



## President's Address

By: Verna Vance, OCCD President



First, I'd like to say I am honored to serve as President for the 2011-2012 term. I thank all who have supported me as I made my way up the chairs of office on the board. For most of my life, fall has represented the beginning. From the school year beginning for me, then for my children, to programs years

beginning in October, the fall has always represented the New Year.

This fall also represents a beginning; it begins my year of "living dangerously" better known as my year as President of OCCD.

One thing I've notice during my time on the board is that we have a unique organization. I've talked to representatives of HUD funded programs in other states and they don't have anything like OCCD. The continuing mission of OCCD for nearly 50 years now is to make our communities well rounded healthy places to live, work and play. In our roles as community and economic development professionals, we use our federal funds to accomplish that. However, things have

changed dramatically over the past six years.

We've seen a major housing crisis and economic downturn. We are struggling with a tsunami of homes for sale in a market where homes are not selling. We endure the blight of boarded up homes in our neighborhoods. Local governments are struggling to provide essential services in the wake of major cuts in revenue.

Along with these struggles and challenges, we are seeing a loss of some of the senior members of our staffs and the program knowledge that they've acquired over the years. Here at Montgomery County we had the "summer of retirements". The situation is probably not any different in your communities.

All of these things could make a "hard man humble" if we didn't have the gem of OCCD. Our vision and commitment has produced a strong foundation that enables us to keep educated on the ever-changing environment of government programs. OCCD supports its members by creating networking opportunities across the State of Ohio, as well as providing a collaborative atmosphere with our funding agencies.

With our talented staff and the commitment from our committees and board, I'm confident that we will continue to adapt to any future challenges.

We welcome your support and involvement. Hope to see you all in October, with another New Year.

## Special Thanks to the Annual Meeting Sponsors

This year's Annual Meeting sponsors were Ohio Capital Corporation for Housing for the Awards Luncheon and Squire, Sanders and Dempsey LLP for the Banquet Reception.

## OCCD Fall Quarterly Meeting • October 26 – 27, 2011

By Donna D. Colglazier, OCCD Vice President

Wow, how things happen in a flash. There I was, in my office drumming along as most of us do, taking care of the day to day things that make the clock whiz by, while also trying to accomplish the larger tasks that scream the loudest. I think to myself, "I'm ahead of the game. I still have two weeks to finish the agenda and write my articles". Then out of the blue, a little germ infects my family, and next thing I know, its 12 days since I have stepped into my office, and I have one day left to fill two slots in the agenda, write the newspaper article and cover letter for the fall conference. Isn't that the life we lead? Feast or famine. Sickness and health. Hurry up and wait. Just a few short years ago, we had more money than we knew what to do with, a means to finally address some of our community's issues that we couldn't touch before. Now my friends, that tap has been turned off. 2011 was the worst hit my county has ever had since becoming an Entitlement. NSP1 is about done and we're looking at additional HUD cuts. Either way, we put things in perspective, and do the best we can with the resources we're given.

This will be my first meeting as Vice-President, and I can only hope to do as well as the previous year's agenda. Angela did a great job, with interesting topics and some new ideas thrown in there, such as the World Café. It's always beneficial when we can break down into smaller, more intimate groups, and share experiences and ideas. I always walk away with fresh ideas and little more positive perspective about what

we do as community leaders. We do make a difference, even if we sometimes don't see it because of the aforementioned drudgery of day to day tasks. What's that saying... "You can't see the forest, for the trees"?

The Ohio Conference of Community Development will hold our fall quarterly meeting Wednesday, October 26<sup>th</sup> through Thursday, October 27<sup>th</sup>, 2011, at the Holiday Inn Columbus Worthington. Following through on the previous days training, the emphasis of the meeting is two-fold: Economic Development and OCCD President Award nominee presentations. In addition, there will be some best practices sprinkled in there for flavor. It's always a bonus when we know what HUD and ODOD want from us.

Speaking of ODOD, what is going on there?!?! We have been asking ourselves this for quite some time, and now we have the answer... for now... until it changes again. Will it change again? The first session will involve answers to those questions and more with a representative of the new proposed (pending legislation) Development Service Agency. In addition, JobsOhio will also be speaking as to their economic development initiatives and how they will interact with the new proposed (pending legislation) Development Service Agency.

Economic development doesn't always have to be global or national. Providing local economic support is key for success of our neighborhoods and residents. The Economic and Community Development Institute (ECDI) was awarded

funds from Franklin County to support entrepreneurship of their local food-based industry, an industry that has seen recent demand in Central Ohio, as consumers want to know where their food comes from, and to keep their food expenditures in the local community. We will learn about the "Growing Entrepreneurs Initiative" during this session.

The Village of Morrow will present their downtown revitalization overhaul. The Village was a recipient of a Special Purpose Grant, and through that grant, and other various funding, has made a large scale impact for their village. We will be able to see how community and economic development affects our large urban areas as well as our small rural communities.

After lunch break, we will have a short OCCD Business Meeting, then onto nominees of the OCCD President's Award for Innovative Programs. This year's winner was the High Bridge Glens Parks project from the City of Cuyahoga Falls. See how this park has been transformed from a once popular entertainment destination of the late 1800's to receiving an Ohio Historical Marker in 2009, honoring its significance to Cuyahoga Falls and the region.

The Challenger League Ball Field and Handicap Accessible Restroom facility is a multi-funded project, initiated by the Rotary Club of Cambridge. This worth while project will leave you feeling proud of all that community development can do... bring a tissue.

The City of Elyria received

Energy Efficiency and Conservation Block Grant (EECBG) funds from the United States Department of Energy in October of 2009. The grant was used to develop a strategy to reduce energy consumption of the City of Elyria and its residents. Find out the strategies used in this successful American Recovery and Reinvestment Act (ARRA) project.

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.

After a good nights rest, or if you're like me, probably not, please return Thursday morning for a couple "Best Practices" sessions. Section 3. Section 3. With so much emphasis on Section 3 lately, Catherine Crosby, Assistant Director of the Dayton Human Relations Council has agreed to return with a panel on the latest craze that is Section 3.

Good 'ole Harry Conard. What would we do without the Harry Conard's of this organization? He, along with others, has always been a boost to me

when I needed assistance, and to that, I thank you. Through a recent HUD monitoring visit, the income qualification process of Cuyahoga County received an excellent review, and was suggested to be shared with their fellow colleagues. The income qualification process can be cumbersome and confusing, as there are so many variations and situations which impact the final numbers. Cuyahoga County has streamlined the process, making the process efficient and exact. Dorinda Miller, Business Administrator of the Housing Division of Cuyahoga County will present the best practice of Income Qualification.

Our fall 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.

