



OHIO CONFERENCE OF COMMUNITY DEVELOPMENT, INC.

## OCCD Winter Quarterly Meeting January 25 - 26, 2012

By Donna D. Colglazier, OCCD Vice President

Happy 2012!

Is it just me, or is time going by faster and faster? I know we've all heard that "Life is like a box of chocolates. You never know what you're gonna get". However, the adage I think more accurate is, "I've learned... that life is like a roll of toilet paper. The closer it gets to the end, the faster it goes.", by the late Mr. Andy Rooney. Hmm... 92 years old - that's a super double roll.

The winter conference will be held at the Embassy Suites Dublin on January 25 - 26, 2012, following Tuesday's CHIP training. The focus of the winter conference will be Housing. We'll begin the morning session learning about "Deconstruction". It seems that we're either building or demolishing. Deconstruction serves as a catalyst between the two, and is defined as "the process of removing a building by taking it apart in the reverse order of construction." As an alternative to demolition, this method combines the salvage and recovery of building materials for creative reuse and recycling. James B. Kent II of Kent Development Group was recently part of a segment from CNN about the deconstruction efforts in

Dayton, Ohio, and will be our speaker for this session.

Janet Hofmann from the Ohio Department of Aging will be the speaker for the next session, "Supportive Housing Options for Older Ohioans". There was a recent article involving an 87-year old disabled man who was having problems receiving a permit to build a wheelchair ramp from his home. While this extends to both an elderly and disabled issue, it brings about one of a myriad of situations that will become more prevalent as baby boomers become senior citizens.

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 the "Flats East Bank Project". This \$272 million dollar mixed-use project is located along the Cuyahoga River in Cleveland, and has a little something for everyone: Brownfield Redevelopment, economic development,

historic preservation, Section 106, etc... Laura Clark; Senior Development Finance Analyst and Brownfield Redevelopment Administrator for Cuyahoga County, and Harry Conard; Governmental Programs Administrator of Cuyahoga County will be among the speakers for this session. In addition, Stephen Strnisha; Director of Finance Services for Project Management Consultants LLC, will speak regarding the required coordination of over 35 funding sources to make this project a success.

After a short break, we will begin the next session, "Inclusion & Stability in Rental Housing". The foreclosure crisis has not only left us with abandoned housing to address at the community level. Additionally, on a more personal level, it has impacted accustomed homeowners, forcing them into the rental market. Spencer Wells; Tenant Outreach Coordinator of COHHIO will discuss this changing market and the challenges that come with it.

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.

After adjourning for the day, please join us at the networking reception starting at 5:30 p.m. If you are new to OCCD, this is a great way to meet and get to know your fellow OCCD members. Enjoy some dinner on your own or with a group of colleagues, then return to the hospitality suite for more networking or simply catching up with friends. Hospitality starts at 8:00 p.m.

I, for one, am ready to find out the results of the 2010 Census. (I feel like we're in Ryan Seacrest's extended pause..... for the results.) I'd also like to know how to use the new Census website, including the American Community Survey and the American FactFinder II. You too? Well then, lucky for us the focus of Thursday's meeting will be finding out these very things. On October 10, 2001, there was a riveting session, (okay, maybe riveting is a little much), extremely informative and interesting session regarding the results of the 2000 Census at the OCCD Fall Quarterly Meeting, presented by Barry Bennett; Geodemographic Programs Coordinator, Office of Strategic Research, of Ohio Department of Development. When I got back to my office, I tucked the OCCD agenda and

Mr. Bennett's information into my desk, just in case one day I might need it. This is one of those times when I'm glad I don't throw things away. Ten years later, Mr. Barry Bennett will be presenting again. This time, he comes to us as the Population Programs Coordinator, Office of Policy Research & Strategic Planning of the Ohio Department of Development. While many things around us seem to be changing, some things stay the same... and for this I'm thankful. Steve Kelley; Senior Economist from the Office of Policy Research & Strategic Planning of the Ohio Department of Development will also be presenting. In addition, a representative from the Census bureau will be speaking specifically about American FactFinder II.

After a short break, the winter 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, have a safe and happy holiday season!

## Building Businesses with NSP

Montgomery County's Neighborhood Stabilization Program (NSP) has made great strides in improving the neighborhoods we are working in and creating terrific affordable housing opportunities for homebuyers. We have also been focusing keenly on the job creation and retention potential this program provides. Tracking the progress of the program through surveying the contractors who are working on the projects gives us a good look at how this program is impacting them and their employees. We have seen measurable results in new hires and employees retained, but we always want to strive for more impact. This program provides a unique opportunity to change the way we look at providing affordable housing.

Energy efficiency in affordable housing has always been a goal but until the advent of specific standards like EnergyStar, Energy Auditing and energy efficient performance goals, it has been elusive. We are affordable housing practitioners, not scientists. Finding the right model has

been hard and getting specific answers to questions has been harder in the past. NSP gave us the funding and the freedom to incorporate specific energy saving strategies in the rehab of the homes, and allowed us to holistically approach energy efficiency and ask and answer questions we never had the opportunity to think about.



In our target area in Huber Heights, Ohio, we have purchased and renovated 32 single family homes. They were all built between 1959 and 1961 and consist of four specific floor plans. Because of this, we can track utilities before and after our rehab and determine the savings. Many of the purchasers of our NSP homes have previously rented the exact same model. We can look at their utility usage while in the rental property and compare this to the same model, but with the energy

efficient upgrades the NSP home provides. This means that we can give specific numbers and even monetary amounts to the savings compared to the original home. If you lived in a Midwestern model in Huber Heights with a family of four, you could expect to have spent \$2400 in utility costs in 2008. In the renovated Midwestern, even with the increase in utilities since 2008, you can expect to spend \$960 in 2011. As an affordable housing practitioner, we want to know what the impact is of the \$120 per month "raise" we have provided to that family.



