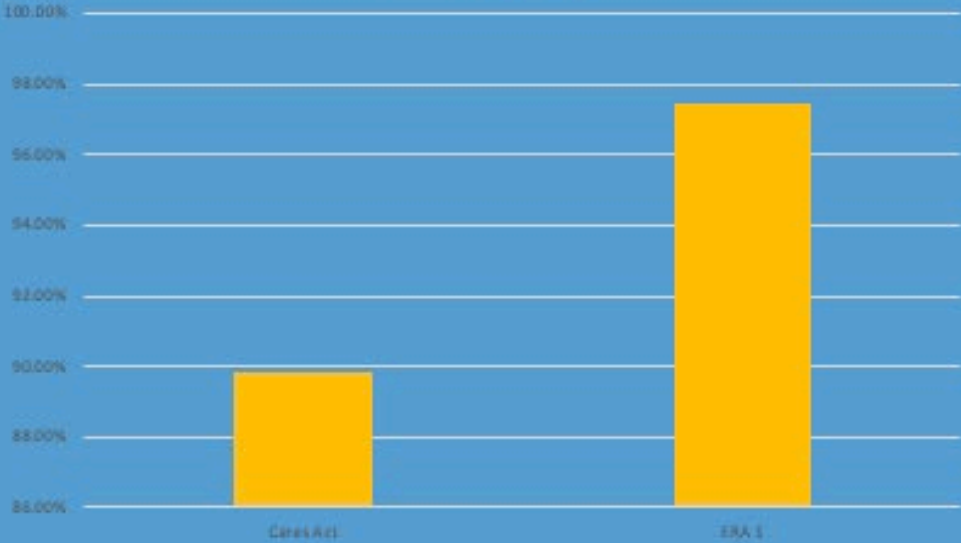
Dollars Requested



Number Approved/Referred/Still in Progress



Percent Favorable



CASE STUDIES

Shelly

- Mom of two
- Working and earning her degree
- Lost job due to COVID
- Had an eviction hearing
- Found a part time job and combined with unemployment
- Finished degree
- Now has sustainable income

Oscar

- Immigrant with a large family
- Hours were cut due to the pandemic
- Had an eviction hearing
- Hours had been increased back to normal
- Needed caught up
- Wants to give it back

Juana

- High school senior
- Was working fast food while participating in a high school trade program
- Recent custody of younger sister due to death of mom due to COVID
- Had an eviction hearing
- With past and future months of assistance was able to get the help she needed to finish school and hopefully gain long-term employment

Additional Resources

United States Department of Treasury

Emergency Rental Assistance

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>

Housing Assistance Fund

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/homeowner-assistance-fund>

Ohio Housing Finance Agency

For Program Information

<https://ohiohome.org/>

For Available Rental Units

<https://ohiohousinglocator.com/>

Ohio Community Action Agencies

For Locations Across the State that Offer Assistance

<https://oacaa.org/agency-directory/>

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OVERVIEW & BACKGROUND

GENERAL ELIGIBILITY CRITERIA

RPA/MPA

UAP

**THE HOMEOWNER ASSISTANCE FUND WAS CREATED IN
THE AMERICAN RESCUE PLAN ACT**

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THE **HOMEOWNER ASSISTANCE FUND** WAS CREATED IN
THE **AMERICAN RESCUE PLAN ACT** TO PREVENT
HOMEOWNER MORTGAGE DELINQUENCIES

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THE **HOMEOWNER ASSISTANCE FUND** WAS CREATED IN
THE **AMERICAN RESCUE PLAN ACT** TO PREVENT
HOMEOWNER MORTGAGE DEFAULTS

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THE **HOMEOWNER ASSISTANCE FUND** WAS CREATED IN
THE **AMERICAN RESCUE PLAN ACT** TO PREVENT
HOMEOWNER MORTGAGE FORECLOSURES

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THE **HOMEOWNER ASSISTANCE FUND** WAS CREATED IN
THE **AMERICAN RESCUE PLAN ACT** TO PREVENT
LOSS OF UTILITIES OR HOME ENERGY SERVICES

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AMERICAN RESCUE PLAN

\$1.9 TRILLION



HOMEOWNER ASSISTANCE FUND

\$10 BILLION



STATE OF OHIO

\$280 MILLION



PILOT PHASE

\$28 MILLION



PHASE 2

\$252 MILLION

PILOT PHASE

PLANNING
STARTUP
TRIAGE

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runs through
December 31, 2021

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GENERAL ELIGIBILITY CRITERIA

RPA/MPA

UAP

HOMEOOWNER

OWN THE HOME

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Household Income

Persons in Household							
1	2	3	4	5	6	7	8
\$103,350	\$118,200	\$132,900	\$147,600	\$159,450	\$171,300	\$183,150	\$194,850

Area Median Income

FINANCIAL HARDSHIP AFTER JANUARY 21, 2020

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Financial Hardship Attestation

I/we attest that I/we have experienced a material reduction in income and/or a material increase in living expenses associated with the coronavirus pandemic that has created or increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services, or displaced me/us as a homeowner(s), that this financial hardship occurred after January 21, 2020, and that the nature of the financial hardship is because of [check all that apply]:

- ☐ Loss of work/decrease in available hours at work
- ☐ Forced work closure
- ☐ Inability to access or get to work
- ☐ Loss of wages or other compensation ordinarily received
- ☐ Increase in childcare costs
- ☐ Forced to take off work due to school closure or childcare changes
- ☐ Self-quarantined at home under government or medical recommendation
- ☐ Stay at home or shelter in place order by any level of government authority
- ☐ Forced to take off work to care for a family member
- ☐ Personal or family experiencing illness, disability, or mental health issues
- ☐ Lack of access or delayed access to healthcare
- ☐ Experience of food insecurity, shortages, or delayed benefits
- ☐ Increase in family expenses due to pandemic or emergency preparedness
- ☐ Unemployment insurance unavailable, insufficient, or delayed
- ☐ Loss of social, financial, or health safety net
- ☐ Fear and concern of future economic and health insecurity and instability
- ☐ If I pay utility payment(s), property taxes, and/or homeowner fees for my primary residence now, I will not be able to meet my or my family's basic needs and may default on my home mortgage
- ☐ Other

I certify that this statement is true and correct to the best of my knowledge, and I authorize the release of any or all information necessary for verification purposes.

