



OCCD Spring Quarterly Meeting • April 25 – 26, 2012

By Donna D. Colglazier, OCCD Vice President

Happy Spring!

We hope that you will join us for the OCCD Spring Conference being held at the Crowne Plaza Columbus North, 6500 Doubletree Avenue, Columbus, Ohio 43229.

We will kick off the Spring Conference with a presentation from Ohio Attorney General Mike DeWine's Office. Matt Lampke, who is the Mortgage Foreclosure Counsel for the Attorney General's office will be elaborating on the National Mortgage Settlement, and what this will mean to the State of Ohio. Ohio will be receiving \$335 million of the \$25 billion national settlement. Within these funds, the Attorney General has allocated specific dollars to four areas of assistance, including \$97 million for ongoing efforts in neighborhood revitalization.

The National Mortgage Settlement may just be the catalyst a community needs to create a land bank. Land banks appear to be gaining popularity throughout Ohio and the region. Wednesday morning, Jim Rokakis will present a session on Land banks. Jim has served as the former Cuyahoga County Treasurer, being instrumental in House Bill 294, which streamlined the foreclosure process for abandoned properties, as well as played a key role in the creation of the Cuyahoga County Land Reutilization Corporation, also known as

the Cuyahoga County Land Bank. Jim is now the current Director of the Thriving Communities Institute of the Western Reserve Land Conservancy, and will inform us of how Land banks are becoming a more popular tool throughout Ohio to address community revitalization.

During lunch, those that belong on a committee will meet. If you are reading this and would like to become a member of any of our committees, please let us know. It is always beneficial to be on a committee as you find out more about OCCD by becoming more involved. After lunch break, we will have a short OCCD Business Meeting.

The afternoon session will bring us to our annual "Fair Housing Updates & Awards" in honor of April as Fair Housing Month. Joyce Hill, Civil Rights Specialist in the Office of Community Development will present this year's recipients: WSOS Community Action Agency for their work on Analysis of Impediments in several counties throughout Ohio, and Medina County for their Regional Fair Housing and Zoning Workshops.

Immediately following, we will continue with our Fair Housing agenda with a presentation of the current and proposed fair housing laws regarding Sexual Orientation and Gender Identity from Keith McNeil, Regional Counsel and Director of Operations

of the Ohio Civil Rights Commission.

Do you shudder at the thought of speaking to a reporter? How about in attempted communications with your elected officials or the public in general? Maude Hill who is the Vice-President of Community Relations from the Columbus Housing Partnerships will discuss the basics of Public Relations and how to achieve positive results.

Our legislative session will be presented by Pamela Hanover, Esq., Squire, Sanders and Dempsey, L.L.P., who will bring us up to date information on the ever changing legislative actions.

We're trying something new! There has been an interest in expanding the Reception at the conclusion of Wednesday's meeting. Not only making the Reception more substantial, but also moving the time up so that the Reception immediately follows the day's adjournment. Therefore, the Reception will start at 4:30pm.... And, we will have more than chips 'n dip. We hope that this earlier time will provide more people the ability to stay, have some hors d'oeuvres and mingle with old and new friends and colleagues. If you are new to OCCD, this is a great way to meet and get to know your fellow OCCD members. Of course, with every increase comes a decrease. Balance. Due to declining interest over the years, OCCD sponsored 'Hospitality' after 8pm has been suspended until further notice.

Thursday we will continue our fair housing venue with a session from Scott Lissner, ADA Coordinator for the Ohio State University. Scott will bring us up to date on fair housing issues regarding ADA standards and Visibility. After that, ICF will enlighten us on what we can do with our homebuyer inventory that is not selling.

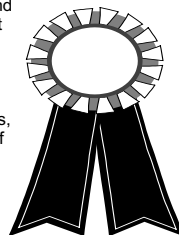
After a short break, the spring meeting will conclude with breakout sessions from HUD's entitlement representatives and the State of Ohio's small cities representatives. We are one of the few states that

have an opportunity to meet face to face with our funding agencies. Take advantage of this time to ask questions specific to your community and to interact with your

community representative. The benefits to these sessions are immeasurable. Until then, enjoy the beautiful spring weather and we look forward to seeing you at the Spring meeting!

President's Award for Innovative Programs

Are you proud of your unique and creative program that at least partially uses HUD or State funds? Apply for the OCCD President's Award to get the recognition you deserve. In order to encourage innovate and excellent programs, OCCD is again requesting self nominations for the "OCCD President's Award for excellence and innovation in the delivery of housing and community development services."



Selection will be based upon (a) the significance of need addressed, (b) the ability to sustain the impact over time, (c) the ability of the project to be replicated elsewhere with similar success, and (d) the scope of the impact on the community. Judging will be based upon a maximum of 25 points in each of these four categories, with a minimum of 60 points necessary to qualify for the award.

OCCD PRESIDENT'S AWARD SUBMISSION REQUIREMENTS

I. Briefly describe the project/activity:

- Use quantitative description as much as possible.
- Provide budget, showing revenue and expense.
- Describe the intended beneficiaries.
- Identify local contacts with telephone numbers.

II. Briefly describe why the project/activity was needed in community:

- What was the situation that led to this activity being enacted?
- Describe how the project/activity was created.
- Who initiated it and why?
- Name all participants and organizations involved in the effort.

III. Describe the outcome or desired outcome of impact to your community:

- Use quantitative terms (number of jobs created, etc.).
- Describe unexpected outcome(s).
- Was it successful?
- Why was it successful?
- How easily can this activity be duplicated in other communities?
- What would you do differently, if you could start over, knowing what you do?

The OCCD president will select a panel of judges. This panel is made up of at least one Executive Board member, one Policy Committee member and one consultant member and should represent both Entitlement and Small Cities members. No community with a representative on this panel may submit a project/activity for consideration. The panel will make nominations based upon the submissions and the current OCCD president will select the winner.

* The application deadline for this year's award is **June 8, 2012**. Please send six (6) copies of all information to Patricia Richards, OCCD Office, P.O. Box 776, Urbana, Ohio 43078.

Outstanding Service Award was presented to Pamela Hanover, Esq. of Squire Sanders at the Winter Quarterly Meeting for her years of service and dedication to OCCD.



pictured from left to right: Dale Hartle, Pamela Hanover, Fritz Leightly.

Spring Meeting April 25 - 26, 2012

Tuesday

5:30 – 7:30 pm Executive Board Meeting

Wednesday

8:00 am Registration Opens

9:30 Welcome
Donna D. Colglazier, Vice President, OCCD

9:30 – 10:30 National Mortgage Settlement

- Matt Lampke, Mortgage Settlement Counsel Ohio Attorney General's Office

10:30 – 10:45 Break

10:45 – 12:00 Landbanking in the State of Ohio

- Jim Rokakis
Western Reserve Land Conservancy; Thriving Communities Institute

12:00 – 1:15 Lunch and Committee Meetings

- Federal and State Training
- Membership
- Legislative
- State Programs

1:15 – 1:30 OCCD Business Meeting

1:30 – 2:00 Fair Housing Updates & Awards

- Joyce Hill, Civil Rights Specialist
Office of Community Development
- WSOS Community Action Agency
- Medina County

2:00 – 2:45 Sexual Orientation / Gender Identity in Fair Housing

- Keith McNeil, Regional Counsel and Director of Operations
Ohio Civil Rights Commission

2:45 – 3:00 Break

3:00 – 4:00 Public Relations 101

- Maude Hill,
*Vice President of Community Relations
Columbus Housing Partnership*

4:00 – 4:30 Legislation in the Works

- Pamela I. Hanover, Esq.,
Squire Sanders LLP

4:30 – 6:30 Reception

Thursday

8:00 am Policy Meeting

9:00 Welcome
Donna D. Colglazier, Vice President, OCCD

9:00 – 10:00 2010 ADA Standards, the Fair Housing Act & Visitability

- Scott Lissner, ADA Coordinator
Ohio State University

10:00 – 11:00 Unsold Homebuyer Inventory – What Now?!