In the Miami Valley (the Greater Dayton Region), new home construction has all but stopped. We have noticed that many of the custom home builders locally have been rebranding themselves as home remodelers and home improvement companies. Homebuilders are now Home

Improvement Specialists. We have also noticed that some of these companies are bidding on our rehabs. We brainstormed with the Homebuilders Association of Dayton as to how the NSP program could help local companies. We realized an opportunity to use this program to help local building companies by giving them the chance to work on these homes while simultaneously bringing them up to speed on the energy efficiency training they need to work with us in the future. We determined that energy efficient building practices for rehab work were not readily known by the builders and remodelers in this area and this was the perfect time to train them. Energy efficiency in single family and multi-family renovation for affordable housing is not a choice anymore. We consider this to be code compliance. It is now an accepted practice for us. This program and project offered the ideal "carrot and stick" approach to incentivizing local builders and remodelers to incorporate energy efficient building practices into everything they do.

We set aside ten of the newly

purchased and deconstructed homes and began meetings with the Homebuilders Association of Dayton. We determined two goals:

1. Give membership the opportunity to rehab the homes thereby creating and maintaining jobs and
2. Train their HVAC and framing sub contractors on how to achieve Energy Star ver. 3 standards in the rehab.

We decided on a Homearama type event to culminate this partnership and that we would invite the public to attend. We are calling it **Eco Rehaborama** and it is scheduled for two weekends in May, 2012.

Remembering that we are dealing with 4 models of homes and that we have already competitively bid and rehabbed 32 homes, we know exactly what it costs to rehab to our high standards of marketability and energy efficiency. Armed with this information, we gave the contractors a budget and laid out the opportunity for them to market their businesses and their skills as remodelers. We encouraged them to use this

(continued on page 2)

## Building Businesses with NSP

(continued from page 1)

event as a vehicle to inform the public about the great work that they do. We suggested they add a feature to the renovation that they could sell. Think patio enclosure, outdoor entertainment area, or aging in place. While a bit confusing at first, after numerous meetings the builders "got it" and began to come back to us with some great ideas.



Some of these are:

- A Multi-Generational Living Home
- Fully Accessible Home
- Aging in Place Home with a Sun Nook
- Allergy Friendly Healthy Home
- Aging in Place Home with a Vaulted Ceiling

Others are incorporating exterior living spaces, sunrooms, etc.

We held the initial training, the plans have been received and we are awarding contracts for the renovations. The event has sponsors and will garner extensive media coverage.



The construction is providing winter work for the contractors who otherwise would be laying off employees. And all of these contractors have learned new techniques for building in energy efficiency in their work. All of this will result in some terrific NSP homes to sell in the spring.

**Adam Blake**  
Housing Development  
Manager

## CHIP APPLICATION TRAINING

The FY 2012 CHIP Application Training will be held on Tuesday, January 24, 2012, from 9:00 a.m. to 4:00 p.m., at the Embassy Suites in Dublin. Registration will begin at 8:30 a.m. During the morning portion of the training, the application materials will be distributed and explained in detail. The FY 2012 CHIP funds will be distributed in one competitive funding round to eligible communities and the submission deadline will be Monday, April 2, 2012 at 5:00 p.m. Lunch will be provided.

## Looking for Your Input – Reception and Hospitality Suite

For a number of years, OCCD has provided a Reception on Wednesday afternoon from 5:30 – 6:30 p.m. after the day's sessions for networking and socializing. Each registrant receives two drink tickets in the registration packet for the reception. In addition, a Hospitality Suite has been made available beginning at 8 p.m.

At the upcoming Winter Quarterly Meeting, the Reception will be extended from 5:30 – 7:30 p.m. and will include a sampling of hors d'oeuvres. The Hospitality Suite will again be available beginning at 8:00 p.m.

OCCD would like your input on the benefit of having both the Reception and the Hospitality Suite. With use of the Hospitality Suite dwindling, OCCD is considering extending the Reception to two hours, adding a sampling of appetizers, and eliminating the Hospitality Suite. Please share your comments through the Audience Response System when asked at the Winter Quarterly Meeting and/or submit your comments to the OCCD office at [office@occd.org](mailto:office@occd.org).



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### 2011 - 12 Executive Committee

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## Winter Meeting January 25 - 26, 2012

### Wednesday

- |               |  |
|---------------|--|
| 8:00 am       | Registration Opens   |
| 9:25 – 9:30   | Welcome<br><i>Donna D. Colglazier, Vice President, OCCD</i>  |
| 9:30 – 10:30  | <b>Deconstruction</b><br>• James B. Kent II<br><i>Kent Development Group</i>   |
| 10:30 – 10:45 | Break  |
| 10:45 – 12:00 | <b>Supportive Housing Options for Older Ohioans</b><br>• Janet Hofmann<br><i>Ohio Department of Aging</i><br>• Jeff Wahl<br><i>Area Agency on Aging</i><br>• Dan Fagan<br><i>National Church Residences</i>  |
| 12:00 – 1:15  | <b>Lunch and Committee Meetings</b><br>• Federal and State Training<br>• Membership<br>• Legislative<br>• State Programs   |
| 1:15 – 1:30   | OCCD Business Meeting  |
| 1:30 – 2:45   | <b>Flats East Bank Project</b><br>• Laura Clark<br><i>Senior Development Finance Analyst, Cuyahoga County</i><br>• Harry Conard<br><i>Governmental Programs Administrator, Cuyahoga County</i><br>• Stephen Strmisha<br><i>Director of Finance Services, Project Management Consultants, LLC</i> |
| 2:45 – 3:00   | Break  |
| 3:00 – 4:00   | <b>Inclusion &amp; Stability in Rental Housing</b><br>• Spencer Wells<br><i>Tenant Outreach Director, COHHIO</i>   |
| 4:00 – 4:30   | <b>Legislation in the Works</b><br>• Pamela I. Hanover, Esq.,<br><i>Squire, Sanders, &amp; Dempsey, L.L.P.</i>   |
| 4:30 – 5:15   | Policy Committee   |
| 5:30 – 7:30   | Reception  |
| 8:00 – 12:00  | OCCD Hospitality   |

### Thursday

- |               |  |
|---------------|--|
| 8:00 am       | Registration Continues   |
| 9:00 – 9:05   | Welcome<br><i>Donna D. Colglazier, Vice President, OCCD</i>  |
| 9:05 – 11:00  | <b>CENSUS 2010 / American Community Survey / FactFinder II</b><br>• Barry Bennett<br><i>Office of Policy Research &amp; Strategic Planning, ODO</i><br>• Steve Kelley<br><i>Office of Policy Research &amp; Strategic Planning, ODO</i><br>• Census Bureau |
| 11:00 – 11:15 | Break  |
| 11:15 – 11:45 | <b>Meetings as Entitlements and Small Cities</b>   |

**REGISTRATION:** The registration fee for the 2011 Winter 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](mailto:office@occd.org). Registration materials are available on our web site at [www.occd.org](http://www.occd.org). The registration deadline is January 17, 2012.