_____ Applicant Name (please print)	_____ Applicant Signature	_____ Date
_____ Co-Applicant Name (please print)	_____ Co-Applicant Signature	_____ Date



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Foreclosure Prevention Effort

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Financial Hardship Attestation

I/we attest that I/we have experienced a material reduction in income and/or a material increase in living expenses associated with the coronavirus pandemic that has created or increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services, or displaced me/us as a homeowner(s), that this financial hardship occurred after January 21, 2020, and that the nature of the financial hardship is because of [check all that apply]:

- ☐ Loss of work/decrease in available hours at work
- ☐ Forced work closure
- ☐ Inability to access or get to work
- ☐ Loss of wages or other compensation ordinarily received

PROPERTY



1- TO 4-UNIT



OWNER-OCCUPIED



**ON PROPERTY OR MANUFACTURED
HOME TAX ROLLS**

OVERVIEW & BACKGROUND

GENERAL ELIGIBILITY CRITERIA

RPA/MPA

UAP

RPA

MPA

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Rescue Payment Assistance

Mortgage Payment Assistance



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\$25,000
COMBINED CAP

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administered by

OHFA

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Rescue Payment Assistance

OHFA makes payment directly to the servicer for **the full delinquent amount** including all expenses in escrow

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Mortgage Payment Assistance

OHFA makes payment directly to the servicer for **up to 6 months of mortgage payments** including all expenses in escrow

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OVERVIEW & BACKGROUND

GENERAL ELIGIBILITY CRITERIA

RPA/MPA

UAP

Utility Assistance Plus

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\$10,000
CAP

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administered by
COMMUNITY
ACTION
AGENCIES

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CAA makes payment directly to the
taxing authority

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CAA makes payment directly to the
entity imposing fee

EXPENSES

UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

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UTILITIES

NATURAL GAS

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UTILITIES

ELECTRICITY, INCLUDING RENEWABLES

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UTILITIES

BULK FUEL

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UTILITIES

WATER

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UTILITIES SEWER

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UTILITIES TRASH REMOVAL

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UTILITIES

BROADBAND INTERNET SERVICE

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UTILITIES

DISCONNECTION & RECONNECTION FEES

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UTILITIES

PROPERTY TAXES

**PAYMENT MUST HAVE COME DUE AFTER
JANUARY 21, 2020**

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UTILITIES

PROPERTY TAXES

**NO MORE THAN DOCUMENTED BILL &/OR
COSTS NECESSARY TO REMOVE LIEN**

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

HOMEOWNER'S INSURANCE

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

FLOOD INSURANCE

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

MORTGAGE INSURANCE

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

**HOMEOWNER'S ASSOCIATION FEES OR
LIEN**

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

CONDOMINIUM ASSOCIATION FEES

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

COMMON CHARGES

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

**OTHER: COST MUST BE A REQUIREMENT
FOR RESIDENCY & APPLICANT MUST
PROVIDE EXPLANATION**

UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

PAID DIRECTLY TO ENTITY IMPOSING FEE

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

**PAYMENT MUST HAVE COME DUE AFTER
JANUARY 21, 2020**

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

**NO MORE THAN DOCUMENTED BILLS,
INVOICES, &/OR LIENS**

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UTILITIES

PROPERTY TAXES

HOMEOWNER FEES

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got questions?

thanks!



15-Minute Break
Next Session begins at
10:15 a.m.

October 28, 2021

Statewide Association of Community and Economic Development Organizations

IMPORTANCE OF PLANNING

- Eric Zamft, Director of Planning & Development, City of Cleveland Heights
- Christine Davis, AICP, Executive Director, American Planning Association, Ohio Chapter
- Grant Johnson, Ohio Department of Development, Office of Community Development



The Importance of Planning: Planning as a Municipal Foundation

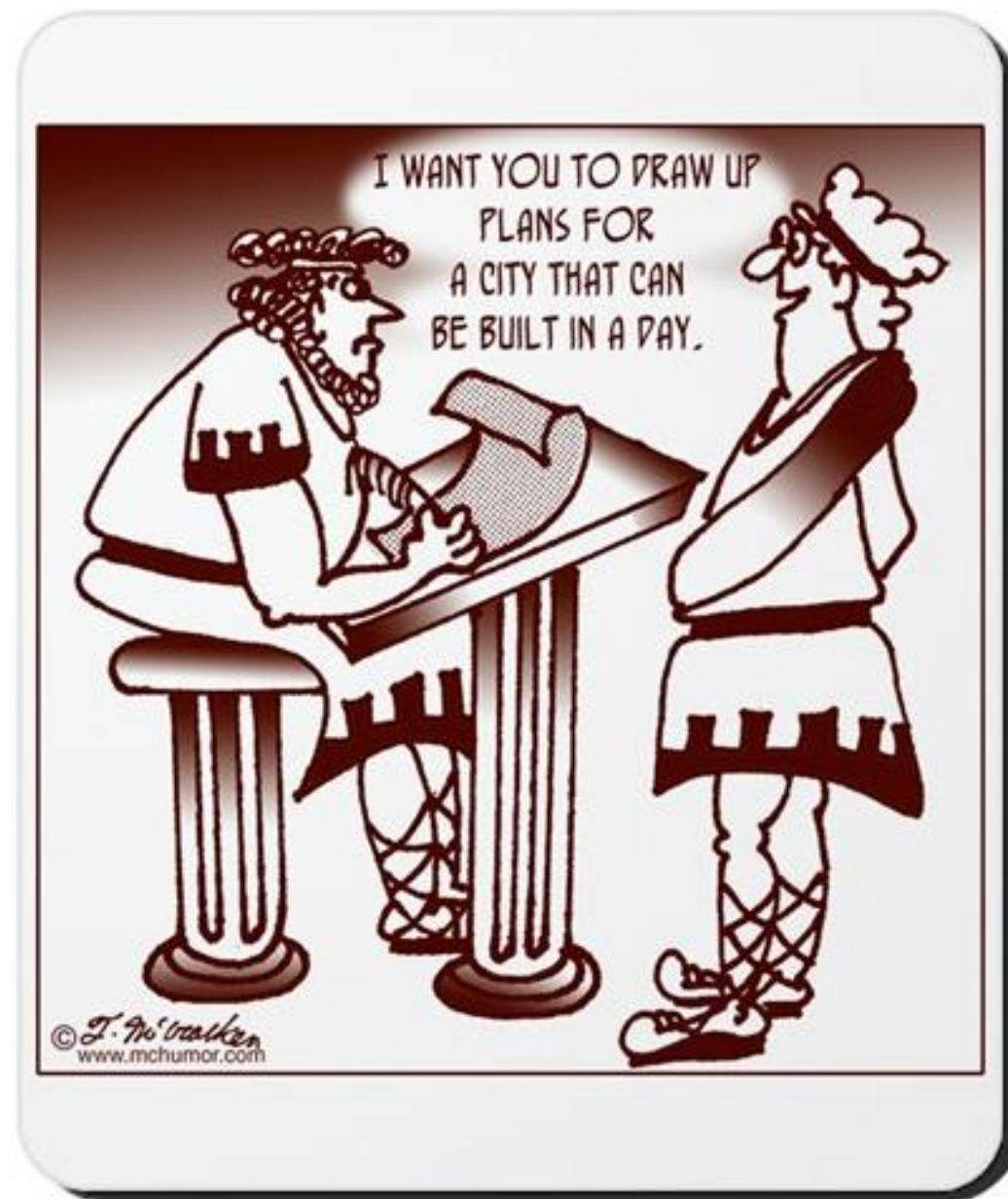
**Eric Zamft, AICP
Director of Planning, City of Cleveland Heights**