Before leaving the fall conference, please take some time to peruse the OCCD display table for a current calendar of events and trainings. Your input is appreciated, both positive and negative, so please complete the surveys at the end of each meeting. This is your organization and we need to hear from you. The executive committee reviews the surveys, and suggestions are used for future meetings. Or feel free to contact me any time to share your thoughts and ideas for upcoming agendas. I look forward to seeing each of you there.

## Fall Meeting October 26 - 27, 2011

### Wednesday

- 8:00 Registration Opens
- 9:25 – 9:30 Welcome  
*Donna D. Colglazier, Vice President, OCCD*
- 9:30 – 10:45 **What's Happening at the State?**
- The new Development Service Agency  
*William Murdock, Chief*
  - Karen Fabiano, Assistant Chief*
  - JobsOhio  
*Kristi Tanner, Executive Director*
- 10:45 – 11:00 Break
- 11:00 – 12:00 **Growing Entrepreneurs Initiative**
- Franklin County Economic Development and Planning Department  
*James Schimmer, Director*
  - Economic and Community Development Institute (ECDI)  
*Inna Kinney, Founder and CEO*
- 12:00 – 1:15 **Lunch and Committee Meetings**
- Federal and State Training
  - Legislative
  - Membership
  - State Programs
- 1:15 – 1:30 OCCD Business Meeting
- 1:30 – 3:00 **OCCD President's Award for Innovative Programs**
- High Bridge Glens Parks  
*City of Cuyahoga Falls*
  - Challenger League  
*City of Cambridge*
  - Energy Smart Homes Program  
*City of Elyria*
- 3:00 – 3:15 Break
- 3:15 – 4:00 **Economic & Downtown Vitality in Rural Ohio**
- Village of Morrow  
*Mayor Mike Erwin*
- 4:00 – 4:30 **Legislation in the Works**
- Pamela I. Hanover, Esq.,  
Squire, Sanders, & Dempsey, L.L.P.
- 4:30 – 5:15 Policy Committee
- 5:15 – 6:30 Reception
- 8:00 – 12:00 OCCD Hospitality

### Thursday

- 8:00 Registration Opens
- 9:00 – 9:05 Welcome  
*Donna D. Colglazier, Vice President, OCCD*
- 9:05 – 10:15 **Best Practices: Section 3 revisited**
- Dayton Human Relations Council  
*Catherine Crosby, Assistant Director*
- 10:15 – 10:30 Break
- 10:30 – 11:30 **Best Practices: Income Qualification**
- Cuyahoga County  
*Dorinda Miller, Business Administrator*
- 11:30 – 12:00 **Meetings as Entitlements and Small Cities**

**REGISTRATION:** The registration fee for the 2011 Fall 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 October 20, 2011.

**ACCOMMODATIONS:** Advance reservations are important and should be made directly to Holiday Inn Worthington (614) 436-0700. Specify the OCCD conference and ask for the special rate of \$89; make your reservations before October 12, 2011.

## Presentation of President's Award for Innovative Programs to Cuyahoga Falls



Nancy Cook, OCCD President,  
Denise Bell, Cuyahoga Falls

In 2003, the City embarked on a series of neighborhood charrettes whereby residents, business owners, community leaders and developers gathered to discuss their ideas for the future of Cuyahoga Falls. A common theme that arose from every charrette in all eight wards was the public's desire to have more access to the Cuyahoga River. In a concerted effort to return the river to the people, the City of Cuyahoga Falls purchased an older industrial building in 2003 known as Prospect Mold and Die located on south Front Street with a matching grant from the Clean Ohio Fund. This would be the site of a new urban park.

In 2004, the City applied for and received a \$200,000 grant from USEPA to conduct environmental assessments along the riverfront corridor. Furthering the City's 2005 redevelopment plan for the corridor, the City received funding from the Clean Ohio Revitalization Fund for remediation and demolition of several buildings, one being the building located on the park site.



With the objective to re-create history on the same site, the manufacturing building was razed in 2008 and in October 2009, a new urban park opened to the public. The old dilapidated bridge was replaced with a new overlook bridge, situated 90 feet above the river's gorge. Residents living in the single and multi-family units are now able to take advantage of a new recreational amenity located in this walkable area. In 2009, the High Bridge Glens Park received an Ohio Historical Marker honoring its significance to Cuyahoga Falls and the region.

The City of Cuyahoga Falls is passionate about its riverfront heritage and it is that passion and enthusiasm that has resulted in over \$3.5 million in grant monies applied for and awarded to support the revitalization of the City's urban core. The budget breakdown for this project is as follows:

City of Cuyahoga Falls General Fund	\$ 1,800,000
Clean Ohio Green Fund	\$ 300,000
State of Ohio	\$ 640,000
Clean Ohio Revitalization Fund	\$ 335,000
CDBG	\$ 165,000
<b>Total Budget</b>	<b>\$ 3,240,000</b>

Located just south of the Sheraton Suites Hotel, rated one of the best in North America, the High Bridge Glens Park was strategically positioned as the catalyst to further developments. Currently under construction is a new \$10 million mixed-use project, dubbed the Watermark. Adjacent to the park, this 4-story mixed-use building will feature 40 senior apartments and 12 market-rate condominiums with approximately 9,500 square feet of retail space on the first floor. This one project will create 20 full-time and 28 part-time job opportunities. Further, CDBG-R funds are supporting the infrastructure to service the senior apartments.

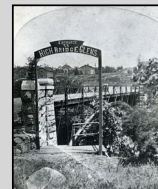
Adding a beautiful visual resource to the area, the High Bridge Glens Park began receiving curious visitors before it was officially open to the public. This new gateway to the Cuyahoga River is less than 1,000 feet from the Summit County MetroParks Glens Trail, which leads to the Gorge MetroPark. Creating new regional opportunities for residents and visitors to access the natural beauty and proud heritage of the Cuyahoga River is one goal of many that has been accomplished and we wouldn't change a thing. Photographs of the park during several phases through the past 100 years are found following this article.

Of special note, the High Bridge Glens Park was highlighted on the Food Network's new show Food Feuds. Skyway and Swenson's competed for the best cheeseburger and the grand finale was taped at the park, where hundreds of families turned out to show their support for their favorite burger – further proof that beautiful public amenities can lift up an entire community and truly put it on the map!