**ACCOMMODATIONS:** Advance reservations are important and should be made directly to Embassy Suites Dublin (614) 790-9001. Specify the OCCD conference and ask for the special rate of \$105.99; make your reservations before January 6, 2012.

## Information about Meeting Speakers

### Deconstruction

**James B. Kent II** is the Managing Partner at Kent Development Group LLC, a full service planning, design and construction company, with the experience and creativity to take a project from conception to completion.

### Supportive Housing Options for Older Ohioans

**Janet Hofman** is the Administrator of the Housing and Transportation Programs in the Ohio Department of Aging, serving for more than 20 years. She monitors local, state and federal regulations and policies related to housing or transportation for older adults; tracks public and private resources; and provides information and technical assistance.

Ms. Hofmann promotes the development of elder-friendly communities that include affordable, accessible, supportive housing options and transportation resources for older adults and people with disabilities.

**Jeff Wahl** is the Housing and Community Resource Administrator for the Area Agency on Aging 3 in Lima, Ohio – serving Allen, Auglaize, Hancock, Hardin, Mercer, Putnam and Van Wert Counties. Area Agency on Aging assists seniors, the disabled and their caregivers to find programs and services designed to provide safe and independent living. The Area Agency works with public and private partners to respond to the unique needs of older citizens and families in the area.

- Ohio has twelve area agencies, each serving a multi-county planning and service area. Agencies create local plans based on the population and resources in their communities.

**Dan Fagan** is the Director and Vice President of Support Services at National Church Residences, a non-profit organization providing housing, health care, assisted living, and supportive services to low and moderate-income seniors and families throughout the United States.

Headquartered in Upper Arlington, National Church Residences is the nation's largest not-for-profit developer and manager of affordable senior housing and services. National Church Residences also owns and operates four Ohio continuing care retirement communities – Bristol Village in Waverly, Tradition of Chillicothe, First Community Village in Upper Arlington and Legacy Village in Xenia.

### Flats East Bank Project

**Laura Clark**, Senior Development Finance Analyst and Brownfield Redevelopment Administrator and **Harry Conard**, Government Programs Administrator both in the Cuyahoga County Department of Development office led the team in submitting a Clean Ohio Revitalization application for the proposed \$272 million Flats East Bank Neighborhood Project. The goal of the project is to create a new, vibrant neighborhood in the City of Cleveland, and reconnect residents and visitors to the banks of the Cuyahoga River.

**Steve Strnisha**, Director of Finance Services, joined Project Management Consultants LLC, in May 2009. Mr. Strnisha has 20 years of leadership experience in bond rating analysis, investment banking, finance and economic development leadership on behalf of both local government and the non-profit sector.

In 2005, Mr. Strnisha founded Strnisha Development Advisors, providing assistance in obtaining public/private financing for real estate development, working with clients to identify financing and other strategies necessary to facilitate projects. Most recently, he secured financing for the Flats East Bank Redevelopment downtown Cleveland.

### Legislation in the Works

**Pamela I. Hanover**, Esq. of Squire, Sanders and Dempsey LLP provides general counsel to local government clients and counseling 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.

### Inclusion & Stability in Rental Housing

**Spencer Wells**, Tenant Outreach Director with the Coalition on Homelessness and Housing in Ohio (COHHIO) joined the organization in 1999, working on the Preserving Ohio's Affordable Housing project. His previous work included serving as Executive Director with the Cleveland Tenants Organization, where he received the Cuyahoga Bar Association's Liberty Bell Award for consumer legal education.

COHHIO provides a voice for the underrepresented, with a mission of ending homelessness and promoting affordable housing. COHHIO is involved in a range of housing assistance services including – homeless prevention, emergency shelters, transitional housing and permanent affordable housing with links to supportive services.

### CENSUS 2010 / American Community Survey / FactFinder II

**Barry Bennett**, Population Programs Coordinator and Steve Kelley, Senior Economist, are both in the Office of Policy Research and Strategic Planning at the Ohio Department of Development. The Policy Research and Strategic Planning Office publishes numerous reports on the economy and demographics of Ohio. This office is the official state affiliate of the U.S. Bureau of Census and works closely with the U. S. Bureau of Economic Analysis.



Debra Mayes  
OCCD Training Coordinator

## Who is making the time go by so quickly????

Honestly, where did the past year go? I feel as though I blinked and fall was over. Unfortunately that is how quickly I took a "fall" and broke my ankle. But not one to be kept down (at the dismay of our friend the orthopedic surgeon who informed me that if I were not so active, it would heal quicker. )

**October 25, 2011 -Introduction to Community Economic Development** - Co-sponsored by OCCD and Ohio CDC, this training by Brian Higgins & Mark Barbash at Holiday Inn, Worthington provided terminology, fundamental concepts, and financing mechanisms of community economic development. Brian and Mark also cited examples of innovative approaches to revitalize the local economy and they discussed the challenges and successes faced by community-based economic development.

The Office of Community Development (formerly Office of Housing and Community Partnerships-OHCP now OCD) conducted the semi-annual **Housing Conference** at Salt Fork State Park in Cambridge November 2-4. During this three-day conference, participants received training and technical assistance regarding program administration and compliance issues. Session topics included the Residential Rehabilitation Standards, fiscal reporting and management, program implementation, etc. Thursday evening registrants were treated to a marshmallow roast. Do you know which OCD staff member had never eaten a s'more????

William Murdoch, Division Chief and Karen Fabiano, Assistant Division Chief of the Ohio Department of Development's Office of Community Service Division were in attendance to speak to grantees and provide details pertaining to their new positions and job responsibilities.

November 29 through December 2, OCCD had the opportunity to set-up our display at the **Ohio Housing Conference**. *Thank you to Hal Keller and staff at Ohio Capital Corporation for providing booth space.* While answering the question "What is OCCD?", we invited those who had not been an OCCD member for the past two years to enter a drawing for a free one year membership. The winner was – Bren Blaine, CHR Limited.