- ICF

11:00 – 11:15 Break

11:15 – 11:45 Meetings as Entitlements and Small Cities

REGISTRATION: The registration fee for the 2012 Spring Meeting is \$95 for members for the first registration and \$70 for each additional person registering at the same time. The non-member rate is \$125. Registrations should be mailed to Patricia Richards, OCCD Office, P.O. Box 776, Urbana, OH 43078, faxed to (937) 652-3523 or emailed to office@occd.org. Registration materials are available on our web site at www.occd.org. The registration deadline is April 18, 2012.

ACCOMMODATIONS: Advance reservations are important and should be made directly to Crowne Plaza Columbus North (614) 885-1885. Specify the OCCD conference and ask for the special rate of \$89.00; make your reservations before April 2, 2012.

Information about Meeting Speakers

National Mortgage Settlement

Matt Lampke, Mortgage Settlement Counsel in the Ohio Attorney General's Office, is counsel to the Ohio Attorney General on mortgage broker and servicer litigation. Mr. Lampke represents Ohio on a multi-state monitoring committee ensuring compliance with new mortgage servicing standards in the foreclosure process. He was responsible for distribution of \$93 million in grants for residential demolition and programmatic funding in the areas of foreclosure assistance and housing counseling.

Mr. Lampke has served as an advisor to the Attorney General for nearly fifteen years. He previously served in the Executive Agencies Section, Court of Claims Defense Section, Employment Law Section, and Capital Crimes Section. Mr. Lampke's previous focus has been in the areas of labor and employment, administrative law, pension funds, and negligence.

Land banking in the State of Ohio

Jim Rokakis is the Director of Thriving Communities Institute, a project of the Western Reserve Land Conservancy. At Thriving Communities, Mr. Rokakis continues the fight against the foreclosure crisis and its devastating impact on the communities of Ohio.

Mr. Rokakis was elected at the age of 22 to the Cleveland City Council – he served the community that capacity for 19 years. During his tenure, he saw several successes in reversing neighborhood flight, redeveloping Downtown Cleveland, creating the Cleveland Housing Court and serving as chairman on the influential Finance Committee for his last seven years on Council.

In 1997, Mr. Rokakis took office as Cuyahoga County

Treasurer, bringing his innovative skills and passion for the community to a struggling county office. In the decade that followed, Mr. Rokakis overhauled the entire office and greatly enhanced the county's existing tax collection system by instituting state-of-the-art billing and collection processes.

Mr. Rokakis helped write and pass House Bill 294, which streamlines the foreclosure process for abandoned properties. Additionally, Mr. Rokakis was the driving force behind a bill that allowed for the creation of the Cuyahoga County Land Reutilization Corporation, also known as the Cuyahoga County Land Bank. He served as the CCLRC's first chairman and played a key role in moving the land bank from a concept to a vital force in Cuyahoga County that has changed the real estate picture for distressed properties in just 18 months.

Local and national organizations have recognized Mr. Rokakis for his efforts in strengthening neighborhoods and communities. In 2007 he received the NeighborWorks America Local Government Service Award, the Leadership in Social Justice Award from Greater Cleveland Community Shares and was named the County Leader of the Year by American City and County Magazine.

Fair Housing Updates & Awards

Joyce Hill is the Civil Rights Specialist in the Office of Community Development. Joyce

Joyce Hill's career in fair housing and civil rights spans many years. She began as the Fair Housing and Contract Compliance Officer for the City of Zanesville, Ohio from 1991 to 1996. In June of 1996, she became the Civil Rights Specialist at the Ohio Department of Development (ODOD). Of-

fice of Housing & Community Partnerships – now known as the Office of Community Development. As Civil Rights Specialist, her principle duties are to review ODO's HUD-assisted housing grant applications and programs for compliance with various state and federal civil rights regulations (i.e., Equal Employment Opportunity, Fair Housing Act, Section 3, Section 504 of the Rehabilitation Act, Affirmative Marketing, Architectural Barriers Act, etc.). She is also responsible for monitoring funded programs for compliance with civil rights regulations and providing on-going, on-site technical assistance and training as requested or needed.

Sexual Orientation / Gender Identity in Fair Housing

Keith McNeil has been Regional Counsel and Director of Operations, Ohio Civil Rights Commission since October 2001. He oversees the work of the agency's six regional offices in Akron, Cincinnati, Cleveland, Columbus, Dayton, and Toledo. Mr. McNeil has been with the OCRC since 1980, when he served as the Regional Director for the Akron office. Other than a one year sabbatical to practice criminal and family law, his entire career has been devoted to the enforcement of Ohio's civil rights laws. The OCRC is a state agency that investigates and enforces Ohio Civil Rights Act prohibitions against discrimination in employment, housing and places of public accommodation, as well as providing education and outreach throughout Ohio. Mr. McNeil is the co-author of the OCRC Investigative Technique Manual and the author of the initial OCRC Investigator Training Program. He is a frequent presenter on topics related to his areas of practice.

Mr. McNeil is a member of both the State of Ohio and US



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2011 - 12 Executive Committee

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District Court for the Northern District of Ohio Bar Association. He attended the University of Akron where he received his Bachelors of Arts in 1978. He also earned his Juris Doctorate from University of Akron in 1981.

Public Relations 101

Maude Hill is Vice President of Community Relations at Homeport (formerly known as the Columbus Housing Partnership). Ms. Hill provides coordination of events, public relations, fundraising, and community networking. Prior to 1990, Ms. Hill worked for the State of Ohio Governor's Office for Recovery Services and served as an advisor to then First Lady Dagmar Celeste on social and cultural issues. She also has been employed as a police community relations representative for the City of Cleveland and as a caseworker for the Cuyahoga County Department of Human Services.

Homeport is a private, non-profit organization founded in the belief that a decent and affordable home is the cor-

nerstone of family life and a healthy community. Homeport provides quality, affordable housing and related services to low to moderate income households in Columbus and the surrounding area. Through its activities, Homeport is a partner in building communities and enhancing the lives of its residents.

Legislation in the Works

Pamela I. Hanover, Esq. of Squire Sanders LLP provides general counsel to local government clients and consulting on public finance matters in both the public and private sectors. Ms. Hanover has extensive experience in economic development incentive programs, housing finance programs, tax increment financing, urban redevelopment and tax abatement projects.

Ms. Hanover is a member of the National Association of Bond Lawyers, serves as a member of the Legislative Committee of the Ohio Conference of Community Development and writes a quarterly column for the OCCD Newsletter.

2010 ADA Standards, the Fair Housing Act & Visibility

Scott Lissner has served as ADA Coordinator at Ohio State University since 2000. As Ohio State University's ADA Coordinator, Mr. Lissner guides the University's efforts to move beyond compliance and toward seamless access and the full inclusion of individuals with disabilities in all of its programs and activities.

As the University's focal point for disability related initiatives, the ADA Coordinator's Office collaborates with University offices, governmental agencies, and advocacy groups to inform decision-making and ensure University compliance with State and Federal mandates. The ADA Coordinator's Office is a referral point for disability related information, services and resources; provides consultation on policy reviews and facilities planning; conducts workshops and training on disability related topics; serves as a clearing house for disability related complaints; and develops disability related initiatives.

In 2010, Mr. Lissner was appointed to a three-year term on the Governor's Council on People with Disabilities. The 21-member council was created in 1982 to advise the governor and general assembly on disability issues affecting the lives of more than 1.9 million Ohioans with disabilities. In addition to informing state policy, the Governor's Council promotes equality, access, employment and independence for individuals with disabilities through local, state and national partnerships.

Mr. Lissner also chairs the Government Relations and Public Policy committees of the Association on Higher Education and Disability and also serves on the board of directors for ADA-OHIO and the editorial board for Thompson's 504 Compliance Manual, and is a member of the Columbus Advisory Committee on Disability Issues.

Unsold Homebuyer Inventory - What Now?!