### Historic Images of the High Bridge Glens Park 1879 - 1912



High Bridge under construction



Entrance to the High Bridge Glens



Stairway from entrance



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### 2011 - 12 Executive Committee

President	Verna Vance, Fiscal Officer, Montgomery County
Past President	Nancy Cook, Sustainability Grants Manager, Department of Planning and Urban Development, Akron
President Elect	Angela Williams, Community Development Manager, Kettering
Vice President	Donna Colglazier, Community Development Administrator, Butler County
Treasurer	Ken Lengieza, Director, Marion County R.P.C.
Secretary	Kathy Werkmeister, Director of Housing and Community Services, Mid-Ohio Regional Planning Commission
Board Members	Michael Keys, Executive Director, Department of Community Development, Warren
	Rollin Seward, Assistant Director, Economic Development and Planning Department, Franklin County
	Dale Hartle, Director, Ohio Regional Development Corporation
	Phyllis Dunlap, CT Consultants, Inc. (Appointed)
	Lisa Patt-McDaniel, Director of Community Development, Ohio Capital Corporation for Housing (Appointed)



## Historic Images of the High Bridge Glens Park 1879 - 1912



Dining Hall, plateau, croquet area



Original Glens pavilion



Expanded Glens pavilion



Scenic overlook at Glens



Fenton's Ferry at the Glen



Fern Cave



Looking up the Cuyahoga River at Glens



Visitors standing on suspension footbridge



The Grand Promenade



Cathedral Pass



Weeping Cliffs in Winter



Mirror Lake (note toy boat in lake)



**OCCD 2011-2012 Executive Board Members** (above left to right)  
Ken Lengieza, Angela Williams, Lisa Patt-McDaniel, Michael Keys, Nancy Cook, Verna Vance, Kathy Werkmeister, Donna Colglazier, and Rollin Seward.

Pictured to the right:  
Dale Hartle and Phyllis Dunlap



### EXECUTIVE COMMITTEE

**FUNCTION:** To govern the Ohio Conference of Community Development, Inc.

#### Committee Officers :

President: Verna Vance, Montgomery County  
Past-President: Nancy Cook, Akron  
President-Elect: Angela Williams, Kettering  
Vice-President: Donna Colglazier, Butler County  
Treasurer: Ken Lengieza, Marion County RPC  
Secretary: Kathy Werkmeister, Mid-Ohio Regional Planning Commission

**Board Members:** Michael Keys, Warren  
Rollin Seward, Franklin County  
Dale Hartle, Ohio Regional Development Corporation  
Phyllis Dunlap, CT Consultants, Inc. (appointed)  
Lisa Patt-McDaniel, Ohio Capital Corporation for Housing (appointed)

### POLICY COMMITTEE

**FUNCTION:** To closely monitor the general affairs of the Association and recommend to the Executive Committee new policies, or changes of existing policies. Also to perform specific policy-related research tasks and problem-solving functions assigned by the Executive Committee or the Association.

#### Committee Members:

Chair – Elizabeth A. Pearson, Stark County R.P.C  
Aane Aaby, Massillon  
Cynthia Baker, Mansfield  
Harry Conard, Jr., Cuyahoga County  
Oren Henry, Cincinnati  
Gary Locke, Kent  
Anita Stocker, Geauga County  
Susan Walsh, Hamilton County  
Evelyn King, Cambridge  
Amy Riegel (appointed)  
Fritz Leighty, Leighty & Snider, Inc. (appointed)  
Karen Knittel, Cleveland Heights (appointed)  
Warren Weber, Licking County (appointed)  
Amy Schocken, CDC of Ohio (appointed)  
Angela Williams, Butler County (President Elect)



### LEGISLATIVE COMMITTEE

**FUNCTION:** To monitor state and federal legislation and investigate issues potentially affecting the Association's objective and purpose. To recommend to the Executive Committee actions to be taken by the Association concerning significant legislative matters. Also to prepare and offer testimony when deemed necessary on behalf of the Association and to perform related tasks assigned by the Executive Committee.

#### Committee Members:

Chair – Fritz Leighty, Leighty & Snider, Inc.  
Pamela Hanover, Squire, Sanders & Dempsey, L.L.P.  
Jonathon Boeckman, Fairborn  
Angela Byington, Elyria  
Stacy Clapper, Zanesville  
Oren Henry, Cincinnati  
Dan Morganti, Stark County RPC  
Bridget Susel, Kent  
Doug Harsany, Harsany & Associates  
Dale Hartle, Ohio Regional Development Corporation (Board Liaison)  
Matt LaMantia (OHCP Representative)

### MEMBERSHIP COMMITTEE

**FUNCTION:** To develop and affect resourceful methods and procedures for recruiting and maintaining a full and active membership in the Association.

#### Committee Members:

Chair – Amy Riegel, Dayton  
Jerry Bandy, Mansfield  
Lynn Carlone, Stark County RPC  
Dwendolyn Chester, Cincinnati  
Bridget Susel, Kent  
Jonathan Boeckman, Fairborn  
Warren Weber, Licking County  
Kathy Werkmeister, Mid Ohio Regional Planning Commission (Board Liaison)

### NOMINATING COMMITTEE

**FUNCTION:** To be responsible for the orderly transfer of the elected positions of the Association. Also to serve as the Elections Committee during the Annual Meeting, with the Chairman serving as Presiding Officer. The Elections Committee is responsible for validating the eligible voting membership, conducting the elections, tabulating the results and announcing the official results to the membership.

#### Committee Members:

Chair – Aane Aaby, Massillon  
Beth Pearson, Stark County R.P.C.  
Gary Locke, Kent  
Dick Brooks, Darke County  
Dorothy Ferris, Brown County

### AUDIT COMMITTEE

**FUNCTION:** To perform an annual examination of the financial records and accounts of the Association and to issue a written report of such audit at the Annual Meeting of the Association.

#### Committee Members:

Chair – Phil Snider, Phil Snider LLC  
Phil Carter, Columbus  
Lynn Carlone, Stark County RPC

## 2011 - 2012 EXECUTIVE BOARD and COMMITTEES

### PERSONNEL COMMITTEE

**Function:** To assist the President in administering personnel policies consistent with sound principles of personnel management. Duties include the establishment and maintenance of job titles, job descriptions, and performance evaluation procedures; and recommendations on the interpretation or modification of the personnel policies from time-to-time as necessary and appropriate to the combined good business practices of The Association.

#### Committee Members:

Chair – Verna Vance, Montgomery County  
Angela Williams, Kettering  
Nancy Cook, Akron  
Harry Conard, Cuyahoga County  
Gary Locke, Kent  
Beth Pearson, Stark County R.P.C.

### FEDERAL AND STATE TRAINING COMMITTEE

**FUNCTION:** To serve as liaison between the membership of the Association and both the U.S. Department of Housing and Urban Development and the State of Ohio Department of Development. The Committee will define areas where technical assistance is needed and will support the HUD Area Office and ODO's Office of Housing and Community Partnerships in providing the needed training services to the OCCD membership.