January 24 at the Embassy Suites, Dublin the Office of Community Development will again offer their **FY 2012 CHIP Application Training** from 9:00 a.m. to 4:00 p.m. Registration will begin at 8:00 a.m. During the morning portion of the training, the application materials will be distributed and explained in detail. The FY 2012 CHIP funds will be distributed in one competitive funding round to eligible communities and the submission deadline will be Monday, April 2, 2012 at 5:00 p.m. There will be a break for lunch on your own. *(You should have received their registration materials before this newsletter. Please contact me or OCD if you did not receive.)*

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 Spring Quarterly Meeting will be returning to April for 2012. Crowne Plaza North is the location for April 25-26, 2012. The OCCD Summer Quarterly Meeting will be held July 25-26, 2012 at the Holiday Inn Downtown, Columbus.

Check out the above as well as other scheduled trainings on the OCCD Calendar of Training & Events ([www.occd.org](http://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](mailto:trainingcoordinator@occd.org).



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## WORTH NOTING

### Newsletter Deadline

Deadline for submission of copy for the newsletter is March 7, 2012. Send printed and disk to: OCCD Office, P. O. Box 776, Urbana, OH 43078, Attn: Newsletter Editor. Or, email to: [office@occd.org](mailto: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](mailto: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](mailto: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.





## Pursuing an Equitable "Pursuit of Happiness"

by: Jack Riordan

"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness." Declaration of Independence, Paragraph 4 (1776) Thomas Jefferson. All humans may be formed

equally the same, but we all know that equality ends as the genes of the parents begin to form the body. Once squeezed from the womb there is no Equality. A person's life will be drastically determined not only by parental genetics, but also by parents' mental, financial, spiritual and cultural state. Although new life may be free, its ability to pursue happiness is to a great degree controlled by the environment of the parents.

What is pursued? What constitutes happiness? It seems to me that the first search is for the warm, well feed comfort and protection of mother's womb, the most profound bound experienced by humans. The Pursuit of Happiness requires actions to gain it. It is not sunshine. You do not get it by just being alive. The question for us is what is the proper role and extent of government in protecting these "Unalienable Rights", meaning rights that cannot be transferred or taken away.

Some protections can only be provided by Government – such as the police, fire, and the military. In today's society water, sewer, and refuse collection fall into that category. Public health and subsidized transportation are part of today's government functions, but there are questions about the degree of the services, who benefits, and who pays? Where else in our pursuit of Happiness can and should Government help, and should it be State Local or Federal?

Education is the first step. It begins not in school but in the home learning how to communicate by example. A big lesson is learned by seeing someone go to work every day, how the house is kept clean and everyone fed. Work is integral in the pursuit. Formal education, where you actually go to school, is usually determined by what district you are in and in my case what religion. Our individual pursuit begins with our choice of friends and companions, how hard we study and what extracurricular activities we undertake. These early choices from a limited supply can have major impacts which limit the ultimate outcome – job satisfaction.

Gene Krebs, a very thoughtful, former Republican State Legislator and a fellow member of the Community Development Policy Coalition turned me on to a book by liberal journalist Bill Bishop, titled "The Big Sort". It describes how Americans segregated ourselves by where we choose to live primarily by income (housing value), but also by schools, religion and politics. We seem to find like-minded people with whom to associate. This self segregation is not just geographic. What media we follow also reinforces our biases – one of the reasons there is such a strident political divide today. We are no longer One America.

This segregation leaves behind those least prepared to Pursue Happiness – the poorest, least educated, most unhealthy are clustered with the worst housing and poorest schools. This environment is perpetuated to their offspring. There are exceptions, families with strong moral fiber, determined to escape, dedicated to get the best education for their children, such as Archie Griffins' family. Archie's father worked three jobs to pursue education for his eight children. Work and love were part of their early home education. Unfortunately this element is usually missing for those least ready to pursue happiness. I belonged to this group, Children of European migration. Both of my parents had only eighth grade education, but they loved to read and both worked. Also I was a white, Catholic able to secure cheap, quality education from nuns from big families who took no lip. This advantage no longer exists for anyone.

The first really independent step most of us take to happiness is getting a job that provides income and satisfies. Employment should provide dignity by the work done or what you do with the money. Securing that first real job for young, least prepared males worries me. The male role has evolved over millions of years. We are physically bigger, stronger and more aggressive than most women. Our role evolved to defend, provide and sire offspring. Up until the last thirty years, our strength was needed by the economy to perform physically demanding jobs. Concurrently, society reinforced our strength and

aggressiveness with sports like football, basketball and track. We honored sports achievements which over emphasized these skills. Schools made possible Pursuit of Happiness without maximizing development of our brains and communicative skills.

Ned Hill, Dean and Professor of Economic Development at Cleveland State University, said recently that a number of trends exist that make utilization of strength and aggressive behavior much less in demand and provide fewer jobs for young males:

- Those of us with jobs are working longer, e.g. look at me still earning (some question that) after 60 years.
- Many cannot relocate easily for job opportunities because of housing debt.
- There has been little high skill job training for the last 20 years. New jobs require the ability to adapt to computer-driven machines demanding communicative skills more often found in women. Job skills have shifted from the back to the brain.
- Wide spread use of drug testing (to reduce liability and increase performance) has made it easy deny jobs.
- Many young males have not learned good work habits because many men in their area have no regular jobs. The guy with the most cash and flash is the drug dealer which is attractive, but results in arrests records.

Also most of the muscle jobs have gone to places with lower wage scales. The trend to contract out services that used to be done inside makes such employment entrepreneurial with the risk on the worker. Shale gas extraction could generate many male jobs in the next twenty years, but this field of work and the equipment needed are high tech.

The possible short and long term solutions to these problems will require brave new approaches to the role of government its relationship to the profit motivated sector. The self segregation of our young people will perpetuate the divide in income, education and employment as well as increase mistrust of those not in your class. The Gingrich admonition, "Take a bath and get a job" fits the dissatisfied, better prepared kids, but not the least prepared kids. They will need a lot more than a bath to have anything approaching an equal chance to Pursue Happiness by getting a dignifying job. If you do not believe me, listen to the lyrics on the new album the Rock Group, Roots.