Shawna LaRue is a Technical Area Manager at ICF with over ten years of professional

experience in housing and community development programs, including expertise in the HOME Investment Partnerships Program (HOME). She also provides training and technical assistance on income eligibility, particularly under the Part 5 (Section 8) definitions.

Ms. LaRue has worked at HUD headquarters, for a large urban county, and for several national nonprofit technical assistance providers including the National Association for County Community and Economic Development. Ms. LaRue also has worked with and trained on the Integrated Disbursement and Information System (IDIS) including implementing the new Performance Measurement requirements. Ms. LaRue is currently the deputy manager on ICF national Community Development and Technical Assistance (CDDTA) contracts for nationally funded HOME and CDBG technical assistance activities.



Debra Mayes
OCCD Housing Coordinator

The best thing about writing this Spring column . . .

is almost without fail I see the first robin of spring perched in the ornamental cherry tree outside my home office window AND my yearly "beach fix" is only a week or two away!! This year we are Princess Cruising with our "traveling buddies" who have never taken a cruise. First day we booked it, was the day of the Italian cruise liner disaster. I had to swear on the OCCD Directory that our Southern Caribbean cruise ship would NOT go near the Italian coast. Then came the norovirus, followed by the fire on the other Italian cruise ship. Oh, someday it will just be another adventure that the "traveling buddies" will laugh about. I hope!

FY 2012 CHIP Application Training

January 25 at the Embassy Suites, Dublin the Office of Community Development's FY 2012 CHIP Application Training took place. This is the second year for the training to be held the day prior to OCCD Winter Quarterly and I am pleased to share that it will again be offered on **January 29, 2013**. How is that for planning in advance?!?!?

OCCD Regional Information Session

March 9, at the Fort Piqua Plaza, OCCD held the first of quarterly regional information sessions around the State of Ohio designed to:

- **Involve** membership unable to attend trainings and quarterly meetings due to travel, short staff, new to position, etc.;
- **Promote** the value of OCCD membership, attending trainings and quarterly meeting;
- **Educate** local, state and federal elected officials on the value CDBG and HOME funded programs that are available;
- And highlight the success stories of the region.

Jorgelle Lawson, Director of the Columbus Office, and **Richard Hendershot**, Program Manager, HUD Office of Community Planning & Development and **Michael Hiler**, Deputy Chief, Office of Community Development spoke to the various programs and funding administered by their agencies.

Presentations by **Adam Blake**, Housing Development Manager, The Housing Source / County Corp; **William Lutz**, Development Program Manager, City of Piqua; **Dave Von Derau**, Originations Director, Wright Patt Credit Union, Inc. and **Lisa Patt-McDaniel** representing the Community Development Policy Coalition focused on successful strategies of sharing resources and thinking "outside" the box.

We were extremely pleased to have in attendance – **Ohio Representative Richard Adams** who is also Chairman of the House Committee on Urban and Housing Development, **Ohio Senator Bill Beagle**, **Frank DeBrosse** field representative from **Speaker of the House John Boehner's Office** and **Karen Fabiano**, Ohio Department of Development.

County Commissioners from **Darke, Mercer and Miami**, as well as community development professionals representing 9 communities and 3 additional counties were also present.

Jack and I will be selecting the next host location for June shortly.

Fair Housing & Zoning Training

The Federal Fair Housing Amendments Act of 1988 (FHAA) was enacted to create a housing market free of discriminatory barriers to specific protected groups, including persons with disabilities. Seeking to promote the goals of the FHAA, The Housing Advocates Inc. (HAI) a Cleveland based public interest law firm and fair housing group has studied the zoning laws in 71 communities throughout Ohio to determine if any zoning code provisions may violate the FHAA. Some of the provisions found to be suspect include restrictive definitions of family, specialized requirements for spacing between group homes or lot widths of individual group homes, and overly restrictive conditioned approval for establishing group homes.

The process of helping communities understand their affirmative duty to make reasonable accommodations for residents with disabilities pursuant to the FHAA will be discussed **April 24** at the Crowne Plaza North. This training is for local government officials, consumers, civil rights advocates and other housing professionals. **Ed Kramer** Chief Counsel for the group will discuss federal agencies and court cases on how to handle housing for persons with disabilities in both a legally and ethical way. Ultimately, the seminar and the give and take of question and answers from the audience is a tool for establishing conformance with federal and Ohio fair housing law to provide equal housing opportunities.

Registration is required and can be accessed on the OCCD web site at occd.org or by e-mailing me at the address below.

REMINDER

Power Point presentations from the OCCD Quarterly meetings are posted to the OCCD website when permission is given by the speakers. Occasionally, due to the size of the presentation because of pictures, this is not possible.

NOTE

The OCCD Summer Quarterly Meeting will be held July 25-26, 2012 at the Holiday Inn Downtown Columbus.
The OCCD Fall Quarterly Meeting will be held October 24-25, 2012 at the Crowne Plaza North, Columbus.

Check out the above as well as other scheduled trainings on the OCCD Calendar of Training & Events (www.occd.org – Training Center) where you will also find regularly updated information on trainings and events being sponsored by OCCD as well as other partner organizations. In addition, join us on our OCCD Facebook page or if you have comments on the contents of this column or are too shy to comment on Facebook send me an e-mail trainingcoordinator@occd.org.



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The HUD Report

Jorgelle R. Lawson
CPD Director,
U.S. Dept. of HUD

CPD COLUMBUS FIELD OFFICE UPDATES:

HOME Resale/Recapture Notice Issued: CPD issued a lengthy policy notice, CPD 12-003, outlining the resale and recapture requirements in the HOME Investment Partnerships (HOME) Program for homebuyer projects. To ensure that homebuyer projects remain affordable and available to low-income homeowners, the HOME statute requires Participating Jurisdictions (PJ's) to establish and use either resale or recapture provisions. They are triggered by a title transfer during the affordability period, which depends on the amount of HOME funds invested in

the property. There must be a written agreement between the homebuyer and PJ enforcing the resale or recapture obligation through a lien, deed restriction, or covenant running with the land. A PJ's resale or recapture provisions must be included in its Consolidated Plan Annual Action Plan and approved by HUD. Recapture provisions must recoup the HOME investment from available net proceeds obtained from the sale of a house. Resale provisions must limit any subsequent purchase of a HOME-assisted property to income-eligible families, provide the owner with a fair return on investment, and ensure that the house will remain affordable to a reasonable range of low-income homebuyers.

Compliance with these provisions will also be the focus of all HOME Program onsite monitoring reviews conducted in Fiscal Year 2012.

The full notice may be found at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/cpd

HOME Proposed Rule Summary of Changes: Section by Section: http://www.hud.gov/offices/cpd/affordablehousing/homeproposedrule/summary_changes.pdf

HEARTH ACT: HUD published the final rule revising the definition of "homeless" in the Federal Register on December 5, 2011. This rule makes uniform regulation for the definition of "homeless" as well as the corresponding recordkeeping requirements for ESG, SHP, and S+C programs. <http://hudhre.info/index.cfm?do=viewResource&ResourceID=4519>

CDBG-R Program Status Update: As of March 6, 2012, 87.44% of CDBG-R funds have been drawn down nationally.

Over \$856 million of the \$980 million has been drawn down. Closeout instructions for CDBG-R grants were issued by HUD on February 13, in CPD Notice 2012-04. We will be working with CDBG-R grantees to close out the grants over the next few months.

Training Available on the LGBT Rule: Webinar training is now available on new LGBT Rule, Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity, which became effective on March 5, 2012. The webinar is about 30 minutes in length. To view the webinar, simply click the following link: <http://www.youtube.com/watch?v=lkcMlyQZzA0&feature=c4oike>.

Please continue to check your e-mails for updates from my office. If there are any changes in e-mail addresses, please let your CPD Rep or Myrna Cokes know as soon as possible.