**OCCD Fall Meeting
October 28, 2021**



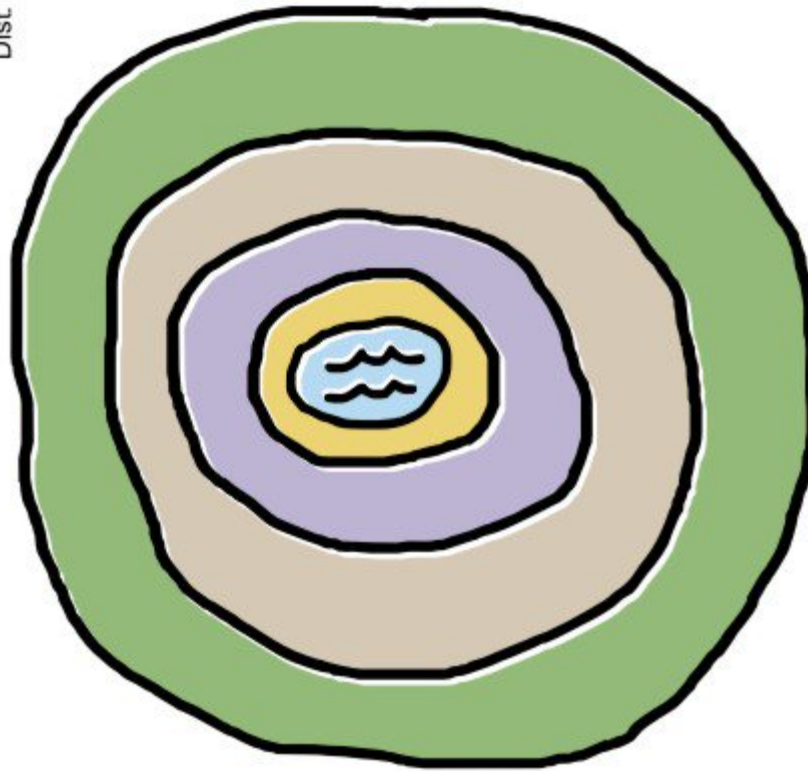
QUESTION:

Why is Planning Important to Community Development Professionals?



Rome wasn't built in a day: It needed a plan

simplified city map



© John Atkinson, Wrong Hands

-  people with money
-  people with less money
-  people with tractors
-  bears

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Planning is a process that isn't so simple: The need for “planners”



Planning sets foundation for budgeting, funding, decision-making



Planning is a diverse ecosystem

Primary Local Planning Activities

1. Visioning
2. Comprehensive or Master Planning
3. Zoning
4. Other Regulations and Guidelines
5. Neighborhood Planning
6. Zoning and Design Review
7. Public Engagement



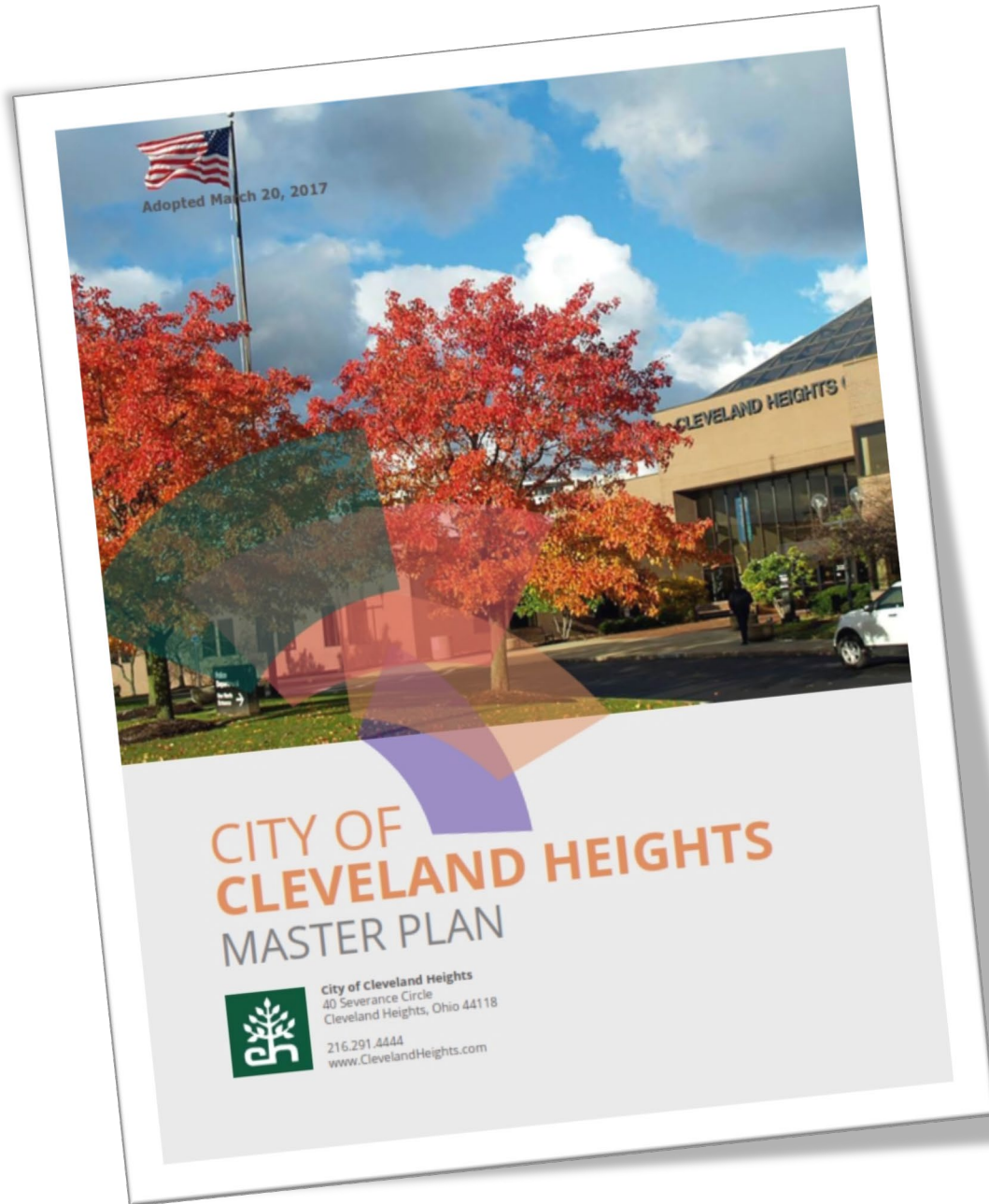
Visioning



- First step in the planning process
- Defines area and scope (municipality-wide, districts, targeted areas; 10, 15, 50 years)
- Includes very little analysis
- Some public engagement; especially as part of master planning process
- Should result in a clear and concise vision statement
- *Basis for future planning efforts. Therefore, it should be acknowledged publicly by the local governing body*

Comprehensive or Master Planning

- Looks at the municipality as a whole
- Establishes Existing Conditions
- Significant Public Engagement
- Translates the Vision into Actions
- Usually is broad and general; not specific or detailed
- Covers more than just traditional planning
- Usually recommends changes to zoning
- *Subsequent decisions of the municipality should be consistent with*



Zoning

CHAPTER 1121

AA and A Single-Family and B Two-Family Residential Districts

1121.01 Purpose.
1121.02 Permitted uses.
1121.03 Principal uses.
1121.04 Conditionally permitted uses.
1121.05 Accessory uses.
1121.06 Minimum lot area and width regulations.
1121.07 Minimum lot frontage.
1121.08 Minimum yard requirements for principal uses.
1121.09 Dwelling unit requirements.
1121.10 Height regulations.
1121.11 Buildings permitted on a zoning lot.
1121.12 Accessory use regulations.