#### Committee Members:

Chair – Sue Spiker, Licking County  
Ann Bishop, Seneca County  
Tawana Jones, Montgomery County  
Rebecca Jones, Elyria  
Mary Leigh, Lakewood  
Gary Locke, Kent  
Pam Raines, Hamilton  
Melanie Shapiro, Ohio Capital Corporation for Housing  
Shenise Turner, Dayton  
Gerald Diaz, Gerald Diaz Associates  
Missy Frost, Greene County  
Cherise Schell, Greene County  
Rollin Seward, Franklin County (Board Liaison)  
Rich Hendershot (HUD Liaison)  
Karen Fabiano (ODO Representative)  
Betsy Giffin (ODO Representative)

### STATE PROGRAMS COMMITTEE

**FUNCTION:** To address situations, programs, and circumstances which impact those communities, nonprofits, or other entities which do not receive funding for various activities directly from the U.S. Government, but rather, from the State of Ohio.

#### Committee members:

Chair – Amy Schocken, CDC of Ohio  
Dick Brooks, Darke County  
Mary Crockett, Xenia  
Dorothy Ferris, Brown County  
Ralph Kline, Iron-ton-Lawrence Counties CA  
Nikki Reese, Miami County  
Phil Snider, Phil Snider Consulting LLC  
George Zokle, CT Consultants  
Barbara Asberry, Clark County  
Michelle Rose, Wayne MHA  
Ken Lengieza, Marion County RPC (Board Liaison)  
Mary Oakley, OHCP Representative  
Mike Hiler, OHCP Representative



## Doonesbury From the Belfry of the Guiltless Church of Little Sympathy

by: Jack Riordan

In my search for truth, light and the real American Way, my first intellectual act every Sunday is to read the funny paper. I have my favorites, Garfield, Beetle Bailey, Prince Valiant, Hagar the Horrible plus Non Sequitur for off-the-wall comments on life. I also read Doonesbury for a view of government usually some CIA guys I knew in Vietnam, so I was surprised by a strip in August that talked about income inequality and indirectly the Guiltless Church of Little Sympathy. Zipper on his PC says, "This is outrageous. The 400 Richest families in America now hold as much wealth as the Bottom 50% of the country combined." This is where the belfry view of the Guiltless Church of Little Sympathy (GCLS) comes in, Zonk replies, "Well if each group has the same amount, what exactly is the problem? Sounds totally fair to me." Zip protests, but Zonk puts him down, "It's all good, Dawg, trust the invisible hand."

Doonesbury sounded like me last spring:

"As a result of a fundamental change in business investment philosophy, from 1979 to 2008 the share of total income for the top 1% of income earning households has gone up 125%. The increase for the top 20% went up about 28%. While real incomes for the bottom 80% has declined." This data is from 2008 report from the Congressional Budget Office.

I was wrong. A recent front page article in the Columbus Dispatch (not a liberal rag) stated that the income of the top 1% went up 281%.

My problem, of course, is I am biased. Lately I find myself in the belfry looking down at my beloved America, preoccupied with those who also love America but who are undermining what I believe is a fundamental responsibility of government, to protect those in our society who are not able to protect themselves. In addition to protecting us from the insane radical Islamist who wants to destroy America in the name of their God, there is an internal, peaceful threat that is systematically wiping out the working class in this country and increasing the share of Income, Wealth and Political Influence of a select group of the most affluent.

I like what agrees with me and distrust what does not. To keep my search for truth and the Real American Way, I try to find views of people who have more knowledge and are less biased than me. I read the Wall Street Journal (WSJ) almost every day. Recently Bloomberg's Business Week had an article titled, "The Long Slow Disappearance Of The American Working Man" in which it indicated that there is a powerful force, long in the making, that has gone virtually unnoticed in the debate over how to put people back to work: Employers are increasingly giving up on the American man". In July of this year, only 63.5% of men of working age had jobs. For men 15 to 54, only 81.2% had jobs compared to 95% in 1969. Those with jobs in 2009 were paid \$33,000 adjusted for inflation – that is 27% less than in 1969. Part of this reduction in male income was offset by the large number of women who have gone into the workforce. On September 3 the Wall Street Journal reported that the Employment to Population ratio (a much more meaningful indicator than Unemployment) only 58% of the population was employed down from almost 65% in 2000.

There are lots of good, legitimate economic and technological reasons behind these numbers, but the end results are a drastic shift in income and wealth in my America which are having and will create monumental social problems. The members of the Guiltless Church of Little Sympathy, who are getting the increase, are able to control government at all levels to keep from having to pay a fairer share of the costs of the social problems their largeness is creating.

The deacons in the Guiltless Church of Little Sympathy preach that it is a lack of effort that causes those without jobs or who have lesser jobs. "God helps those who help themselves." To cover the cost of Irene's devastation in the left leaning northeast of America for example, they propose to cover the costs by reducing existing programs for the Poor. They clearly believe that the poor are drug infested and shiftless, espousing all who apply for welfare or unemployment should be drug tested. The GCLS diocese in Florida was able to get the governor and legislators to make such a requirement and to their amazement only 2% showed up positive. I wonder what a drug and alcohol test would reveal if the Politicians where tested after lunch on Friday?

Last year David Stockman, (who I did not like when Reagan's Director of the Office of Management and Budget) tried to point out some of the fallacies in the theology of The Guiltless Church of Little Sympathy in an appropriate article aptly called, "Four Deformations of the Apocalypse". Unfortunately for my America the deacons would not consider his ideas that, "the nation's wealthiest taxpayers" receive even a 3% tax rate increase. "I've got mine let them get theirs."

I am standing on the stoop down from the flat of the old lady with the cats. I can still hear her, "Doonesbury? Isn't that a cartoon? Do you think it is right to use a cartoon to point out a very critical concern about the decline in income of almost everyone in America other than the very rich? There is nothing wrong with some folks getting richer, most of us want that. The problem is that almost everyone else is getting poorer. We need government investments in our infrastructure, a lot of which is older than me."

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.



Debra Mayes  
OCCD Training Coordinator

## Thirty-one days of 90 degree weather, yes I am ready for fall.

I still don't like winter, but love the changing leaves, roasting hotdogs and marshmallows in our backyard with friends, the cracking of those fallen leaves as we ride along on the bike trails, football – definitely Ohio State and Wittenberg football, all the festivals and our fall vacation. Spring vacation is for my "beach fix" and fall vacation is this year a return to Bar Harbor and the coast of Maine. In twelve years of my husband and our fall vacations, this is the first time we have returned to a prior destination. We loved it the first time and know we will again this time as we share it with our traveling buddies. Hey, part of the criteria for being on "Jack's Team" is travel!

But as I write this column, I still have a week of work.....