The second aspect of the problem is instilling a work ethic in poor males. Welfare is good and often needed for young mothers and kids, but it is devastation for fathers. How do you restore and reinforce male responsibility for their off spring and a need to work to provide support? Profit-motivated employment is not the answer because of the limitation of skills and work ethic. What business owner is going to risk hiring someone who does not know how to work?

One of the things I learned in Basic Training fifty years ago was how to get along with guys not at all like me. For one thing poor kids could be just as good with basic skills and much better at some things than me. In some of the group tests, I could rely on some of the poorest minority guys to more than pull their weight. I already painfully knew some minorities who were better athletes than me because of the superior speed and strength and desire to win. I assume today's military training provides what I learned plus leans more toward communicative and computer-oriented technical skills.

I propose a combination of a nine-month, mandatory military training for all males when they graduate from high school or turn 18 and subsidize private sector employment or public employment for those who need it. There are tons of things that need to be done. While training, they could be in organized cadre to assist with disasters.

The old lady with the cats told me, "These may be good ideas, but as I told you many years ago, 'Good Ideas are Cheap'. There is no hope to generate such needed steps to return to One America in today's political environment. The standard of living propagated for the last thirty years makes it near impossible for someone with a good heart and great income to deny his daughter that second dress or his wife the warm vacation in February. This might happen if there is drastic reaction to the continued unequal distribution of wealth and income – by then I will be long gone."

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.

## TurningPoint Audience Response System

OCCD recently purchased the TurningPoint audience response system which integrates 100% into Microsoft® PowerPoint® and allows our attendees at quarterly meeting and trainings to participate in presentations or lectures by submitting responses to interactive questions using a keypad.

Using the audience response system, PowerPoint presentations become powerful data collection and assessment tools that collect real-time audience responses by engaging attendees and dramatically enhances presentations and provides measurable results for our organization.

Presenters can ask not only multiple choice,

but also alphanumeric, multiple response, short answer and essay questions. Presentations produce real-time results and open an exchange of dialogue between two groups that haven't been provided the opportunity to communicate in the past.

This interactive software allows for the insertion of polling slides into presentation with a click of a mouse. Audiences respond using response devices and results are immediately gathered and displayed in graphs moments later. Detailed reporting features allow OCCD and/or speakers to evaluate presentations and audience assessment. With the press of a button, presenters can now know exactly what the audience is thinking in real-time, no longer relying on verbal cues, a show of hands or paper-based surveys.

This extremely flexible system can act as an electronic survey, gauge audience assessment, gather valuable attendee data, collect anonymous or tracked feedback, offer instant

voting capabilities for important issues, and replace grading papers for test taking.

As an added member benefit, OCCD members also have the opportunity to utilize this audience response system in their communities. Whether to encourage a dialogue at public hearings or as a recent member is considering – using to administer a test for landlord certification – we have only begun to identify its uses.

Most recently we previewed the system at the Intro to Community Economic Development and OCCD Fall Quarterly with an OCCD trivia presentation. Beginning with the OCCD Winter Quarterly this will replace the paper evaluations. At the OCCD Housing Conference it was used at sessions to engage participants by accessing their knowledge of the subject matter.

If you would like to discuss how the TurningPoint audience response system could be used in your community, contact Debra Mayes a call at 937-215-5872.



## The HUD Report

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

1,186 entitlement jurisdictions: 183 urban counties and 1,003 entitlement cities.

**HERA AND ARRA STATUS: CDBG-R Program Status Update** -- As of November 28, 2011, 83.12% of CDBG-R funds have been drawn down nationally. For those grantees who have not expended 100% of their CDBG-R funds, we encourage you to do so as soon as possible. NSP -- Under NSP-1, grantees had 18 months from the date HUD signed their grant agreements to obligate these funds and 4 years to expend allocations. As stated in the NSP-2 NOFA: "Each recipient will have 2 years to expend 50 percent of its allocated NSP-2 funds and 3 years to expend all of its allocated NSP-2 funds from the time HUD signs its NSP-2 grant agreement." Under NSP-3, grantees have 2 years from the date HUD signed their grant agreements to expend 50% these funds and 3 years to expend an amount

equal to these allocations. Grantees are reminded that the next upcoming expenditure deadline is the 50% deadline for NSP-2 on February 11, 2012.

**OMB Finalizes Changes to Metropolitan Statistical Area Standards:** On June 28 and July 7, 2010, the Office of Management and Budget (OMB) published revised standards for delineating Metropolitan and Micropolitan Statistical Areas. OMB is responsible for designating Metropolitan Areas and Principal Cities thereof, and this information is used by HUD to determine the potential eligibility of new entitlement cities and counties for the CDBG Program. These revised standards will affect the CDBG Program in two important ways: (1) OMB will not designate any new metropolitan areas or principal cities thereof until 2013, and, thereafter, will issue major updates to statistical areas every 5 years instead of annually. (OMB will continue to issue new metropolitan and micropolitan area designations on an annual basis, as needed. Readers are also reminded that Micropolitan Area designation has absolutely no bearing on

eligibility for the Entitlement CDBG Program.); and (2) For the CDBG Program, this means that for the next 1-2 years, the only way a local government will become newly eligible for CDBG Entitlement program participation will be by surpassing the 50,000 and 200,000 population thresholds for cities and counties, respectively. For FY-2013 (and probably FY-2014, depending on when OMB issues its 2013 updates), there will be no new Entitlement communities qualifying solely on the basis of being newly designated as a principal city of a metropolitan area. The next point at which HUD will identify potential new Entitlement participants will be when the Census Bureau issues its 2011 Population Estimates in the summer of 2012. The revised OMB standards notice is available at: [http://www.whitehouse.gov/sites/default/files/omb/assets/fedreg\\_2010/06282010\\_metro\\_standards-Complete.pdf](http://www.whitehouse.gov/sites/default/files/omb/assets/fedreg_2010/06282010_metro_standards-Complete.pdf)

**HUD Launches Web Tool to Connect Best Community Development Efforts to Private, Philanthropic Dollars:** In an effort to dramatically boost public/private partnerships and

philanthropic support for strong community development plans across the country, the Department of HUD unveiled a new web feature to spotlight grantee and top-tier applicant efforts to create opportunity and revitalize regions, communities, and neighborhoods around the country. Featured at [www.hud.gov](http://www.hud.gov), the web tool displays contact information, partnerships, maps, and funders for the most robust proposals to HUD's flagship community development initiatives, allowing users to easily find and support local transformation efforts. For more information, see HUD Press Release 11-278 at: [http://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2011/HUDNo.11-278](http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-278).