CROSS REFERENCES
Establishment of Districts and Maps - see P. & Z. Ch. 1105
Additional regulations governing uses - see P. & Z. Ch. 1165

1121.01 PURPOSE.
Cleveland Heights is a City primarily consisting of single-family residences, most of which are owner-occupied. Single-family residences are extremely sensitive to adverse effects from other land uses and require high standards for occupancy and use of the principal building as well as location and use of accessory buildings if these areas are to be maintained and to continue to be good places in which to live. In addition, certain parts of Cleveland Heights have been developed primarily with two-family residences having a similar character to the single-family districts, and it is appropriate that there be a zoning district for this distinctive use. Single-family and two-family district regulations are established to achieve the following particular objectives:

(a) The AA Single-Family District is established to provide for single-family residential uses with a minimum lot size of 15,000 square feet, compatible with the existing larger lot developments in areas so defined, as a means of preserving the unique character of these areas.
(b) The A Single-Family District is established to provide for single-family residential uses on smaller lots with a minimum of 7,500 square feet.
(c) The B Two-Family District is established to permit single-family units on lots with a minimum of 7,500 square feet and two-family residential uses with a minimum lot size of 10,000 square feet.
(d) To encourage as a conditional use flexible residential development to promote creative and efficient use of land through unified development.
(e) To regulate the location and lot coverage of accessory uses, buildings and structures so as to permit such uses to be established and maintained in a manner which makes them compatible with the existing residential neighborhoods.
(f) To encourage sustainable development and practices in residential neighborhoods.
(Ord. 20-12. Passed 5-21-12.)

1121.02 PERMITTED USES.
(a) In the AA or A Single-Family Districts or B Two-Family District, land and structures shall be used or occupied, or structures shall be erected, constructed, enlarged, moved, or structurally altered only for a principal use specified, or a conditional use in accordance with Title Seven, or an accessory use to a permitted principal or conditional use as regulated herein. Sections 1121.03 through 1121.05 emanate those uses that may locate in each AA, A and B zoning district as a matter of right, either as a principal or accessory use, and those uses which may locate in a given district only upon obtaining a conditional use permit.
(b) Although a use may be indicated as permitted or conditionally permitted in a particular district, it shall be approved on a parcel only when it can be located thereon in full compliance with all of the standards and other regulations of this Zoning Code applicable to the specific use and parcel in question.
(Ord. 20-2012. Passed 5-21-12.)

1121.03 PRINCIPAL USES.
When denoted by the letter P, a use listed below is a principal use permitted by right in the AA and A Single-Family and B Two-Family Residential Districts provided that all requirements of other city ordinances and this Zoning Code have been met.

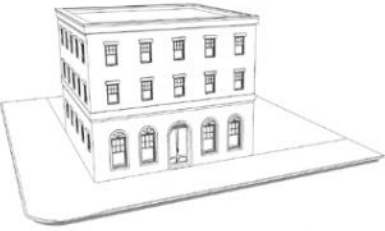
Land Use Category	AA District	A District	B District
(a) Single-Family Detached Dwellings	P	P	P
(b) Two-Family Dwellings			P

(Ord. 20-2012. Passed 5-21-12.)

1121.04 CONDITIONALLY PERMITTED USES.
The categories of conditional uses which may (together with their accessory uses) be permitted in the AA and A Single-Family and B Two-Family Residential Districts, provided they conform to the conditions, standards, and requirements of Title Seven and are approved for a particular zoning lot in accordance with the administrative provisions of Section 1115, shall include the following:
(a) Planned Residential Developments (PRD);
(b) Places of worship;
(c) Elementary, junior and senior high schools;
(d) Public libraries;

ARTICLE 4: BUILDING AND LOT PLANS & STANDARDS

COMMERCIAL TABLE 345.405.J-2 PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts
CD-4 CD-5 CD-5W CD-6

General Description
A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Artisan Uses and Office Uses.

Lot
Width Per Character District Lot Width

Number of Units
Units per Building Unrestricted, except as may be due to Building Code

Allowed Private Frontages
Stoop P
Dooryard P
Terrace/Lightwell P

Allowed In CD-4 only for Principal Buildings on Lots facing Willett Ave., S. Regent St., William St. (between Washington St. & Pearl St.), Westchester Ave., Midland Ave., Boston Post Rd., N. Main St., Bowman Ave., and Putnam Ave. (between N. Main St. & Willett Ave.).

Allowed Private Frontages (continued)
Shopfront P
Officefront P

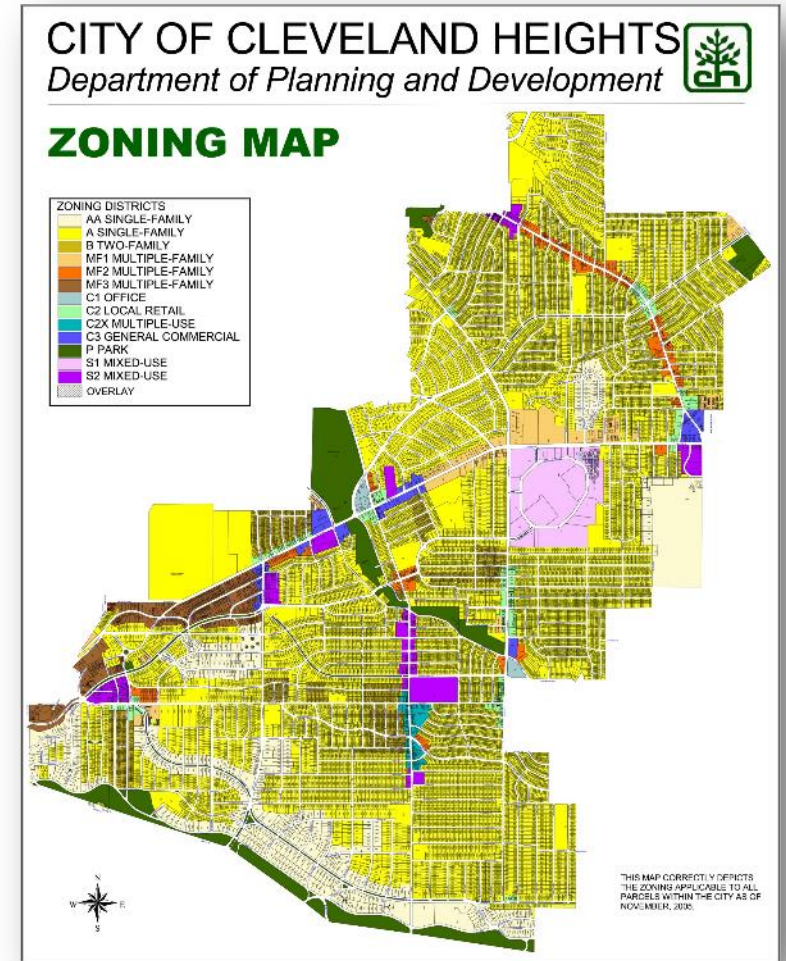
Building Size and Massing
Height Per Character District Height Standards
Width Per Character District Lot Width and Side Setback Standards