It is a busy fall for OCCD. Mostly for Patricia Richards as she is the one juggling the registrations for OCCD Fall Quarterly meeting, our Intro to Community Economic Development training and the OHCP (Office of Housing and Community Partnership – get ready for a name change) Housing Conference. And before you try to shoot the messenger, my preference was to hold the Housing Conference in the middle of November. As you will see from the agenda for the Fall Quarterly, Donna Colglazier, Vice President, has lined up.

**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 will teach the terminology, fundamental concepts, and financing mechanisms of community economic development. The training shall provide examples of innovative approaches to revitalize the local economy. In addition, the training will discuss the challenges and successes faced by community-based economic development. Registration and agenda can be accessed at the OCCD website – [www.occd.org](http://www.occd.org) under Training Center – Calendar.

The Office of Housing and Community Partnerships will conduct the semi-annual Housing Conference at Salt Fork State Park in Cambridge November 2-4. During this three-day conference, participants will receive training and technical assistance regarding program administration and compliance issues. Session topics will include the Residential Rehabilitation Standards, fiscal reporting and management, program implementation, etc. The deadline for registration was October 14. Any concerns or comments should be addressed to the Office of Housing and Community Partnerships at (614) 466-2285.

REMINDER

Power Point presentations from the OCCD Quarterly meetings are posted to the OCCD website when permission is given by the speakers.

NOTE

The OCCD Winter Quarterly Meeting will be held January 25-26, 2012 at the Embassy Suite Dublin, Columbus. The OCCD Spring Quarterly Meeting will be in April for 2012. Crowne Plaza North is the location for April 25-26, 2012.

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).



◀ "Like" us on facebook!

## WORTH NOTING

### Newsletter Deadline

Deadline for submission of copy for the newsletter is December 7, 2011. 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.

### OCCD YAHOO Groups

Receive development news as we get it and discuss topics of interest with your peers. To join, e-mail Gary Locke at [gs144240@yahoo.com](mailto:gs144240@yahoo.com)

### 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

The OCCD Executive Board wishes to thank all those who take the time to fill out the evaluation forms at the Quarterly Meetings. We especially appreciate constructive suggestions to improve future meetings.





ODOD Director James A. Leftwich speaking during the OCCD Awards Luncheon on July 27 (seated to his left is OCCD President Nancy Cook)

## Ohio Department of Development Director's Awards for Excellence in Housing and Community Development



James A. Leftwich, ODOD Director, Mayor Greg Iiams, Julie Ward, RCAP, and Chris Schmenk, Incoming ODOD Director

### ARRA Project

#### Village of Russells Point, Logan County

The Village of Russells Point received a \$500,000 FY2009 Community Development Block Grant (CDBG) American Recovery Stimulus Grant. The grant provided funds to add granular activated carbon to the existing treatment technology. This will correct deficiencies in meeting the disinfection byproducts rule of the Safe Drinking Water Act. The \$1.7 million project assisted 991 households, of which 53 percent were considered low and moderate income.

The CDBG American Recovery Stimulus Water and Sewer grants are targeted to local governments to improve water and sanitary sewer infrastructure. The projects committed to proceeding within 120 days upon grant awards. The goal of the American Recovery and Reinvestment Act is to create and preserve jobs, promote economic recovery and assist those most impacted by the recession.



James A. Leftwich, ODOD Director, Peg Beekman, Mayor Richard Zink, and Chris Schmenk, Incoming ODOD Director

### Community Housing Improvement Program (CHIP)

#### City of Hillsboro, Highland County

The City of Hillsboro received a \$248,000 FY2009 HOME Investment Partnerships Program grant through the Community Housing Improvement Program (CHIP). The city provided rehabilitation assistance to seven (7) low- and moderate-income (LMI) households utilizing HOME funds. The CDBG CHIP grant, \$250,000, provided home repair assistance to eleven (11) households. In addition, emergency payments were provided to twenty-seven (27) households as a means of preventing homelessness. The CHIP grants leveraged a total of \$95,000 of other funds.

The CHIP provides funding for a flexible, community-wide approach to the improvement and provision of affordable housing for LMI persons, and to help develop local administrative capacity.



Brian May, Fanning Howey, Jared Ebbing, Mercer County, Rockford Mayor Amy Joseph, Rockford Administrator Jeff Long, Renee Muhlenkamp, Mercer County, D.J. Pasquariello, OHCP Field Representative

### Neighborhood Revitalization Project

#### Mercer County, Village of Rockford

The county received a \$300,000 FY2008 Neighborhood Revitalization grant to improve infrastructure in the Village of Rockford. With the funds, the county reconstructed 2,250 linear feet of streets, 4,355 linear feet of curbs, 7,048 linear feet of sidewalks, 1,350 linear feet of water main, 3,050 linear feet of storm sewer, and 270 linear feet of sanitary sewer. In addition, two structures were demolished, utility poles relocated, fire hydrants were installed and improvements were made to the baseball field. The grant leveraged \$1,544,697 of other public and private funds, including \$92,000 in FY2008 Formula Allocation dollars.

The Neighborhood Revitalization grants are targeted to distressed communities or areas in Ohio with a low- and moderate-income population of at least 60 percent. Eligible activities include public facilities improvements, such as construction, reconstruction, rehabilitation of infrastructure in targeted areas of distress that allow for a more comprehensive approach than OHCP's other competitive Community Development programs. The grants are funded with Community Development Block Grant Program dollars.



James A. Leftwich, ODOD Director, Meredith Alspaugh, Caroline Daley, and Chris Schmenk, Incoming ODOD Director

### Homeless Prevention

#### Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc.

The Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. received a FY2009 Homeless Prevention Rapid Re-Housing (HPRP) grant for \$809,900. The grant provided rapid re-housing services through financial assistance and housing relocation stabilization services to 150-160 households. A key partner in providing the services was Bethany House Services, Inc. Persons at or below 50% of Area Median Income in Hamilton County were served.

The HPRP program funds were provided to the State of Ohio as a result of the enactment of the American Recovery and Reinvestment Act of 2009. Funds were made available to eligible applicants to provide individuals and families who would be homeless with assistance. The assistance includes short-term or medium-term rental assistance and housing relocation and stabilization services including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

## HUD Awards of Excellence -- OCCD Annual Meeting July 2011



Rich Hendershot, HUD, John Capitori, Neighborhood Development Services, Diane Sheridan, Barberton, Tom Bilodeau, HUD

### Placed-Based Approach to Transform a Community or Neighborhood

#### City of Barberton -- Community Garden Project

The City of Barberton will receive a HUD Award of Excellence for their project to beautify and revitalize a lower income neighborhood as a result of a Placed-Based Approach to Transform a Community or Neighborhood.