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.

Everyone have a safe winter – see you at the next meeting.

So much for our broken crystal ball! For the first time in years, we will be able to provide you with the formula allocation for FY-2012 by the winter meeting, if not sooner!

**STAFFING UPDATES:** The Columbus CPD office has lost Tom Bilodeau, Program Manager, to the Jacksonville, Florida CPD Office. Tom coordinated our homeless programs and will be greatly missed. Vicki Miller is once again taking on the homeless coordination responsibilities.

**CPD COLUMBUS FIELD OFFICE UPDATES:**

**FY-2012 Entitlement CDBG Participations Finalized:** In FY-2011, nationally, there were 1,169 entitlement grantees: 182 counties and 987 entitlement cities. In FY-2012, there is a net gain of 1 urban county, 16 entitlement cities. For FY-2012, there will be

## Federal Home Loan Bank of Cincinnati Affordable Housing Program Awards in Ohio Second Round 2011

Applicant / Location	Sponsor	Project Name/Location	Units	Unit Type	Grant Amount
Cincinnati Development Fund, Cincinnati, OH	Talbert House	2011 Ironworks Permanent Supportive Housing, Cincinnati, OH	63	Rental	\$944,999
Eaton National Bank & Trust Co., Eaton, OH	Home Is The Foundation	2011-2 HIT Foundation RRH Project, Eaton, OH	11	Rental	\$102,965
The Huntington National Bank, Columbus, OH	Family & Community Services Inc.	Akron Veterans' Project, Akron, OH	38	Rental	\$474,000
The Huntington National Bank, Columbus, OH	CountyCorp	4829 Northcliff Drive Rehabilitation, Dayton, OH	20	Rental	\$200,000
The Huntington National Bank, Columbus, OH	Logan-Belle H.A.N.D.	Wright Place, Bellefontaine Bellefontaine, OH	6	Rental	\$250,000
The Huntington National Bank, Columbus, OH	YWCA Warren	2011 YWCA Warren, Warren, OH	12	Rental	\$525,000
KeyBank, National Association, Cleveland, OH	Brunswick Housing Development Corporation	Brunswick Lake Senior Housing 2012, Brunswick, OH	63	Rental	\$630,000
Nationwide Mutual Insurance, Columbus, OH	Metropolitan Housing Partners Inc.	Franklin Station 2011 AHP, Columbus, OH	100	Rental	\$1,000,000
The Old Fort Banking Company, Tiffin, OH	New Housing Ohio Inc.	Morrison House - Fall 2011, Tiffin, OH	16	Rental	\$195,000
The Park National Bank, Newark, OH	Athens County Habitat for Humanity	2011 ACHFH AHP Proposal, Athens County, OH	2	Ownership	\$13,900
The Park National Bank, Newark, OH	Community Action Program Commission of the Lancaster-Fairfield County Area	Rutherford House PSH, Lancaster, Ohio	16	Rental	\$800,000
The Park National Bank, Newark, OH	The Main Place	The Place Next Door, Newark, OH	10	Rental	\$500,000
The Park National Bank, Newark, OH	LEADS	Windsor Heights Preservation 2010, New Lexington, OH	25	Rental	\$250,000
U.S. Bank, National Association, Cincinnati, OH	Housing Solutions of Greene County Inc.	Columbus Place, Xenia, OH	6	Rental	\$300,000
			388	<b>Totals</b>	<b>\$6,185,864.00</b>

## FHLBank Cincinnati Announces \$10 million in Affordable Housing Program Grants Ohio Members Awarded \$6.1 million

A total of 21 FHLBank member institutions will receive more than \$10 million in Affordable Housing Program (AHP) subsidy to help produce 645 units of affordable housing for low- and very low-income residents in the FHLBank's service area of Kentucky, Ohio and Tennessee. Ohio

FHLBank members will receive \$6.1 million to assist with the creation of 388 units of affordable housing in partnership with nonprofit housing sponsors.

The FHLBank allocates 10 percent of its net income annually into the AHP, which makes housing more

affordable for persons at or below 80 percent of area median income. Subsidy is awarded to members through the semi-annual AHP competitive offerings and through Welcome Home Program down payment assistance grants.

Since the first awards in

1990, the FHLBank has contributed more than \$444 million through AHP and Welcome Home toward more than 58,000 units of affordable housing through its AHP. The program has enabled thousands of families to access decent, affordable housing.

All FHLBank members are eligible to apply for AHP funds. The next AHP application deadline is April 2, 2012. Questions concerning the AHP may be directed to Damon v. Allen, Vice President and Community Investment Officer, toll free at 888-345-2246.

Press Release:  
**Ohio Local Development Districts  
Noticed with  
National Innovation Awards**

The Ohio Mid-Eastern Governments Association (OMEGA), Ohio Valley Regional Development Commission and Buckeye Hills Hocking Valley Regional Development District received a 2011 Innovation Award from the National Association of Development Organizations (NADO) Research Foundation for the *Connecting Appalachia Middle-Mile Fiber Optic Network* project.

Connecting Appalachia is a partnership between the National Telecommunications and Information Administration (NTIA, an agency of the U.S. Department of Commerce) and Horizon Telcom that will fill broadband coverage gaps in 34 rural Ohio counties with a 1,960-mile fiber optic backbone network. When completed, the new world-class network will connect healthcare facilities, educational institutions, government agencies and businesses that need to upgrade existing broadband capabilities or be connected where no service is available.

NADO promotes programs and policies that strengthen local governments, communities and economies through regional cooperation, program delivery and comprehensive strategies. The association's Innovation Awards program recognizes regional development

organizations and partnering organizations for improving the economic and community competitiveness of our nation's regions and local communities.

The Connecting Appalachia project was also awarded the Trailblazer Award in which the award-winning projects were judged by a group of peers to recognize exceptional projects that demonstrate unique innovation. Award winners were showcased during NADO's 2011 Annual Conference. Executive Director, Misty Casto, attended the conference and accepted the award on behalf of Buckeye Hills.