Pedestrian Access
Main Entrance Location Principal Frontage

Vehicle Access and Parking
Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

LEGEND
The following notations are utilized in this table. P Permitted Not Permitted Not Applicable Required

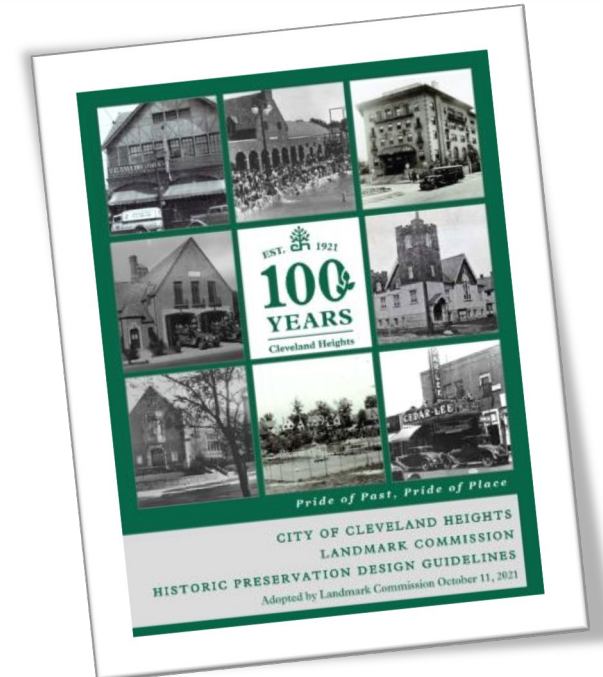
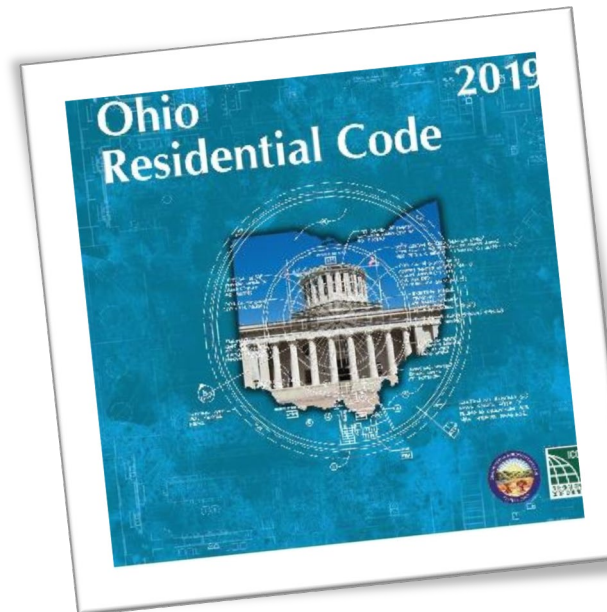
VILLAGE OF PORT CHESTER, NEW YORK CHAPTER 345 ZONING CODE ©2020 Town Planning & Urban Design Collaborative LLC



Zoning is the municipal law that regulates the use of all land – both private and public. If done well, it permits and encourages the vision and master plan goals...in an easy and clear format

Other Planning-Related Regulations and Guidelines

- Subdivision Regulations
- Design Guidelines
- Building Codes
- Engineering Guidelines
- Public Safety
- Sustainability
- Other Municipal Ordinances



CENTER, PERRIN AND EUCLID- A CLOSER LOOK AT PERRIN



PLAN

STRATEGY

SUPPORT BLOCK/ NEIGHBORHOOD
ASSOCIATIONS AND
BEAUTIFICATION EFFORTS

SUPPORT EXTERIOR HOME
PRESERVATION/ RESTORATION

EXPAND SUPPORT OF HOME
REHABILITATION FOR AGING IN PLACE

REINFORCE NEIGHBORHOOD
INTERACTIONS
PROVIDE DIVERSE
HOUSING OPPORTUNITIES

MAGNITUDE OF COST

MAGNITUDE OF TIME

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LEGEND: COST

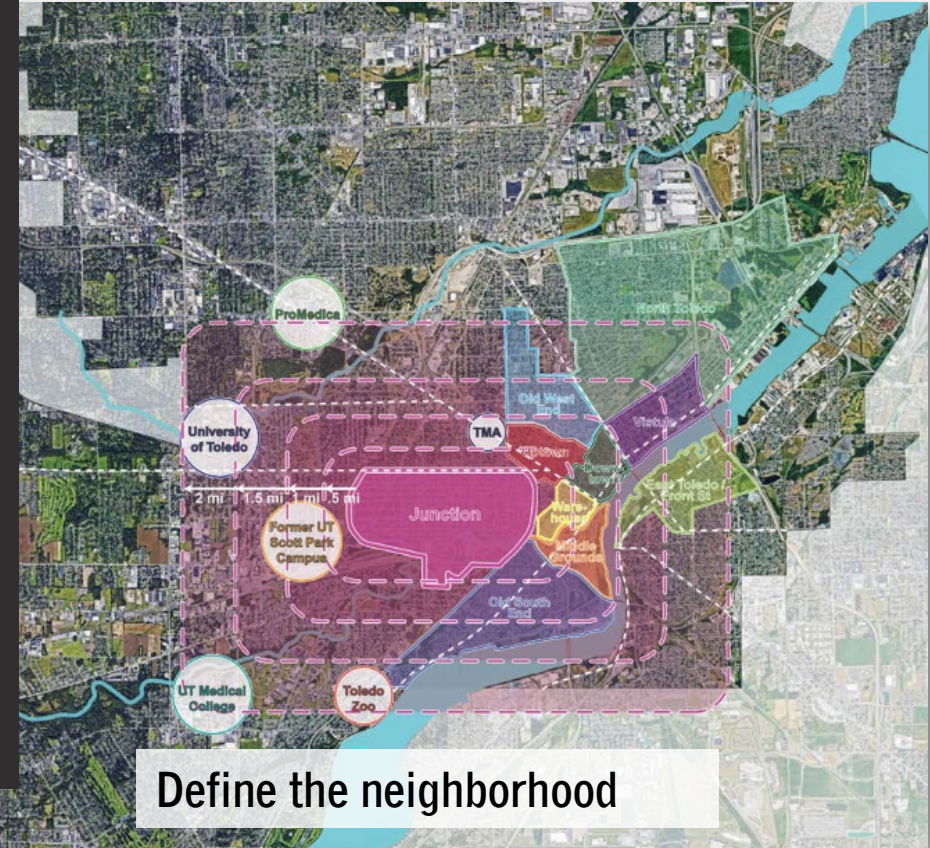
●●● HIGH - \$1,000,000+
●●○ MODERATE - \$500,000-\$1,000,000
●○○ LOW - LESS THAN \$500,000