Retrospection

by: Jack Riordan

We have always had a class society in America, but it was and to a lesser degree today is still possible to move up or down depending on your personal behavior. In America as in most countries including Russia and China our society is stratified with the rich and famous at the top and the lower levels filled with:

- first, those less connected to those who directly govern,
- second those with less intelligent or an intelligence less developed by education,
- third, those who are less physically able to compete, the old and less healthy,
- fourth those with less gifts and talents or less developed talents,
- fifth those who wanted a free ride.

What concerns me is the gateways up and down income class levels seem to be getting narrower. The standards of employment in the private sector, what I regard as a living wage, safe working conditions, retirement and health care benefits, and paid sick and vacation leave have been thrown out in an effort to be price competitive with the employers in environments that do not have to cover such costs. Instead the owners of companies that

once had production facility in Cleveland or Chillicothe now are contracting with someone in China to build a facility in Chungking who will deliver the identical goods to the original company's distribution system at a more profitable price. The owners of the Company benefit but the original production workers lost their jobs and benefits. They are the first Discards that affect town and cities. Fewer jobs, less spending, reduced, a economy equals less tax revenue.

I have harped on this scenario before, but recently what is happening is that this cost cutting trend has spread in lots of ways. Instead of a company having on staff designers and others service providers, companies are contracted with the same people they used to employ on an as needed bases for fees. What at first looks like more money to these service providers turns out to be a reduction in real income because of the cost of individually buying health care and paying all the cost of their retirement. They are the second Discards.

Many of those who lost their jobs or became individual entrepreneurs looked at public employees whose image was legitimately saluted by a few lazy public employees and said why I am paying for their bloated benefits. Maybe public employee unions got overly protective of non performers. This resulted in strengthening the anti tax movement and a reductions in public revenues, which generated a third group

of Discards, unemployed public employees.

The Fourth group of Discards is former employees of those companies and organizations, who contract directly and indirectly with local governments,

So while I may not be back in the Refugee Business, I am trying to help those Discarded by those who no longer value the services provided by public service employees and who do not want to pay taxes for these public services. The cost cutters motto seems to be, "I've got my own guns and I can live with pot holes, and I am not paying for anything that I do not get direct benefit from." Sometimes it is almost like being back in Vietnam where everyone was armed, me included and where we lived with lots of pot holes, shell holes, and dearly departed young friends.

One thing we can do is sell (I mean educate) the value of what we do to those who divide up the resources and determine how many resources there will be. We need more people like George Voinovich who knew what local government was all about as County Commissioner, Mayor, Governor, and Senator to champion the causes of Towns and Cities.

In the long run America must decide to invest in its future

by refocusing on its kids. For a long time in America there was a focus on education and providing all, even those at the lowest strata with the means to be very successful if they worked very hard, studied, and were extremely polite. That focus seems also to have been Discarded.

To correct the system we need 2 things, first changes in the taxes and regulation that fosters jobs to be exported and second we need much more emphasis on education so that as many of our kids as possible can be prepared for the jobs in tomorrows' high technology industries. Until those miracles happen local Governments must continue to find New Partners and New Ways to do the best they can to make the lives of the poor and what is left of the middle class as good they possibly can be.

The old woman with cats said, "You are a dreamer, you always have been and will be. You can keep smiling and keep trying, but people are basically selfish unless the problem is in their back yard, then they can be heroic. For what they can not see they will remain selfish until they realize their long range real happiness depends on the happiness of other people they do not even know. You have to remember that sometimes you lean so far left you almost fall over."

The opinions expressed by the columnists are the authors and not necessarily shared by the Executive Committee or the members of the Ohio Conference of Community Development, Inc.

THE 2012 JOHN A. SASSO NATIONAL COMMUNITY DEVELOPMENT WEEK AWARD

As a means of recognizing community efforts to promote and celebrate National Community Development Week, NCDA is again announcing its annual John Sasso CD Week Awards. This year, NCDA will present its 12th annual John A. Sasso National Community Development Week Award. The award recognizes communities that exemplify the spirit of the CDBG program by showcasing projects during the 2012 National Community Development Week, April 9-14, 2012. Activities conducted during National Community Development Week should have generated media coverage and included the participation of your local, State, and/or national elected officials. Activities should focus on promoting the CDBG program, including an emphasis on local partnerships, leveraging of program dollars, the sustainability of the projects funded with CDBG within the community, and most importantly, the value – services and assistance the program has brought to the community – and the need for continued CDBG funds in the community. Special consideration will be given to members who conduct project tours of CDBG funded projects for their congressional members during National CD Week.

To be eligible for consideration, communities must be a member of NCDA and must provide an essay of 1,000 words or less describing their activities and events undertaken as part of its 2012 National Community Development Week celebration. Award submissions are due at NCDA's office by the close of business, May 4, 2012. NCDA will select the finalists by May 18, 2012 and winners will be notified no later than May 25, 2012. The awards will be presented at the John A. Sasso National Community Development Week Award Luncheon on June 22, 2012 in Palm Springs, CA during the 2012 NCDA Annual Conference.

All submissions should include the following information: contact name, address, phone and fax number, and e-mail address. Submissions should be sent to: National Community Development Association • 522 21st Street, N.W., Suite 20006 • Washington, D.C. 20006

If you need additional information, please call (202) 293-7587.



Update from the Ohio Department of Development

Christiane Schmenk,
Director
Ohio Department of
Development

Over the last year the Ohio Department of Development has seen a lot of positive change. We have worked with Governor Kasich and the Ohio General Assembly to establish JobsOhio, reviewed our programs to identify areas of improvement, and restructured our divisions to better serve our customers. Currently, we are working with the Ohio General Assembly on the ODSA bill, which will institute the technical changes to support the role of JobsOhio and the organizational changes we have made at the Department. It is through this legislation that the Ohio Department of Development will officially transition to the Ohio Development Services Agency or ODSA. We appreciate your support during this transition and we continue to be committed to working with you to administering programs that are designed to build stronger, healthier communities throughout the state and to support families in need.

As you know, April is National Fair Housing Month as designated by the U.S. Department of Housing and Urban Development (HUD). We hope you will take time to celebrate the progress we have made in opening the doors of housing opportunity regardless of race, color, gender, nationality, religion, familial status, or disability; and in Ohio, ancestry and military status. April also is the month for the Ohio Department of Development's annual Fair Housing Conference, which will be held in Columbus on April 19. In addition to the conference, several Fair Housing workshops and activities are being held around the state. If you would like more information about these programs or the Fair Housing Conference, please contact Joyce Hill, Civil Rights Specialist at (614) 466-2285 for more information.

The Office of Community Development also is developing a program strategy intended to compensate for federal budget fluctuations, increase the local programmatic sustainability, and generate greater impact. The Planning Work Groups are being organized to identify potential options for the implementation of the Community Development Block Grant (CDBG) program, beginning with the FY 2013 Consolidated Plan. It is our hope that you will participate in this process by joining a work group and collaborating on the restructuring. We are looking for grant administrators, nonprofit organizations, and economic development professionals experienced in CDBG programs to participate in the Planning Work Groups. Our goal is to create a strategy for the sustainability of CDBG funding, and stakeholder input is critical to achieving this goal. Look for more information on participating in a work group in March, and participants will be announced during OCCD's Spring Quarterly Meeting in Columbus on April 26. Final recommendations from the work groups will be presented to an advisory panel and stakeholders during the OCCD's Annual Summer Meeting on July 24.

Finally, the Department is seeking nominations for the Director's Awards in Excellence in Housing and Community Development. We encourage you, as well as grant administrators and nonprofit groups, to submit nominations for CHIP and CDBG funded projects that have made a significant impact on residential or downtown communities. Nominations will be accepted online (until May 18, 2012) and award recipients will be honored during OCCD's Annual Summer Meeting Luncheon on July 25.

Thank you for all you do for your communities. I look forward to building on our current partnerships and continuing to make Ohio a better place to live and work.