"Creative projects like Connecting Appalachia Middle-Mile Fiber Optic Network advance the economic growth and sustainability of our nation's regions and communities. For more than 20 years, NADO's Innovation Award has provided regional development organizations throughout the nation a unique opportunity to showcase their important work and their critical role in promoting economic development for rural and small metropolitan communities," said NADO President Tim Ware, executive director of the Mid-East Commission in Washington, North Carolina.

Buckeye Hills-HVRDD also won an Innovation Award for its BizNet Business Retention Program. Through a grant from The Ohio Department of Development, BizNet partners in a 12-county region made nearly 150 visits with key employers since the beginning of 2011. The goal was to help identify and assist companies with possible resources. BizNet also created a regional software tracking system and brand presence for ongoing use. The BizNet Report is available at [www.buckeyehills.org/oaces/biznet](http://www.buckeyehills.org/oaces/biznet).

Buckeye Hills serves Athens, Hocking, Meigs, Monroe, Morgan, Noble, Perry, and Washington Counties.

**NADO Innovation Awards  
Trailblazer Award for  
the Connecting Appalachia  
broadband project**



(Left to Right):  
John Hemmings, Executive Director, Ohio Valley Regional Development Commission  
Misty Casto, Executive Director, Buckeye Hills-Hocking Valley Regional Development District  
Tim Ware, NADO President  
Greg DiDonato, Executive Director, Ohio Mid-Eastern Governments Association (OMEGA)

**About Horizon** - With corporate offices in Chillicothe, Ohio, Horizon Telcom is a leading broadband provider of advanced data services in southern and eastern Ohio. Utilizing its extensive network of fiber optic cable, Horizon delivers advanced high speed data services, Internet, voice, digital video, security and monitoring services. Horizon's entrepreneurial heritage and long-standing commitment to remarkable customer care ensures its devotion to connecting its customers to their worlds through the delivery of cutting-edge broadband technology and proven telecommunication systems. For more information about Horizon, visit the company's website at [www.horizontel.com](http://www.horizontel.com).

**About OMMC** - The Ohio Middle Mile Consortium (OMMC) is a public-private partnership of broadband providers facilitated by the Ohio Academic Resources Network (OARnet) to create a collaborative and sustainable statewide broadband network. OMMC members include ComNet, Inc., OneCommunity, OARnet and Horizon. For more information about OMMC, visit [www.ohiomiddlemile.org](http://www.ohiomiddlemile.org).

**Recommended Historic Preservation  
Tax Incentives Web Sites:**

Ohio Historic Preservation Office, Ohio Historical Society—OHPO, OHS  
<http://www.ohiohistory.org/resource/histpres/yourtown/tax/>

**Federal Historic Preservation Tax Incentives program:**

Federal Historic Preservation Tax Incentives (National Park Service—NPS)  
<http://www.nps.gov/tps/tax-incentives.htm>

Historic Preservation Easements (NPS)—.pdf format  
[http://www.nps.gov/history/hps/tps/tax/download/easements\\_2010.pdf](http://www.nps.gov/history/hps/tps/tax/download/easements_2010.pdf)

National Register of Historic Places (OHPO, OHS)  
<http://www.ohiohistory.org/resource/histpres/toolbox/nr/index.html>

**Applying for the Federal Historic Preservation Tax Incentives program:**

Federal Historic Preservation Certification Application and Instructions (NPS)  
<http://www.nps.gov/tps/tax-incentives/application.htm>

Check the Status of Your Federal Tax Credit Application (NPS) <http://tps.cr.nps.gov/status/>

**Federal Standards and Guidelines for Rehabilitating Historic Properties:**

The Secretary of the Interior's Standards for Rehabilitation (NPS)  
<http://www.nps.gov/tps/standards/rehabilitation.htm>

Planning Successful Rehabilitation Projects (NPS)  
<http://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab.htm>

Illustrated Standards and Guidelines for Rehabilitating Historic Buildings (NPS)  
<http://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>

The REHAB Yes & No Learning Program (NPS)  
<http://www.nps.gov/tps/education/rehabyes-no/index.htm>

Preservation Briefs (NPS) <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

**The Internal Revenue Service (IRS) and the Federal Historic Preservation  
Tax Incentives program:**

The IRS Frequently Asked Questions (NPS)  
<http://www.nps.gov/tps/tax-incentives/before-apply/irs.htm>

Internal Revenue Service: IRS forms—Form 3468 "Investment Credit" <http://www.irs.gov>

**Ohio Historic Preservation Tax Credit (OHPTC):**

Ohio Historic Preservation Tax Credit (Ohio Department of Development)  
<http://development.ohio.gov/Urban/ohptc/default.htm>

**Additional Funding Sources Information:**

Historic Preservation Related Funding Sources (OHPO, OHS)—.pdf format  
<http://www.ohiohistory.org/resource/histpres/docs/fund.pdf>

**Contact Information:**

Technical Preservation Services Department, OHPO, OHS phone: 614.298.2000

Judith Kitchen - [jkitchen@ohiohistory.org](mailto:jkitchen@ohiohistory.org)

Mariangela Pfister - [mpfister@ohiohistory.org](mailto:mpfister@ohiohistory.org)

Rachel Krause - [rkrause@ohiohistory.org](mailto:rkrause@ohiohistory.org)

Scott McIntosh - [smcintosh@ohiohistory.org](mailto:smcintosh@ohiohistory.org)

**National Park Service reviewer:**

John Sandor - [john\\_sandor@nps.gov](mailto:john_sandor@nps.gov)

**IRS Program Specialist:**

Colleen Gallagher - [colleen.k.gallagher@irs.gov](mailto:colleen.k.gallagher@irs.gov) phone: 651.726.1480

**Ohio Department of Development (OHPTC), Office of Redevelopment:**

Mark Lundine - [mark.lundine@development.ohio.gov](mailto:mark.lundine@development.ohio.gov) phone: 614.644.6552

Nathaniel Kaelin - [nathaniel.kaelin@development.ohio.gov](mailto:nathaniel.kaelin@development.ohio.gov) phone: 614.728.0995

Updated 11/9/2011

**Important Notice:**

The National Park Service has recently redesigned the Historic Preservation Certification Application forms for federal historic preservation tax incentives and has revised the instructions for completing the forms. Here is a link to the new applications: <http://www.nps.gov/tps/tax-incentives/application.htm>. As of January 1, 2012 only the new application forms will be accepted by the Ohio Historic Preservation Office and the National Park Service. The submission requirements have not changed—for Ohio properties, two paper copies of applications (with the owner's original signature) and all supporting materials must be submitted to the Ohio Historic Preservation Office.