LEGEND: TIME

●●● LONG TERM - MORE THAN 5 YEARS
●●○ MED TERM - 1-5 YEARS
●○○ SHORT TERM - LESS THAN 1 YEAR

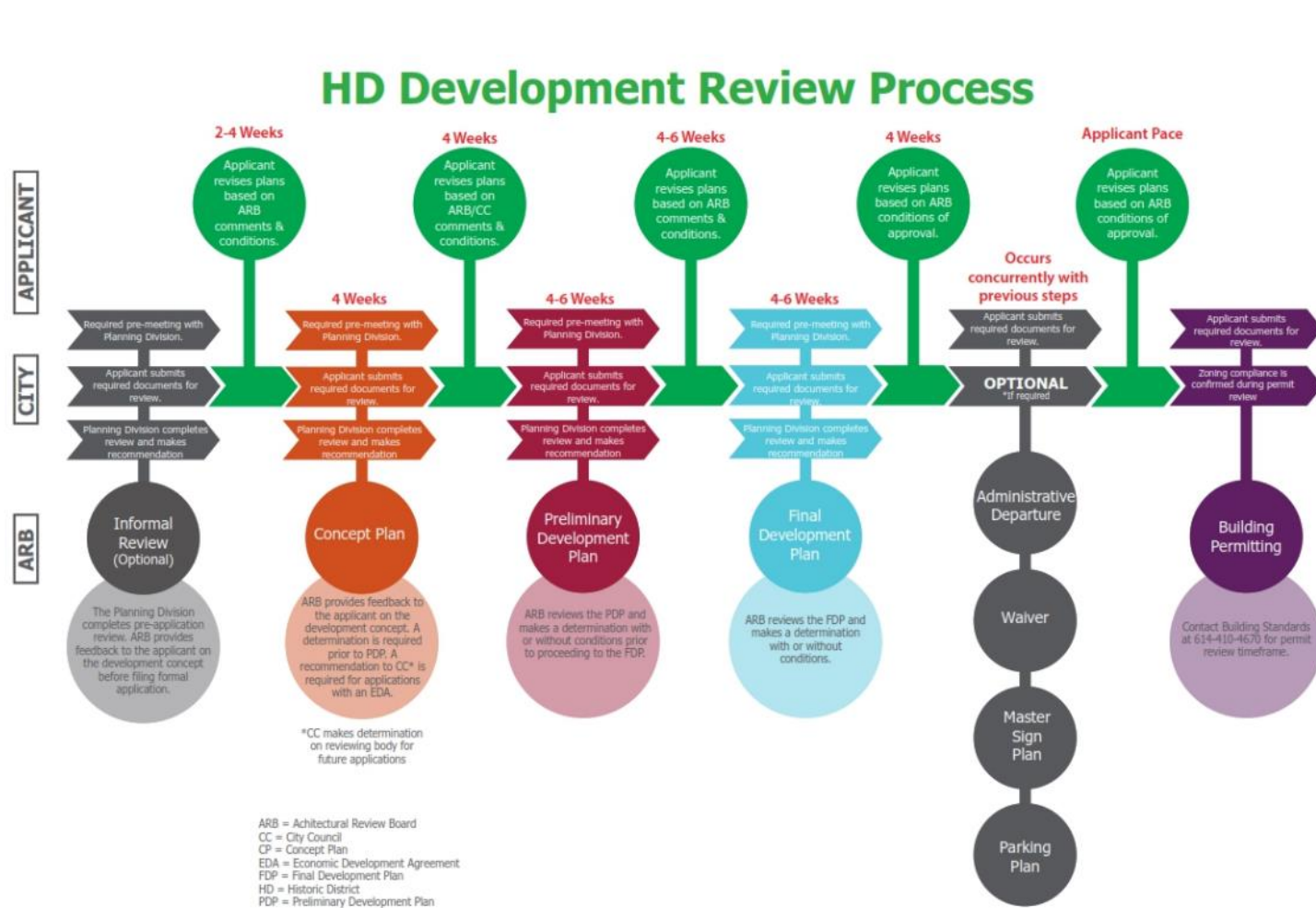
Implementation

Neighborhood Planning



Its at the neighborhood level that projects can really impact the lives of individuals

The Zoning and Design Review Process



ARCHITECTURAL BOARD OF REVIEW APPLICATION
Please staple this as the first page of each of three copies of your application.
Please type or print clearly.

Project Address* _____ Phone* _____
Owner* _____
Owner's Mailing Address* _____
Owner's Email Address* _____
Project* ☐ new building ☐ addition ☐ alteration ☐ sign ☐ fence
Project description* _____

Plans submitted for (check one)*: ☐ Preliminary Review ☐ Approval
Architect/Designer _____ Phone _____
Architect/Designer's Email Address _____
Architect/Designer's Mailing Address _____
Contractor _____
Contractor's Address _____
Contractor's Email Address _____
Who will represent (A representative of the applicant)* _____
Applicant's Signature _____

Revised October 12, 2011

CLEVELAND HEIGHTS
PLANNING COMMISSION CONDITIONAL USE PERMIT

PROJECT NO. 21-09
CIBH1, LLC, dba Honda of Cleveland Heights, located at 2953 Mayfield Road, in a "C-1" General Commercial District, to operate used auto sales in conjunction with Honda of Cleveland Heights, 2953 Mayfield Rd, new auto sales minor auto repair per Code chapters 1111, 1115, 1133, 1151, 1153, 1161, 1163 and 1166, and approved by the Planning Commission on Wednesday, August 19, 2011.
This permit is issued under the authority of Sections 1111.06 and 1115.08 of the Zoning Code and with any other applicable ordinances of the City, with the conditions that:

- This use shall not be adjacent to the use and enjoyment of other properties in the immediate vicinity of the City.
- This use shall not be adjacent to the use and enjoyment of other properties in the immediate vicinity of the City.
- The applicant shall work with staff to resolve any complaints from neighbors.
- All signage (building, window, pole, instructional, directional, etc.) shall conform to zoning requirements, considering provisions variance, and require Architectural Board of Review Approval.
- CIBH1, LLC's sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the licensed CIBH1, LLC, 2953 Mayfield Road. CIBH1, LLC's inventory at any one time, automobiles shall not exceed fifty percent of the overall CIBH1, LLC inventory at any one time.
- Only repair of automobiles commonly associated with automobile sales shall be permitted, and all auto repair, cleaning, washing, and drying operations shall be conducted inside the building.
- No junk, temporary or unlicensed vehicle shall be permitted to remain outside on the property for more than forty-eight (48) hours.
- Landscaping and screening plan shall be maintained and any new landscaping plan approved by the Planning Commission.
- Lighting shall not place into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved by the Zoning Administrator in compliance with Code section 1165.07.
- Hours of operation shall be limited to between 9 AM and 7 PM, changes to the hours of operation shall be approved by the Zoning Administrator.
- Required fence in accordance with Calendar Number 27-02 along the west property line shall be maintained.
- No automobile delivery trucks shall load or unload automobiles on Mayfield Road. All deliveries shall occur on-site.
- Parking lot shall be striped in accordance with approved site plan and cars-for-sale shall park in an orderly manner in the areas shown on the approved plan, any changes to the parking layout shall be approved by the Zoning Administrator.
- Two-driving vehicles shall not be permitted on residential district collector side streets such as Middleburg, Hampshire, and Poplar roads. Streets with high volumes of traffic and multiple lanes, such as Mayfield, Monticello, and Lee Road, shall be the principal routes for such use, and shall be approved by the Zoning Administrator.
- All required construction and installation of the use shall be completed by July 31, 2012.

Should the holder of this permit at any time fail to comply with said provisions and limitations, and such failure continues beyond the time fixed by the Zoning Administrator or Commissioner of Building in a written notice to remedy such failure, then this permit may be deemed terminated.