As with many communities in Ohio, Barberton and Summit County were faced with a glut of abandoned and foreclosed homes as a result of the recent foreclosure crisis and economic downturn. What began as an obstacle to stability in the community was, through the ideas and actions of the City of Barberton and Summit County, transformed instead into opportunity to enrich and improve the local community.

Through its NSP Program, Summit County provided funding to purchase and demolish a dilapidated property adjacent to the Summit County Developmental Disabilities Board. Seeing an opportunity, the City of Barberton coordinated with the County, the Disabilities Board, Home Depot, and Neighbor Works America to transform this vacant property into a source of pride for the community and its residents.

Using CDBG funds and private donations, as well as volunteer labor from throughout the community, this former eyesore now stands as a testament to the possibilities that can be achieved through coordination and caring, and as a tribute to area veterans who provided so much in service to their nation.



### Certification Award Issued to Heidi Crabtree

Pictured:  
Gary Locke, Kent,  
Heidi Crabtree, OHCP, Nancy Cook,  
OCCD President



Tom Bilodeau, HUD, Kim Stands, Columbus, James Schimmer, Franklin County, Franklin County Commissioner Marilyn Brown, Michelle Heritage-Ward, Community Shelter Board, Rollin Seward, Franklin County, Rita Parise, Columbus, Mark Paxson, Franklin County, Tiffany Nobles, Community Shelter Board, Amanda King, Franklin County

### Placed-Based Approach to Transform a Community or Neighborhood

#### Franklin County and the City of Columbus -- Rebuilding Lives Initiative

Franklin County and the City of Columbus will both receive a HUD Award of Excellence for their collaborative Rebuilding Lives Initiative Project that resulted from a Placed-Based Approach to Transform a Community or Neighborhood.

In response to a series of revitalization initiatives in the late 1990's that displaced many of the home-less living in shelters and camps throughout Columbus, the City and County joined forces to create the Rebuilding Lives Initiative in an effort to provide a coordinated, targeted, and cost-effective approach to reducing homelessness in their jurisdictions.

By combining their expertise and resources with those of the local agencies, businesses, and philanthropic organizations, Columbus and Franklin County developed a coordinated approach for providing shelter and services when and how they are needed. By providing homeless individuals and families with the range of services and neighborhood amenities they need (on an individual level) to rebuild their lives, while at the same time addressing blight and transforming neighborhoods, Columbus and Franklin County have truly demonstrated a place-based approach to transforming their communities with available HUD funds.

Through the development of the Commons at Grant, Commons at Buckingham, Briggsdale Apartments, and the recently opened Commons at Livingston (all permanent supportive housing developments), Columbus and Franklin County have succeeded in blending the need for development in aging neighborhoods with the need for adequate housing and services for the homeless, and have had significant positive impacts on neighborhoods throughout the County and on the lives of residents within these areas.

Placed-Based Approach to Transform a Community or Neighborhood is a single project or series of projects that focused available resources in a targeted manner, helping to transform the entire area, including the overall image of the community or neighborhood. The award was determined based on data supplied by the grantee -- the before and after transformation of the community or neighborhood -- including the relationships and collaboration developed in the placed-based approach.

## New Agency Structure to Improve Community Development Efforts



Christiane Schmenk, Director  
Ohio Department of Development

With the transition to JobsOhio comes a new look for the Ohio Department of Development. The Department, which will have a more defined mission of business and community services, will soon become the Ohio Development Services Agency. We are excited about the new agency structure and wanted to share with you its layout.

As mentioned in previous letters, many of our valuable programs will continue and become more efficient with this restructuring.

The Ohio Development Services Agency will be broken down into two distinct divisions: Business Services Division and Community Services Division. The Community Services Division will be overseen by William Murdock, with assistance from Karen Fabiano. Murdock is the current director for the Urban Development Division and through his hard work, has earned the respect and admiration of his peers and staff members. I have enjoyed seeing strong leaders such as William shine during this transition.

As part of the Community Services Division, there are five offices that you will be working with in your efforts to improve the quality of life here in Ohio.

Nick Sunday will be heading up our Office of Community Assistance, which will continue to provide programs such as the Home Energy Assistance Program (HEAP), the Home Weatherization Assistance Program (HWAP), the Percentage of Income Payment Plan Plus (PIPP Plus), and more.

Mike Hiler will lead our Office of Community Development, handling programs such as the Community Housing Improvement Program (CHIP), the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP), and more.

Thea Walsh will be heading up the Office of Redevelopment, which will administer programs such as Clean Ohio, the Ohio Historic Preservation Tax Credit, the New Markets Tax Credit, and more. The office will also be administering the Job Ready Sites Program, previously housed in our Strategic Business Investment Division.

Also under the Community Services Division, you will find the Governor's Office of Appalachia, lead by Karen Fabiano, and the Office of Energy, which is headed up by Chad Smith.

As always, we appreciate your patience as we continue our transition to a leaner, faster, and more efficient state agency. While there have been a lot of changes recently, one thing remains the same -- our unwavering dedication to serving the citizens and communities of Ohio. We look forward to an exciting future, where collaboration is the key to improving our state.

Thank you.





## The HUD Report

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

The CPD Columbus Field Office welcomes the new federal Fiscal Year 2012.

**STAFFING UPDATES:** While there have been no changes to the Columbus Office of Community Planning and Development (CPD) family, many changes have taken place in Washington CPD.

**The Office of Block Grant Assistance (OBGA)** -- OBGA is pleased to announce that Steve Rhodeside has been named the (permanent) Director of the State and Small Cities Division. A longtime member of the State and Small Cities Division and veteran of the Philadelphia and Baltimore Field Offices, Steve has served as Acting Director since February.

**New IDIS Online Project Manager** -- Bob Brever, the long-serving guru of IDIS and Director of CPD's Systems Development and Evaluation Division, retired at the end of June. Bob was involved in the creation and evolution of IDIS since its inception, and oversaw the migration of the old system to IDIS On Line. Mr. Barrie Daneker will be the new IDIS Online Project Manager in the Systems Development and Evaluation Division.

### CPD COLUMBUS FIELD OFFICE UPDATES:

**CDBG Training Classes for Grantees Now Available!** The Office of Block Grant Assistance, through its technical assistance providers, is rolling out an extensive array of training courses over the next year. Courses will be offered on the following topics:

- Basically CDBG
- Financial Management
- Economic Development Toolkit
- Section 108
- Subrecipient Management
- IDIS

Several of these courses will offer a separate session for States. Courses will be offered around the country, and grantees may attend any session. The first sessions of Basically CDBG and the Economic Development Toolkit are now open for registration at:

<http://www.cvent.com/events/cdbg-trainings/event-summary-2c1c59d337f640acacbac67a12f816bd.aspx>

More sessions will be added to this list as locations and dates are confirmed. Grantees should check this site regularly for the latest additions.