In other news, we are happy to announce our recently-opened historic preservation exhibit, Buildings, Places & Spaces, located just outside our offices. This is one of several new exhibits at the Ohio History Center. Come take a look!

Attached is a list of historic preservation tax incentives web sites. At the bottom of the list is contact information for individuals involved in the federal and Ohio historic preservation tax incentives programs. If you have any questions about the new federal application forms or applying for the federal historic preservation tax incentives, please contact me, Mariangela, Rachel, or Scott.

We look forward to working with you on your current and future projects.

Thank you,

Judith L. Kitchen, Department Head  
Technical Preservation Services  
Ohio Historic Preservation Office  
Ohio Historical Society  
800 East 17th Avenue  
Columbus, OH 43211-2474  
T: 614-298-2000  
F: 614-298-2037  
[www.ohpo.org](http://www.ohpo.org)



# Legislation . . . In the News

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

The following is a summary of recent General Assembly activity relating to economic development matters through November 30, 2011.

## 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 (ODOD) to contract with JobsOhio as soon as practical for JobsOhio to assist the Director and ODOD to provide services and carry out functions of ODOD, 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. ODOD is to retain the function of approval and disapproval of awards. All contracts for grants, loans and tax incentives will be between ODOD and the recipient and enforced by ODOD. JobsOhio is prohibited from executing contracts that obligate ODOD for loans, grants and tax credits or incentive awards recommended by JobsOhio to ODOD.

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 ODOD, to transfer specific functions of ODOD to JobsOhio or other existing agencies, or to eliminate designated functions of ODOD.

**House Bill 58** (Governor signed March 7, 2011.) This Bill includes a provision expanding for a temporary period 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 \$38,000 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 underpay-

ment 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 without following the competitive selection process if the estimated fees are less than \$50,000 and the design firm meets certain qualification requirements.

## 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 18** (Introduced January 11, 2011; fifth hearing in House Ways and Means Committee on February 23, 2011.) This Bill authorizes a nonrefundable credit against the State's income tax for businesses that

increase payroll and expand into a facility that has been vacant for at least six months. The business must employ at least 50% of its Ohio employees at that site.

**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 upon which the State Treasurer, upon request of the Director of the ODOD, may invest up to \$100 million with participating lending institutions for loans to eligible small businesses.

**House Bill 50** (Introduced January 26, 2011; sixth hearing in House Local Government Committee on June 21, 2011; 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; first hearing in House Judiciary and Ethics Committee on March 22, 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 192** (Introduced April 12, 2011; referred to House Ways and Means Committee.) This Bill amends certain provisions of the new community authority law.

**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; second hearing in Economic and Small Business Development Committee on November 29, 2011.) 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 and making at least \$9.50 per hour.

**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 370** (Introduced November 3, 2011; first hearing in House Economic and Small Business Development Committee on November 29, 2011; see Senate Bill 241.) This Bill revises certain provisions pertaining to new community authorities, including authorizing any municipality where a new community authority would be created and, in some instances, a township, to veto the creation. It further makes permanent certain temporary provisions related to financing, dissolution, trustee selection and other matters.

**House Bill 371** (Introduced November 3, 2011; second hearing in House Finance and Appropriation Committee on November 29, 2011.) This Bill modifies the Local Government Innovation Program, including, among other changes, the political subdivisions eligible to receive grants and loans under the program and the application process and evaluation criteria. Under the Bill, applications would be submitted directly to the Department of Development, which would then submit to the Local Government Innovation Council.

## 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 count permanent or temporary personnel employed through employment agencies as employees under those programs.

**Senate Bill 241** (Introduced October 21, 2011; referred to Senate Ways and Means Committee.) This Bill amends certain provisions pertaining to new community authorities. See summary of the Companion Bill, House Bill 370, above.

**Senate Bill 257** (Introduced November 16, 2011; first hearing in Senate Finance Committee on November 16, 2011.) This Bill modifies the Local Government Innovation Program. See the summary of the Companion Bill, House Bill 371, above.

# 2011 - 2012 Members

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## Calendar of Events

**January 24, 2012 – OCCD**  
**OCD CHIP Application Training**  
Embassy Suites, Dublin  
Registration: Pat Richards 937.652.3523  
Training Info: Shanna Garrett 614.466.2285

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

**January 25-26, 2012 – OCCD**  
Winter Quarterly Meeting  
Embassy Suites, Dublin  
Registration: Pat Richards 937.652.3523  
Training Info: Shanna Garrett 614.466.2285

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

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

**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

**April 24, 2012 – OCCD (TBD)**  
Crowne Plaza North Columbus  
Registration: Pat Richards 937.652.3523  
Training Info: Debra Mayes 937.215.5872

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

**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

**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](mailto: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](http://www.occd.org) •

## Individual Websites for Training & Events Information

OCCD – Ohio Conference of Community Development, Inc. [www.occd.org](http://www.occd.org)  
OHCP – Office of Housing & Community Partnerships, Ohio Department of Development  
[http://development.ohio.gov/cdd/ohcp/Calendar of Events.htm](http://development.ohio.gov/cdd/ohcp/Calendar%20of%20Events.htm)  
Ohio CDC – Ohio Community Development Corporation Association  
[www.ohiocdc.org/training.htm](http://www.ohiocdc.org/training.htm)  
Ohio Capital Corporation for Housing [www.occh.org/news/events.cfm](http://www.occh.org/news/events.cfm)  
Community Connections – The Information Center of CPD-HUD [www.comcon.org](http://www.comcon.org)  
Federal Reserve Bank of Cleveland [www.clevelandfed.org](http://www.clevelandfed.org)  
ICF [http://icfi.com/Markets/Community\\_Development/cd-training-1.asp](http://icfi.com/Markets/Community_Development/cd-training-1.asp)  
Ohio Housing Finance Agency [www.ohiohome.org](http://www.ohiohome.org)  
COOHIO – Coalition on Homelessness & Housing in Ohio [www.cooohio.org](http://www.cooohio.org)  
Enterprise Community Partners [www.enterprisecommunity.org](http://www.enterprisecommunity.org)