This permit is not transferable without the written consent of the Planning Commission.

Eric Zaitch, Secretary for the Planning Commission
Date August 30, 2011

THIS PERMIT REPRESENTS ZONING APPROVAL ONLY. OTHER CITY APPROVALS MAY BE REQUIRED INCLUDING, BUT NOT LIMITED TO, BUILDING, FIRE, AND/OR STORMWATER PERMITS.

This is where all of the planning leads to for residents, property and business owners, and investors.

Importance of Public Engagement

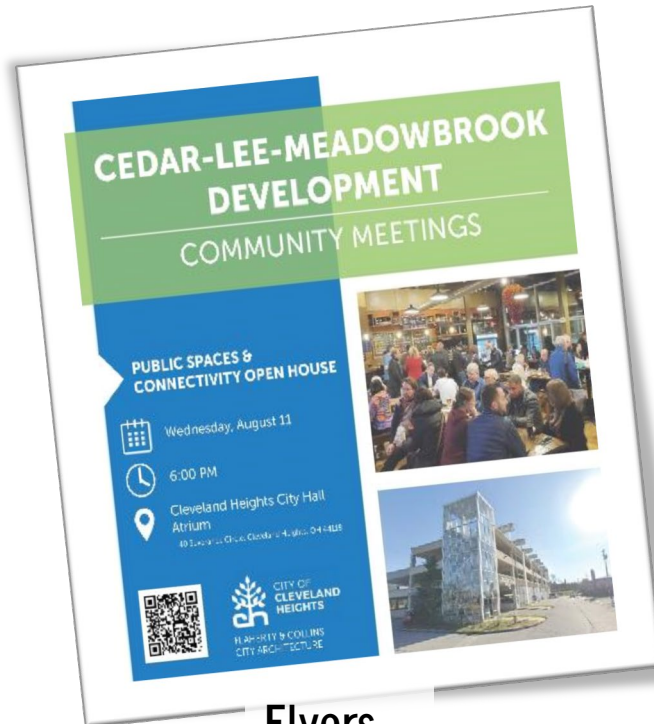


Cities have the capability of
providing something for everybody,
only because, and only when, they
are created by everybody.

— *Jane Jacobs* —

AZ QUOTES

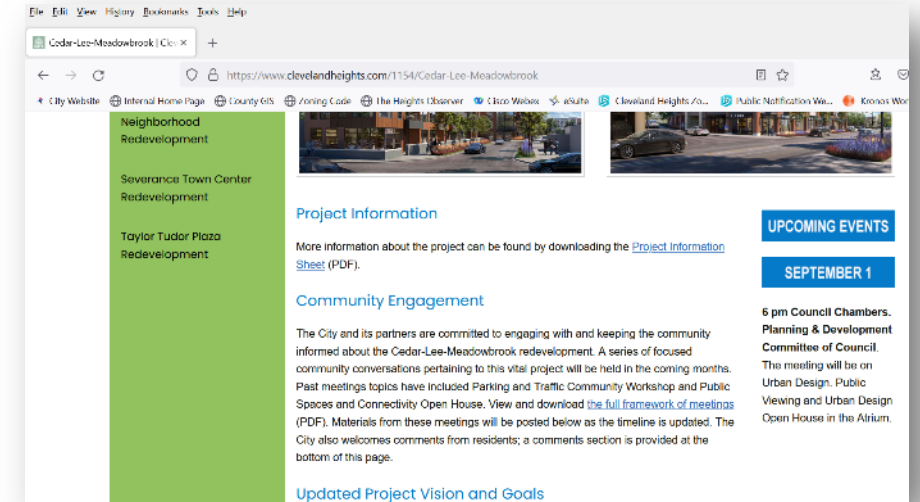
Public Engagement – Getting the Word Out



Flyers



Press Releases



Website

Use multiple approaches and platforms



Public Engagement – Making it Meaningful...and Fun



QUESTION:

Why is Planning Important to Community Development Professionals?

ANSWER:

It lays the foundation for all of the land use, development, and investment decision-making to follow, including municipal budgeting, pursuing grants and other funding, as well as establishing community development goals and objectives





Contact Information:

Eric Zamft

ezamft@clvhts.com

THE IMPORTANCE OF PLANNING

The APA Ohio Perspective

Christine Dersi Davis, AICP
Executive Director
APA Ohio



American Planning Association
Ohio Chapter

Creating Great Communities for All



Who We Are

Our chapter of over 1,500 members is the oldest association of citizen and professional planners in the country.

Our members share passion and understanding of the value of planning in our communities. We are champions of the built environment and stewards of place.

Mission

APA Ohio is dedicated to advancing the art, science and profession of good planning - physical, economic and social - to create vibrant communities that offer better choices for where and how people work and live in order to maintain and improve the quality of life for all Ohioans.

What We Do

- Encourage legislation and action programs to enhance sound planning at the state, regional and local levels.
- Organize workshops and networking events.
- Organize regional and state conferences
- Provide training to citizen planners and allied professions via on-demand electronic study and training books.



Why Plan?

--

APA Ohio Policy Platform

Intended to guide APA Ohio lobbying efforts and inform positions taken by the Chapter on legislative issues. It is also meant to provide flexibility to address unanticipated issues that inevitably arise.



describe the physical
forms of our planning
work



outline our stance on
current planning-related
topics or legislation



articulate social
impacts and outcomes
to be achieved

www.ohioplanning.org/policyplatform

Policy Platform | Practices

Planning Practices

- ▶ Community Development
- ▶ Comprehensive Planning
- ▶ Disaster Planning
- ▶ Economic Development
- ▶ Energy Planning
- ▶ Infrastructure Planning
- ▶ Land Use Planning
- ▶ Transportation Planning
- ▶ Zoning


APA Ohio supports initiatives to promote quality urban development and redevelopment that involve infill development, job creation and economic development.

APA Ohio supports sound planning and incentives that attract mixed land uses to diversify state, regional and local economies while supporting a high quality of life.

Policy Platform | Principles

Planning Principles

- ▶ Citizen Participation
- ▶ Equity
- ▶ Healthy Communities
- ▶ Historic Preservation
- ▶ Housing
- ▶ Regional Coordination
- ▶ Sustainability




APA Ohio supports the goal of providing housing opportunity to households of all ages, races, abilities and income levels throughout the state.

Policy Platform | Issues

Planning Issues

- ▶ Brownfields
- ▶ Climate Change
- ▶ Home Rule
- ▶ Planning and Development Incentives
- ▶ Technology
- ▶ Water Resource Protection



APA Ohio supports federal, state and local funding to provide incentives for redevelopment of property, tax base diversification and business expansion.