On Capitol Hill

Oren Henry,
Cincinnati Dept. of Budget and Evaluation

To OCCD:

I have been amazed that each year when my boss and I visit Capitol Hill we usually get to meet with a Congressional staffer and while we have had the same one with Sherrod Brown these 4 years, the other 3 have been new staff each year. And each year they confess they are not familiar with the HUD programs, and some even with our communities as DC staffers are not always from Ohio. They are always really nice and appreciate our

information, which is brief, factual and to the point. They are always interested in the leveraging on projects and jobs we tell them about.

You may remember at OCCD I told about our NCDA member from Georgia, who dreaded having to meet with her new congressman, who was a Tea Party member. Afterward she said he was very nice and really appreciated hearing what she did and such. Now I don't know if he will vote for CDBG but he will have a face to put

on the program. Also NCDA pointed out how they, along with that long list of partners, actually got the HOUSE mind you to vote for level amounts for CDBG in 2012, but it was the Senate that let us down. So there is popularity for the programs there. We just need to get accurate information about how we are working to keep and increase jobs in our communities.

I keep pressing our staff to come up with events to showcase our successful projects to the local Congressional staff and the representatives when they are in the district. Also our Mayor continues to keep projects in the forefront.

Oren



Office of Community Development Calendar of Events

March 1-30, 2012

FY 2012 Ohio Consolidated Plan – Public Comment Period
Ohio Department of Development, Office of Community Development

March 20, 2012

FY 2011 Ohio Housing Stability Program Training
Ohio Department of Transportation Auditorium
Columbus, Ohio
Registration: Jonathan McKay (614) 466-2285

March 22, 2012

FY 2012 Ohio Consolidated Plan – Public Hearing
Ohio Department of Development
77 S. High Street, 19th Floor
Columbus, Ohio

April 2, 2012

FY 2012 Community Housing Improvement Program
(CHIP) Application Deadline

April 18, 2012

FY 2012 Community Development Program Application Training
Ohio Department of Transportation Auditorium
Columbus, Ohio

April 19, 2012

Fair Housing 2012: Confronting Fair Housing Challenges
State Library of Ohio
Columbus, Ohio
Registration and conference info: Joyce Hill (614) 466-2285

November 7-9, 2012

Annual Community Development Conference
Salt Fork Lodge and Conference Center
Cambridge, Ohio

OCD Website for Training and Events Information

<http://development.ohio.gov/Community/ohcp/CalendarofEvents.htm>
614.466.2285



2012 National/Ohio Fair Housing Month Celebrated

On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, also known as the Fair Housing Act. In 1988, the law was expanded to prohibit discrimination in housing based on handicap (disability) and familial status, provide for monetary penalties for housing discrimination, and establish design and construction requirements for new multi-family dwellings.

In honor of the enactment of the federal Fair Housing Act, April has been designated Fair Housing Month. This is a time to celebrate the progress we have made in opening the doors of housing opportunity, regardless of race, color, gender, nationality, religion, familial status, or disability; and in Ohio, ancestry and military status. It also is a time to acknowledge the challenges

that still remain, and commit to finding viable solutions to those challenges.

The U.S. Department of Housing and Urban Development (HUD) Annual State of Fair Housing Report, released in August 2011, shows the agency is resolving individual housing discrimination complaints faster, increasing its focus on complaints that affect multiple people, and launching more investigations using its authority to initiate cases on behalf of discrimination victims where no one has filed a complaint. The report also illustrates how the agency is helping municipalities, state and local agencies receiving HUD funding, to comply with civil rights requirements and hold noncompliant recipients accountable.

The report states that HUD and its Fair Housing Assistance

Program partner agencies processed almost half of new complaints within 100 days. The report also states that HUD proactively pursued its own Secretary-initiated investigations, charging four and conciliating eight cases, and launching another 10 such investigations.

In addition, HUD has placed greater emphasis on ensuring that recipients of HUD funding create greater housing opportunities for minorities, families with children, and people with disabilities. HUD also continues to reach out to groups that have historically lacked sufficient protection from housing discrimination, such as lesbian, gay, bisexual and transgender persons. The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity

housing discrimination may still be covered by the Fair Housing Act. Housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of LGBT persons. With the final rule, **Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (effective March 5, 2012)**, HUD implements a policy to ensure that its core programs are open to all eligible individuals and families regardless of sexual orientation, gender identity, or marital status. It is important not only that HUD ensure that its own programs do not involve discrimination against any individual or family otherwise eligible for HUD-assisted or -insured housing, but that its policies and programs serve as models for equal housing opportunity.

The Ohio Department of Development's Office of Community Development (OCD) encourages Ohio community leaders to celebrate Fair Housing Month in their communities and undertake special efforts to inform the public about their rights under federal, state and local fair housing laws. By observing Fair Housing Month, communities can demonstrate a commitment to keeping the doors of equal opportunity open; pledge to vigorously enforce fair housing laws to assure equal treatment of all Ohioans; take affirmative steps to remedy past discrimination; and provide citizens with the knowledge that all people have the opportunity to live in decent, affordable housing in their community.

For more information regarding Ohio Fair Housing Month, contact Joyce Hill, OCD Civil Rights Specialist, at (614) 466-2285, by e-mail at Joyce.Hill@development.ohio.gov.

MORTGAGE FRAUD LAWSUITS

\$25 Billion Mortgage Loan Servicing Settlement

On February 9, 2012, the U.S. Department of Justice announced that the government resolved its claims against the Bank of America, Countrywide Financial Corporation and certain Countrywide subsidiaries and affiliates (Countrywide) for underwriting and origination mortgage fraud. This agreement also resolves claims involving the Home Affordable Modification Program.

As part of the global settlement, Bank of America will pay \$1 billion to resolve the wrongdoing uncovered during the office's investigation. The settlement will entail an immediate payment of \$500 million to provide a recovery for the harm done to the FHA by Countrywide's conduct. Payment of the second \$500 million will be deferred to fund a loan modification program for Countrywide borrowers across the nation with underwater mortgages. Under the terms of

the program, Bank of America will solicit all potentially eligible borrowers and provide a loan modification to anyone with an eligible mortgage who accepts the offer. If, after the expiration of three years, the bank has not met its obligation to apply the full \$500 million to provide such relief, any remainder will be paid directly to the United States.

Under the servicing settlement, the Government retained its full authority to pursue civil fraud lawsuits for damages and penalties when a bank fails to satisfy underwriting standards on government-insured loans.

The Financial Fraud Enforcement Task Force is an inter-agency task force established by the President to wage an aggressive, coordinated and proactive effort to investigate and prosecute financial crimes. The task force includes representatives from a broad range of federal agencies, regulatory authorities, inspectors general and state and lo-

cal law enforcement that are working to improve efforts to investigate and prosecute significant financial crimes, ensure just and effective punishment for those who perpetrate financial crimes, combat discrimination in the lending and financial markets, and recover proceeds for victims of financial crimes. For more information about the task force visit: www.stopfraud.gov.

The office of Ohio Attorney General Mike DeWine will oversee the distribution of Ohio's share of \$335 million in four major areas of relief:

- Ohio borrowers will receive an estimated total of \$102 million in benefits from loan term modifications and other direct relief.
- Ohio borrowers who lost their home to foreclosure from January 1, 2008 through December 11, 2011 and suffered servicing abuse would qualify for part of an estimated total of \$44 million in cash payments.
- The value of refinanced loans to Ohio's "underwater" borrowers would be an estimated total of \$90 million.
- The Ohio Attorney General's Office will receive an estimated \$97 million to help

with foreclosure prevention, revitalizing neighborhoods by getting rid of blighted properties, assistance to Ohio families who have experienced or are on the brink of foreclosure and the investigation and prosecution of mortgage rescue scam artists.

More information about the Ohio Attorney General's oversight of the mortgage lending settlement will be officially announced in the coming months.

<http://www.ohioattorneygeneral.gov/Briefing-Room/News-Releases/February-2012/DeWine-Announces-Settlement-With-Major-Loan-Service>



COMMUNITY DEVELOPMENT

Neighborhood Summit

Franklin County and City of Columbus Host Community Development Summit

On January 24th, 2012, Franklin County and the City of Columbus, in partnership with the Community Development Collaborative of Greater Columbus, hosted a Community Development Neighborhood Summit. Over 250 participants from nonprofit organizations, CDCs, government agencies, and private companies attended the Summit to learn about recent community development efforts in Central Ohio and to chart a new course for the practice.