**Strong Cities, Strong Communities Initiative** -- On July 11, the Obama Administration launched Strong Cities, Strong Communities (SC2), a new and customized pilot initiative to strengthen local capacity and spark economic growth in local communities, while ensuring taxpayer dollars are used wisely and efficiently. To accomplish this, federal agencies will provide experienced staff to work directly with six cities: Chester, PA; **Cleveland, OH**; Detroit, MI; Fresno, CA; Memphis, TN; and New Orleans, LA. These teams will work with local governments, the private sector, and other institutions to leverage federal dollars and support the work being done at the local level to encourage economic growth and community development. For further information, see HUD Press Release 11-141 on HUD's website at: [http://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2011/HUDNo.11-141](http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-141)

**HUD Issues Final Rule on SAFE Act** - On June 30, HUD published a final rule setting the minimum standards that States must meet to comply with the *Secure and Fair Enforcement for Mortgage Licensing Act of 2008* (SAFE Act) in licensing mortgage loan originators. It is designed to enhance consumer protection and reduce fraud by establishing minimum standards for the licensing and registration of state-licensed mortgage loan originators. Most importantly for CPD formula grantees, **the rule clarifies that employees of government agencies and bona fide nonprofit organizations who act as loan originators only as part of their duties do not engage in the business of a loan originator and do not require licensure by States.** For further information, see HUD press release 11-133 on HUD's website at: [http://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2011/HUDNo.11-133](http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-133)

The Federal Register Notice can be accessed at: <http://www.gpo.gov/fdsys/pkg/FR-2011-06-30/pdf/2011-15672.pdf>

**Section 3 Frequently Asked Questions Revised** -- A revised and expanded set of Section 3 Frequently Asked Questions (FAQ) is now on the Office of Fair Housing and Equal Opportunity (FHEO) website. The FAQ is a useful guide for residents, advocates, State and local jurisdictions, and public housing agencies (PHAs). The revamped FAQ is clearer and more comprehensive than the previous version. There are 29 new questions and answers, several other improvements, and 1 ongoing disappointment. Notable improvements include:

- Detailed elaboration on six new items specifying the responsibilities of recipient agencies such as PHAs and State and local governments. For example, recipient agencies must take an active role in ensuring Section 3 compliance; facilitate training and employment of "Section 3 residents" (public housing residents or low-income residents of the metropolitan area); and monitor contractor compliance.
- Recommendation that recipient agencies establish a Section 3 program, assign a staff person the responsibility of coordinating Section 3, and maintain a list of eligible residents and businesses.
- Items 16, 17, and 28 make it clear that once a State or local government receives more than \$200,000 in a year from any combination of HUD housing and community development assistance (such as CDBG, HOME, ESG), then Section 3 applies to any portion of those funds used at a housing or public infrastructure construction activity. The previous FAQ required more than \$200,000 be invested in a given project before triggering Section 3 obligations, thereby exempting Section 3 compliance for many types of projects.

That is it from the CPD Columbus Field Office. 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.

## Peg's Story

From time to time everything comes together and you see how important some things are in places you did not expect. I usually think of HUD's programs as big city investments. Hillsboro, Ohio is a town of 6,605 in Highland County east north east of Cincinnati where highways 50, 62 and 73 intersect. It is the kind of town your grandma comes from; the kind of town you visited during the summers when you were a kid. It is one of the back bones of our country, the home of Uncle Sam and Peg Beekman.

Although you would never guess it by her looks, Peg Beekman has administered community and housing development programs for almost thirty years aggressively getting every cent of value from the U.S. Department of Housing and Urban Development (HUD) funds she gets through the State of Ohio. Surprisingly, there are a lot of poor people in Highland County; over 25% of its kids live in poverty. Unemployment was over 15% last spring. Peg is there to help keep the jobs and pick up the pieces and help folks dig out of the holes they get into because of lost wages and poor health. In the spring of 2010, Peg received a call from a social worker at the local hospital about a couple in very poor health living in deplorable conditions. The social worker said the man would not survive his third bout of cancer unless he was moved to a healthier home and asked if Peg would go with her to meet the couple and inspect the house. In her twenty-nine years of public service, she had never seen conditions so deplorable.



Based upon all those years of public service Peg knew from the curb that the building could not be saved and the more she saw the sadder she became. The rear of the building that looked like a lean-to attachment (with what could hardly be called a bathroom) was collapsing. There were holes in the floor and the walls. The ceiling was ready to fall in. This was the worst living conditions she had ever seen.

The couple was delightful despite the squalor and vermin infested 840 square foot hovel which included the lean-to they purchased in 2000 for \$23,300. It was debt free and as long as Melvin could work as a dump truck driver for a local contractor they could keep up with the constant fixing and repairs. After recurring cancers (now prostate and throat) he was on death's door. Debbie, a breast cancer survivor, for a period of time worked in a health care center where

her bosses said she was the best. Of the couples three sons, only one still had a job. The couple had been supporting the youngest until Melvin could no longer work. The condition of their home, the lack of income, and the deteriorating health brought on depression which accelerated their downward spiral. They had "fallen into a hole" without the means to dig out.



Peg and her crew left that day knowing they had to do something, but a solution looked beyond the limited budget. They had some HUD funds in their Comprehensive Housing Improvement Program (CHIP), plus a few bucks in a revolving loan fund that others who they had helped had repaid. But this job was going to take everyone in Peg's network. First they got a hold of the Highland County Community Action Agency, CAO. They agreed to be a partner. Peg drew up a plan for a 1080 square foot ranch and her son Joel started calling trades people and suppliers to let them know what they were doing and to sharpen their pencils. Lowe's offered them a 10 % discount but Peg who is not a bargainer said to make this project work they needed to be lower. After checking with headquarters, Lowe's lowered the price of the materials. Peg called a pre-bid contractors meeting to lay out the story of the couple. Those tough old birds had a hard time hiding their tears. A week later the bids came in and the job could be done. The framing contractor who had the low bid told Peg that he had his bid written but his wife said, "Chet, you need to drop it to \$15,000. All I know is that we are to be the ones to build this house for this couple and you need to go lower."

After they had all the pieces in place, they visited the couple and told them what was going to happen and all the people who were going to help. Peg had the awful task of telling them they could take nothing from their home because of the infestation. Even their clothes had to be left and Melvin's front porch recliner. On Sunday they were driven away with only the clothes on their back to their temporary housing. Soon these also went into the trash.