Advocacy >> Federal Level

- American Rescue Plan
- FY 2022 Budget Reconciliation Package
- Housing Supply and Affordability Act (*Introduced*)

Advocacy >> State Level

- SUB HB 74: Transportation Budget
- FY 2022 General Budget



Comprehensive Plan to be defined
in the Ohio Revised Code

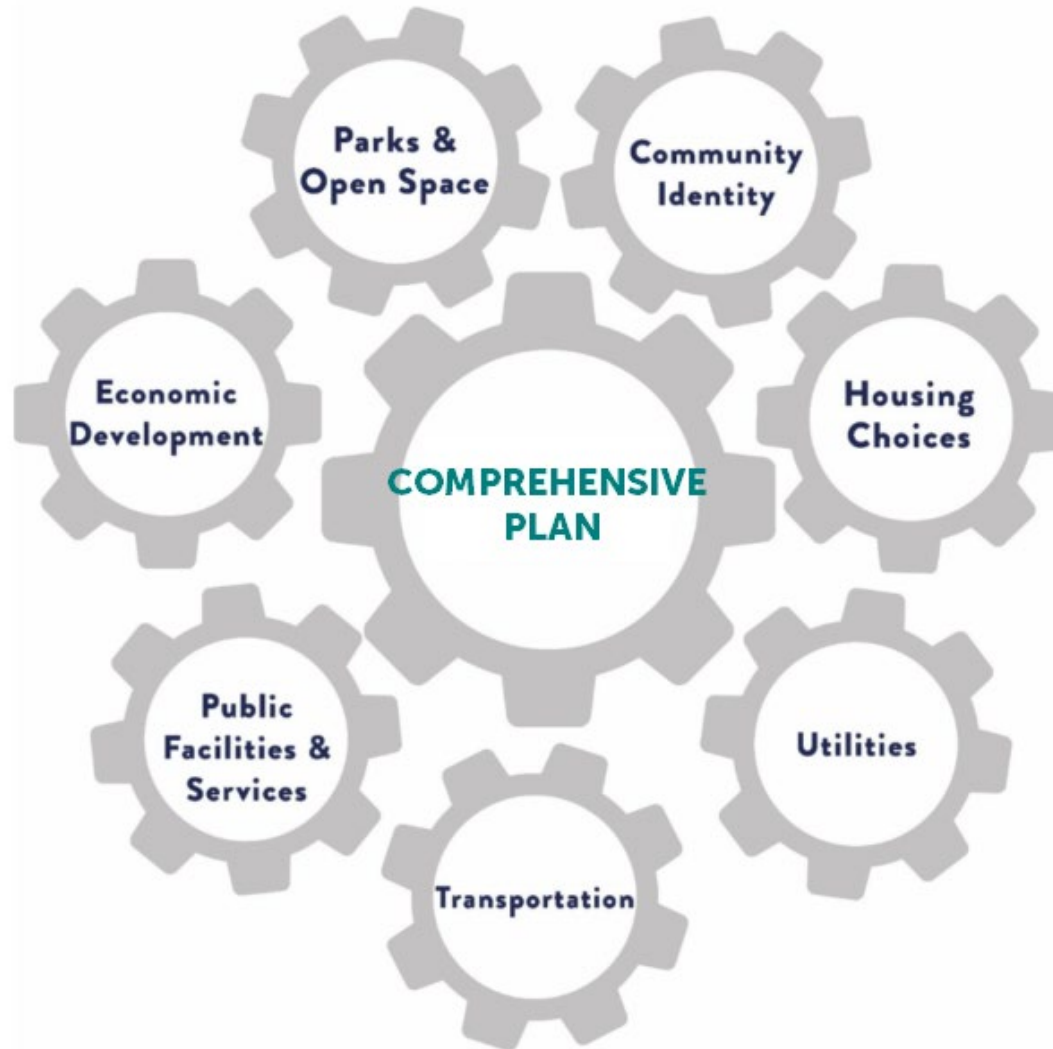
What is a Comprehensive Plan?

- Also called Master Plan or General Plan
- Backbone of any community planning effort
- Outlines community challenges, opportunities, goals
- Serves as an official public document that guides public and private decisions about physical development in a community
- Land use maps/zoning codes assist in implementing the comprehensive plan
- Used in conjunction with other long-range plans, strategic plans and community plans such as a transportation or housing plan.
- Planning in Ohio is ... unique
 - Municipalities and counties (as well as Townships but authority is limited) have authority to plan and maintain zoning however not required like many other states

What a Comprehensive Plan is NOT

- A zoning ordinance
- Rigid, unchanging policy
- Specific scope
- Only planning tool used by a community

Parts of a Comprehensive Plan



Funding Examples

- Development + economic growth
- Brownfield remediation
- Neighborhood revitalization
- Housing
- Trails + bikeways
- Comprehensive plan process + final document

Key Takeaways

- Planning is critical to the future of communities
- Ohio lags behind other Midwest states in comprehensive planning due to a lack of definition in the ORC
- Your planning toolbox includes:
 - Zoning code
 - Plans (comprehensive, land use, specialized, strategic ...)
 - Funding
 - Organization support (OCCD, APA, OEDA, DOD ...)
 - City/organization staff
 - Community stakeholders
 - Elected officials
 - Citizens
- Planners are versed in A LOT of subjects! Let us have a seat at your table.



Grant Johnson
Community Development Analyst
Grant.Johnson@development.ohio.gov

**Planning: Community
Development Implementation
Strategy and Funding
Opportunities**

**Ohio Conference of
Community Development**



**Department of
Development**

Defining Community Development Implementation Strategy (CDIS)

Required Documents

Sign-in sheet

Outreach plan

Agenda and minutes

Needs worksheet

Community development priority projects

ED & RPIG priority projects

CDIS Meetings and Public Hearings: Scheduling

Held in
January of
allocation year

Complete by
allocation
application

Invite diverse
audience

Publish at
least 10 days
before hearing

CDIS meeting
separate from
public hearing

Planning: Opportunities for Funding

-Target of Opportunity

Flexible award amount

Revolving Loan Fund

Requires waiver

Most flexibility in planning funds

Allocation

Does not count against activity cap

\$20,000 activity cap without waiver

What to Pursue and Avoid

Pursue

Ineligible under Critical Infrastructure and Neighborhood Revitalization Programs

Community does not have to be LMI

Planning must address community's LMI needs

Tangible project expected result

Must specifically identify the community's LMI and Slum/Blight needs

Avoid

Projects eligible under Critical Infrastructure and Neighborhood Revitalization Programs

Benefits of Pursuing Planning Opportunities



Questions

Grant Johnson

Community Development Analyst

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IMPORTANCE OF PLANNING Q&A



Eric Zamft

Director of Planning & Development

City of Cleveland Heights

Ezamft@clvhts.com



Department of
Development



Christine Davis, AICP

Executive Director

APA Ohio

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Ohio Department of Development

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15-Minute Break
Next Session begins at
11:30 a.m.

October 28, 2021

Statewide Association of Community and Economic Development Organizations

LEGISLATIVE UPDATE

- Anthony Core, Squire Patton Boggs
- Q&A





HUD and ODOD Small Cities Breakouts

October 28, 2021

Statewide Association of Community and Economic Development Organizations

BREAKOUT SESSIONS

Login to the Zoom Meeting Link found in today's meeting invitation email

- **Entitlement Breakout with HUD Representatives**

- Login into the Zoom Breakout Room Meeting invitation for Entitlement Communities

- **State Grantees Breakout with ODOD Representatives**

- Login into the Zoom Breakout Room Meeting invitation for ODOD / Small Cities



**Thank you for attending the
OCCCD 2021 Fall Quarterly Virtual
Meeting.**