The event was held in honor of the City's bicentennial in 2012 and its purpose was to celebrate and highlight the creative partnerships and projects that have been moving Central Ohio communities forward. The innovative and groundbreaking partnerships and projects highlighted at the Summit help our community flourish, and are real projects doing real work in the community.

Twelve key projects from throughout Franklin County and Columbus presented in a Global Village Square (GVS) format, representing a variety of topics such as housing, microentrepreneurship, health, education, and public safety. The GVS format served as a marketplace for the exchange of goods and ideas, creating collective conversations around specific projects in neighborhoods in order to ignite dialogue around community development successes and challenges.

The afternoon was filled with a World Café discussion where all participants gathered together to discuss what work was most important in Columbus and Franklin County to advance a positive community for future generations.

Another highlight of the Summit will include a presentation of research from the OSU Kirwan Institute for the Study of Race and Ethnicity that focuses on data analysis and mapping to help inform a discussion regarding Columbus' and Franklin County's community development capacity and strategy in the context of (1) changing demographics, with an explicit focus on immigrant communities, low-income communities, and communities of color; (2) regional trends along major data indicators; and (3) shrinking resources from the private and public sectors.

This research will continue to be used to inform a facilitated discussion on how Columbus and Franklin County area nonprofit, for profit, government and philanthropic sectors can envision a strategic, proactive response to the demographic and economic changes underway in Franklin County.

The Summit was capped off with the Experience Our Neighborhood event, where neighborhood food establishments, musical acts, artists, and others joined to highlight the diverse cultural amenities in the Central Ohio community.

WORTH NOTING

OCCD Membership Renewals

OCCD membership renewal invoices were mailed during the first week of April. Prompt payment insures the financial health of our Association. If you have any questions or concerns, please contact Pat Richards at 937-652-3523.

Newsletter Deadline

Deadline for submission of copy for the newsletter is June 8, 2012. Send printed and disk to: OCCD Office, P. O. Box 776, Urbana, OH 43078, Attn: Newsletter Editor. Or, email to: office@occd.org. Or fax to: 937-652-3523.

Retirees

OCCD wishes to recognize retiring members. If one of your associates is retiring, please send an announcement with a short paragraph about the retiree. We will publish it in the next newsletter and honor them at the quarterly meeting. Send notices to Pat Richards, P.O. Box 776, Urbana OH 43078 or office@occd.org

Job Openings

Do you have a vacant position? Let OCCD promote it on our web page, with existing mailings or in our newsletter. Call Pat Richards at (937) 652-3523 or e-mail her at office@occd.org for details.

Meeting Evaluations

In the upcoming Quarterly Meetings, the Audience Response System will be utilized as an evaluation tool at the conclusion of sessions. Separate cards will be distributed for suggested and/or recommended future session topics. The OCCD Executive Board wishes to thank all those who take the time to provide input at the Quarterly Meetings.

Legislation . . . In the News

By: Pamela I. Hanover
Squire Sanders (US) LLP
OCCD Legislative Committee

The following is a summary of recent General Assembly activity relating to economic development matters through March 2, 2012.

LEGISLATION

RECENTLY ENACTED

House Bill 1 (Governor signed February 18, 2011.) House Bill 1 authorizes the Governor to form JobsOhio, a nonprofit corporation with the purpose of promoting economic development, job creation and retention, job training and the recruitment of business to Ohio. The board of directors will be comprised of nine members, with the Governor serving as chair of the board and the other eight directors appointed by the Governor. Note that further changes to the formation of JobsOhio were made as part of House Bill 153, described below.

The Bill requires the Director (Director of the Ohio Department of Development (ODOOD)) to contract with JobsOhio as soon as practical for JobsOhio to assist the Director and ODOOD to provide services and carry out functions of ODOOD, including the operation of programs, all as determined by the Director in consultation with the Governor. All contracts between the Director and JobsOhio are to be approved by the State Controlling Board prior to execution. ODOOD is to retain the function of approval and disapproval of awards. All contracts for grants, loans and tax incentives will be between ODOOD and the recipient and enforced by ODOOD. JobsOhio is prohibited from executing contracts that obligate ODOOD for loans, grants and tax credits or incentive awards recommended by JobsOhio to ODOOD.

The Bill specifies that the corporation is not a State agency or public body. Although many provisions applicable to governmental entities do not apply to JobsOhio, the Bill imposes certain requirements with respect to financial disclosures, conflicts of interest and other ethics matters, open meetings and public records. Employees of JobsOhio are not public employees for purposes of the Public Employees Retirement System and collective bargaining laws.

Public money held by JobsOhio is required to be accounted for separately from other funds and may not be commingled with other funds. A chief investment officer of JobsOhio, who will serve at the pleasure of the Governor, will have the power to execute contracts, spend funds and hire employees on behalf of the corporation.

Within six months following the effective date of the Bill, the Director is required to submit a report to the General Assembly recommending statutory changes to improve the functioning and efficiency of ODOOD, to transfer specified functions of ODOOD to JobsOhio or other existing agencies, or to eliminate designated functions of ODOOD.

House Bill 58 (Governor signed March 7, 2011.) This Bill includes a provision expanding for a temporary period (for projects recommended by July 1, 2011) the State's job retention tax credit program and the related program for municipal corporations for certain projects retaining at least 1,000 jobs.

House Bill 114 (Governor signed March 30, 2011; certain provisions effective immediately and others effective June 29, 2011.) This Bill is the Transportation Budget Bill. It makes appropriations and contains authorizations for State transportation programs. Among other things, it includes the authorization for the Ohio Department of Transportation to enter into public-private agreements (P3s) with private entities regarding any aspect of transportation facilities, including their development, construction or operation. An affected public entity may also be a party to a P3 agreement.

The Bill also increases the competitive bid requirement threshold for port authorities from \$25,000 to \$100,000 (which increases for inflation). The Bill further expands the types of projects transportation improvement districts (TIDs) may construct and operate to include parking facilities and freight rail tracks and related freight rail facilities.

House Bill 153 (Governor signed June 30, 2011; certain provisions take effect immediately or on specific dates referred to in Bill, all others take effect September 29, 2011.) The State Budget Bill (amended substitute Ohio House Bill 153) was

signed by Governor John Kasich June 30, 2011, with selected vetoes. The Bill contains the following provisions among many others, with various effective dates:

Revenue Measures

- Reduces Local Government Fund distributions to 75% of FY 2011 levels for the period between August 2011 and June 2012 and to 50% of FY 2011 levels for all months in FY 2013, with certain protections for counties receiving less than \$750,000.
- Eliminates the estate tax beginning January 1, 2013.
- Accelerates the phase-out of reimbursements to local governments for tangible personal property tax losses and utility personal property tax losses and holds reimbursements at calendar year 2013 levels in subsequent years.

Economic and Community Development

- Grants longer notice rights to joint vocational school districts (JVSDs) for tax increment financing (TIF) projects and provides that if there is a compensation agreement with a school district for a TIF project, a JVSD is to receive compensation at the same rate and under the same terms.
- Amends the JobsOhio program to, among other things, remove the requirement that the Governor serve as a member and chairperson of the Board.
- Requires a comprehensive study of the Ohio Housing Finance Agency programs be undertaken by a committee consisting of various State officials and members of the General Assembly.
- Expands the job retention tax credit.
- Extends the tax credit for rehabilitating historic buildings.
- Authorizes a nonrefundable personal income tax credit for eligible investors making a qualified investment in a defined small business enterprise.
- Extends the allowable term for ODOT public private partnership agreements.
- Extends by two years the eligibility for a property tax exemption for a qualified energy project.
- Provides a one year extension of the Enterprise Zone Program to October 15, 2012.