When Debbie and Peg were going to pick out the flooring at Lowe's, after coming out of the motel door sparkling clean, Debbie said she felt like a new person after taking a long, long shower. Peg could not help thinking how we take the water that flows from faucets and shower heads for granted.

Jack Riordan, Debra Mayes  
Ohio Conference of Community Development, Inc.  
614.264.7273

Piece by piece, layer by layer the new home took shape. Comparatively, it was a mansion on a hill. Everyone was amazed, city workers, neighbors, and friends wanted to help. Even the families of the contractors got involved. When construction began Peg's staff put together a list of all the items the couple would need to set up housekeeping; everything from soap to linens. The list was circulated. Gifts started rolling in. One Hillsboro city worker drove up to Peg's office with a car load of food to fill the refrigerator and all the cabinets. All the furniture and bedding was donated even a new recliner for Melvin.

Move in day was like a TV show. Melvin and Debbie arrived with one of their sons and family. The most touching moment came when one of the grandsons about 8 or 9 ran up to Debbie and said, "Grandma do this" while he took a very deep breath. "Grandma you can breathe in this house." Grandma, grandson, and Peg were all crying. Melvin sitting in his new recliner said, "I just don't deserve this."



Peg recently ended her tail of the compassion of the Hillsboro community. "This is just one example of the example of the impact made in communities for folks in Ohio who need help. It is repeated over and over with the use of CDBG and Home funds. Many projects may not be as dynamic, involve as many people, but they none the less make a difference in lives and living." Peg went on to tell me that in her 30s she prayed that she could win the lottery so she could help people in need. "God has answered my prayer" she said thanks to these programs, "I am truly a millionaire helping others." There are other Pegs throughout Ohio, but still not enough.

Melvin went to be with Jesus on Friday, August 9<sup>th</sup>. The funeral home was packed with people which confirmed how well loved he and his family were.

**Note:** The city of Hillsboro was recognized July 27, 2011 by the Ohio Department of Development receiving the Director's Award for Excellence in Housing and Community Development for this project during the Ohio Conference of Community Development, Inc. Summer Annual Meeting in Columbus. See article in the Times-Gazette edition of Friday, July 29, 2011.

Additional photos taken by City of Hillsboro available upon request.



# 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 September 1, 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.

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 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.) 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 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 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 or commercial activity 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 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; 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 to permit certain employees who work at home in Ohio 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.) The 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.

## 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 credits to generally count permanent or temporary personnel employed through employment agencies as employees.



## FAREWELL SPEECH

NANCY COOK, OCCD PRESIDENT 2010-2011

her retirement. She retired this past May and will be greatly missed both as a friend and for her work with the organization. Thank you to the Executive Committee Office holders: Verna Vance, Angela Williams, Donna Colglazier, Ken Lengieza and to the rest of the Board, for their wise decision making and contribution of valuable time. I am grateful for the contributions of the volunteer speakers, the Policy Committee and the many other committees. Finally, I appreciate all who had the opportunity to attend the Annual meetings and trainings. It is our networking, sharing, questioning and resolving of issues with the State, HUD, our communities and our colleagues which make OCCD such a valuable organization. In the years to come, we will see more transitions. Many of the membership are closing in on their retirement.

Many torches will be passed. I am confident that while the senior members have a vast wealth of knowledge, those members following will bring their own enthusiasm and expertise to OCCD.

When I look back at the last year, I am amazed at the extent of the trainings, conference topics and networking opportunities. Instead of listing all of the excellent highlights of the past OCCD year, I decided to put them to rhyme: I call this:

### An Ode to OCCD

- We kept abreast of N.....S.....P.....,
- We learned the **SAFE ACT** license was..... not free!
- AND our funding cuts helped us..... to see,
- That staff reductions in the future .....could be!

- The Census forecast some .....doom and gloom,
- But world café chat was over the moon!
- Jack and Debra to DC .....did fly,
- And impressed HUD with their "whereas...and...whys"!
- Fair Housing month brought colleagues..... Wells and Hill,
- While Pam H. kept us up-to-date on .....Bills
- Angela's agendas sure were keen.....
- And proved our communities are Sustainable and Green!
- HUD and the State brought word from on high,
- While entitlements and small cities moaned and sighed.....,
- But this is not meant to be a slight.....,
- Because their Money is ALWAYS a welcome sight!

- I know my prose is *corny* as can be,
- And was not endorsed by .....**Michael Keys**,
- But where on a **Wednesday night** .....would **you** rather be?
- Than with your **friends and colleagues** .....at **OCCD!!!!**

I began my term with an analogy: I said that the operation of OCCD is similar to the construction of a house. I look around at what we have jointly built and am very proud! The framework for a successful year was already in place. We put up the new drywall on a strong and sturdy frame. It will be up to the next President and the Executive Committee to continue the construction and upgrade as needed. Please give your support to Verna Vance as our New President and her Executive Committee. We wish them all the very best, pledge our support and look to the next chapter in OCCD.

AMY SCHOCKEN      JOHN CLEEK      WHITAKER WRIGHT

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## Calendar of Events

**October 5-6, 2011**  
**Ohio CDC Annual Conference**  
Mahoning Valley  
Info: 614.461.6392

**October 25, 2011 – OCCD/Ohio CDC**  
Intro to Community Economic Development  
Holiday Inn, Worthington  
Registration: Pat Richards 937.652.3523  
Training Info: Debra Mayes 937.215.5872

**October 26-27, 2011 – OCCD**  
**Fall Quarterly Meeting**  
Holiday Inn, Worthington  
Registration: Pat Richards 937.652.3523  
Training Info: Debra Mayes 937.215.5872

**October 26-28, 2011 – OEDA**  
Hilton-Columbus Polaris  
Info: [oeda@assnoffices.com](mailto:oeda@assnoffices.com)

**November 2-4, 2011 – OCCD/OHCP**  
Housing Conference  
Salt Fork Lodge, Cambridge, Ohio  
Registration: Pat Richards 937.652.3523  
Training: Shanna Garrett 614.466.2285

**November 29-December 1, 2011 – OCCH**  
Annual OHFA-OCCD Ohio Housing Conference  
Greater Columbus Convention Center  
Info: 614.224.8446

**January 24, 2012 – OCCD**  
**– CHIP Application Training**  
Embassy Suites, Dublin  
Registration: Pat Richards 937.652.3523  
Training Info: Debra Mayes 937.215.5872

**January 25-26, 2012 – OCCD**  
Winter Quarterly Meeting  
Embassy Suites, Dublin  
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

**April 24, 2012 – OCCD (TBD)**  
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

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

**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.coochio.org](http://www.coochio.org)

Enterprise Community Partners [www.enterprisecommunity.org](http://www.enterprisecommunity.org)