Prevailing Wage Requirements and Contracting Authority

- Gradually increases the monetary threshold for prevailing wage requirements for public improvements, other than for roads, sewers, ditches and related improvements, to \$125,000 in the first year, \$200,000 in the second year and \$250,000 in the third year for new construction, and to \$36,000 in the first year, \$60,000 in the second year and \$75,000 in the third year for reconstruction projects. There is no biennial adjustment for these amounts.
- Prohibits prevailing wage on public improvements by school districts and educational service centers.
- Provides that a contractor and subcontractor shall not be responsible for penalties for prevailing wage violations by their subcontractors if the contractor or subcontractor has made a good faith effort to ensure that its subcontractor complied with prevailing wage requirements.
- Provides that a contractor or subcontractor who underpays its employees is not subject to any further proceedings for prevailing wage violations if the underpayment is less than one thousand dollars and full restitution is made to the affected employee.
- Requires an interested party who files a prevailing wage complaint with the Department of Commerce to allege a specific violation by a specific contractor or subcontractor. The complaint is to be in writing on a form furnished by Commerce and is to include sufficient evidence to justify the complaint. The Director of Commerce is prohibited from investigating any complaint that fails to allege a specific violation or that lacks sufficient evidence to justify the complaint.
- Exempts from prevailing wage requirements public improvements undertaken by or for port authorities.

- Eliminates the prevailing wage requirement for many economic development programs, including for the Ohio Job Ready Site Program, projects funded under Chapters 122, 165, or 166 of the Revised Code, certain energy resource development projects, air quality projects funded by OAQDA, and rail service projects funded by the Ohio Rail Development Commission.

- Authorizes public improvement contracts with construction managers at risk with a guaranteed maximum price and design-build firms through a competitive selection and ranking process.
 - A construction manager at risk and design-build firm are required to provide surety bonds in accordance with rules to be developed by the Director of Administrative Services.
 - A public authority hiring a design-build firm must first hire a "criteria architect or engineer" to assist in preparing conceptual plans, specifications, design criteria, and to provide administrative assistance.
 - The criteria used by a construction manager at risk and design-builder in selecting a subcontractor must be approved by the public authority; the criteria must also be consistent with rules to be established by the Director of Administrative Services.

- Allows for the award of a bid to a single general contractor in lieu of the requirement to award separate HVAC, plumbing and electrical bids.
- Permits a public authority to hire a design professional or design-builder to assist in the competitive selection process if the estimated fees are less than \$50,000 and the design firm meets certain qualification requirements.

House Bill 225 (Governor signed December 21, 2011; effective March 22, 2012.) This Bill extends for three years certain temporary provisions of the new community authority program that otherwise would expire December 31, 2011, including provisions with respect to trustee selection, authority for cooperative agreements with political subdivisions for revenue sharing or services, reducing the term of the lease an eligible developer must hold from 75 to 40 years, and expanding the definitions of community facilities and proximate city.

House Bill 371 (Governor signed December 21, 2011; effective March 22, 2012.) This Bill modifies the Local Government Innovation Program established in the June 2011 Budget Bill, including, among other changes requiring certain percentages be awarded to large and small subdivisions and revising the application process. Under the Bill, applications would be submitted directly to the Department of Development, which would then submit to the Local Government Innovation Council. The Council may award up to \$100,000 in total grants and \$100,000 in total loans to an individual political subdivision per innovative project, or up to \$500,000 in grants and loans per project for projects involving a group of political subdivisions (averaging no more than \$100,000 per subdivision).

LEGISLATION PASSED BY HOUSE

House Bill 18 (Introduced January 11, 2011; substitute bill passed House December 14, 2011; third hearing in Senate Ways and Means Committee and substitute bill accepted on February 15, 2012.) This Bill authorizes grants of \$500 per employee for businesses that increase payroll and expand into a facility that has been vacant for at least twelve months. The business must employ either at least 50 employees or at least 50% of its Ohio employees at that site. The program would sunset after three years.

LEGISLATION INTRODUCED IN HOUSE

House Bill 10 (Introduced January 11, 2011; fifth hearing in House Ways and Means Committee on March 2, 2011.) This Bill authorizes a refundable credit against State income taxes for completion of a voluntary action to remediate a contaminated site and for the return of the sites to productive use. The credit would be equal to the taxpayers share of 25% of the remediation expenditures

paid or incurred for voluntary actions initiated on or before December 31, 2017.

House Bill 17 (Introduced January 11, 2011; referred to the House Ways and Means Committee.) This Bill authorizes a \$2,400 income tax withholding credit for an employer that in 2011 employs for at least 24 continuous months an individual previously unemployed for four consecutive weeks immediately preceding the date of hire.

House Bill 44 (Introduced January 20, 2011; referred to House Economic and Small Business Development Committee.) This Bill creates the State's Small Business Working Capital Loan Program under which the State Treasurer, upon request of the Director of the ODOOD, may invest up to \$100 million with participating lending institutions for loans to eligible small businesses.

House Bill 50 (Introduced January 26, 2011; eighth hearing in House Local Government Committee on January 31, 2012; Substitute Bill accepted May 24, 2011; amendment accepted June 14, 2011.) This Bill, as introduced, required that a political subdivision owning land be considered a landowner in determining whether 100% of the landowners of an area proposed for annexation signed the petition in an expedited Type II annexation (one involving no more than 500 acres). A Substitute Bill accepted by the Committee on May 24 provides that if a political subdivision signs the petition, the annexation proceeding terminates and instead a cooperative economic development agreement may be entered into. Certain political subdivisions must approve the agreement before it is effective. An amendment was accepted June 14 providing that the state or political subdivision is only treated as an owner if an employee is located on the property.

House Bill 56 (Introduced January 26, 2011; second hearing in House Judiciary and Ethics Committee on December 6, 2011.) This Bill amends a number of procedures governing residential foreclosure proceedings, including enabling a court to deem foreclosed residential properties abandoned if the plaintiff does not timely seek a writ of execution or if the property fails to sell at sheriff's auction 3 times.

House Bill 101 (Introduced February 15, 2011; first hearing in House Ways and Means Committee on June 1, 2011.) This Bill would revise the State job creation and retention tax credit programs for a six year trial period for certain large projects to permit certain employees who work at home in Ohio and make at least three times the federal minimum wage to be counted as "employed in the project" as long as they total no more than ten percent of the project employees.

House Bill 168 (Introduced March 22, 2011; second hearing in House Economic and Small Business Development Committee on April 7, 2011.) This Bill establishes the Career Training Workforce Development Grant program to award grants to eligible students at certain for-profit institutions. The program would be funded from casino license fees.

House Bill 181 (Introduced March 30, 2011; first hearing in House Financial Institutions, Housing and Urban Development Committee on April 14, 2011.) This Bill would require the landlord of any residential rental property to provide tenants with a specified notice if the property becomes subject to a foreclosure action. The Bill further provides that upon a court's approval of a sale at auction of the rental property, the tenant's rental agreement converts to a month-to-month lease, unless the tenant and the new property owner agree to continue the lease.

House Bill 220 (Introduced May 5, 2011; sixth hearing in House Economic and Small Business Development Committee on June 23, 2011; Substitute Bill accepted June 2, 2011 and an amendment accepted June 16, 2011.) This Bill authorizes a refundable commercial activity tax credit for losses incurred on eligible EB-5 (foreign investment) projects.

House Bill 254 (Introduced June 8, 2011; referred to House Ways and Means Committee.) This Bill authorizes an income tax credit based on

employee withholdings for a manufacturer that expands production or restarts production at an idle facility.

House Bill 327 (Introduced September 20, 2011; fourth hearing in Economic and Small Business Development Committee on January 26, 2012; substitute bill was accepted January 18, 2012 and minor amendment was accepted January 26, 2012.) This Bill would provide a six-year trial-period for taxpayers to receive a job creation or job retention tax credit for employment of employees working from their residence if the employees employ at least 200 additional employees that are not home based and making at least \$9.50 per hour.

House Bill 332 (Introduced September 21, 2011; second hearing in House Ways and Means Committee on January 25, 2012.) This Bill authorizes a nonrefundable personal income tax credit (i) to a homeowner of up to 50% (with a cap of \$1,000) of the cost to renovate a residence to improve its accessibility and (ii) of up to \$2,500 to a homeowner purchasing or constructing a new accessible residence or to a contractor constructing a new accessible residence. The credit is not available for rental property. Guidelines are to be established by the Department of Development and applications are to be submitted to the Department of Development.

House Bill 357 (Introduced October 26, 2011; referred to House Finance and Appropriation Committee.) This Bill requires JobsOhio and state agencies to obtain Controlling Board approval prior to providing grants, loans, guarantees or job creation and retention tax credits to companies or persons relocating from one taxing district to another, or who decreases payroll or eliminates positions at an existing location.

House Bill 407 (Introduced January 5, 2012; referred to House Ways and Means Committee.) The Bill would exempt from real property taxation the value of single-family residential property owned by a developer or builder until the property is transferred, whether the dwelling is intended to be built or is partially or wholly constructed.

House Bill 408 (Introduced January 5, 2012; second hearing in House Financial Institutions Committee on February 16, 2012. Senate Bill 280 is Companion Bill.) This Bill changes the composition of the metropolitan housing authority in counties with a population between 700,000 and 900,000, including adding new members appointed by a township association and by a municipal league of the county.

House Bill 436 (Introduced January 31, 2012; second hearing in House Economic and Small Business Development Committee on February 28, 2012.) This Bill creates the SiteOhio Certification Program, administered by the Department of Development. Any person or political subdivision may submit eligible projects to the Department for certification. If certified, the projects would be listed on the Department's website and marketed. Eligible projects include sites and facilities primarily intended for commercial or industrial use, not residential, retail or government use.

LEGISLATION INTRODUCED IN SENATE

Senate Bill 14 (Introduced February 1, 2011; first hearing in Senate Financial Institutions Committee on June 15, 2011.) This Bill requires registration of residential mortgage servicers and otherwise regulates residential mortgage servicers.

Senate Bill 50 (Introduced February 1, 2011; first hearing in Senate Ways and Means and Economic Development Committee on February 17, 2011.) This Bill authorizes a refundable income tax credit for residential landlords who improve a rental unit's energy efficiency equal to fifteen percent of the cost of purchase and installation.

Senate Bill 206 (Introduced August 22, 2011.) This Bill amends the job creation and job retention tax credit programs to generally cover permanent or temporary personnel employed through employment agencies as employees under those programs.

Franklin County Pilot Demolition Program

In 2011, EDP launched the Township Nuisance Abatement Demolition Program, providing each of the 17 townships in the County the opportunity to address severely blighted and unsafe residential properties through demolition.

Five townships are participating in the first round of demolitions, leading to the demolition of eight structurally unsafe single-family properties. Additional properties in these townships will be addressed in subsequent rounds of demolition.

The demolition of these structures will not only eliminate unsafe buildings that often harbor pests and sometimes criminal activity, but will also remove community eyesores and help to stabilize or increase property values in the surrounding area.

Demolition Project - Mifflin Township

Mifflin Township was approved to demolish three properties under the first round of the Township Nuisance Abatement Demolition Program and will submit additional properties for demolition in future rounds.

Mifflin Code Enforcement Office Steve Blake was interviewed by the Columbus Dispatch in November 2011 regarding the Demolition Program and the blighted homes he deals with in Mifflin Township on a daily basis.



2096 Minnesota Ave. in Mifflin Township
Source: Columbus Dispatch

In one property being demolished in the first round, 2096 Minnesota Avenue, Blake said that a tent had recently been set up by squatters and the property has harbored several criminal incidents in recent years. For years, Blake has been on a crusade to raze abandoned homes, which he says are dramatically dragging down property values and keeping officers busy because of safety concerns.

Blake keeps in his briefcase a file of a dozen or so decrepit houses, which grows more often than it shrinks. "I'm trying to get creative on a lot of this stuff," Blake told the Dispatch. "I just know that I try and take an aggressive approach in finding a solution for this."

The County's Nuisance Abatement Demolition Program will help Mifflin Township to make a bigger impact in the

community by addressing additional properties that are a drain on the township's resources. In addition to removing blight, enhancing neighborhood safety, and stabilizing property values, the program will impact approximately 34 jobs in the County.

AMY SCHOCKEN JOHN CLEEK WHITAKER WRIGHT

CDC OF OHIO
COMMUNITY DEVELOPMENT CONSULTANTS

1016 SOUTH HIGH STREET • P.O. BOX 06247 • COLUMBUS, OHIO 43206
PHONE (614) 445-8373 cdcofohio@sbcglobal.net FAX (614) 445-8431

Donald B. Eager & Associates

Fair Housing Consultants 

Fair Housing Plan Administration
Analysis of Impediments to Fair Housing Choice

Donald B. Eager

deager@greenapple.com 740-653-2498 www.dbeager.com
2102 Scenic Drive NE Lancaster, OH 43130

Leighty & Snider

Community Economic Development Consultants

P. O. Box 26, Yellow Springs, Ohio 45387 • 937/767-9113 or 767-9115

Calendar of Events

April 16-17, 2012 – COHHIO Annual Conference
Columbus, Ohio
Info: 614.280.1984

April 24, 2012 – OCCD Fair Housing & Zoning
Crowne Plaza North Columbus
Registration: Pat Richards 937.652.3523
Training Info: Debra Mayes 937.215.5872

April 25-26, 2012 – OCCD Spring Quarterly Meeting
Crowne Plaza North Columbus
Registration: Pat Richards 937.652.3523
Training Info: Debra Mayes 937.215.5872

July 25-26, 2012 - OCCD Summer Annual Meeting
Holiday Inn, Downtown Columbus
Registration: Pat Richards 937.652.3523
Training Info: Debra Mayes 937.215.5872

August 13-17, 2012
NeighborWorks Training Institute
Cincinnati, Ohio
Info: 800.438.5547

September 30 – October 5, 2012
4th International EcoSummit
Ecological Sustainability: Restoring the Planet's Ecosystem Services
Registration: To be announced later

October 23, 2012 – OCCD (TBD)
Crowne Plaza North Columbus
Registration: Pat Richards 937.652.3523
Training Info: Debra Mayes 937.215.5872

October 24-25, 2012 – OCCD Fall Quarter Meeting
Crowne Plaza North Columbus
Registration: Pat Richards 937.652.3523
Training Info: Debra Mayes 937.215.5872

November 7-9, 2012 OCCD/OCDC 2012 Community Development Conference
Salt Fork Lodge
Registration: Pat Richards 937.652.3523
Training: 614.466.2285

November 27-29, 2012
OHFA – OCCH Ohio Housing Conference
Greater Columbus Convention Center
Info: 614.224.8446

Note: For all OCCD Trainings/Quarterly Meetings contact

Patricia Richards – 937.652.3523 or office@occd.org regarding registration information and Debra Mayes – 937.215.5872 for additional training information.

• Registration available six (6) weeks prior to training on OCCD website – www.occd.org •

Individual Websites for Training & Events Information

OCCD – Ohio Conference of Community Development, Inc. www.occd.org

OCD – Office of Community Development, Ohio Department of Development
<http://www.development.ohio.gov/Community/ohcp/CalendarofEvents.htm>

Ohio CDC – Ohio Community Development Corporation Association
www.ohiocdc.org/training.htm

Ohio Capital Corporation for Housing www.occh.org/news/events.cfm

Community Connections – The Information Center of CPD-HUD www.comcon.org

Federal Reserve Bank of Cleveland www.clevelandfed.org

ICF For CDBG: <http://www.cpdtraininginstitute.com>
For HOME: <http://www.hometa.info>

Ohio Housing Finance Agency www.ohiohome.org

COOHIO – Coalition on Homelessness & Housing in Ohio www.coochio.org

Enterprise Community Partners www.enterprisecommunity.org

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