Franklin County Board of Commissioners ECONOMIC DEVELOPMENT & PLANNING

1803

# 2025-2029 Consolidated Plan & 2025 Annual Action Plan

## Community Development Block Grant (CDBG)

## HOME Investment Partnerships Program (HOME)

## Emergency Solutions Grant (ESG)

August 2025

Franklin County is proposing a substantial amendment to the 2025 Annual Action Plan to modify our CDBG expected resources and to reallocate our projects based on the updated amount of CDBG funds available. Through this amendment, $20,789 from canceled projects will be transferred to new eligible activities. These changes are reflected in AP-35 of this Annual Action Plan substantial amendment draft.

# Executive Summary

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

### 1. Introduction

Franklin County receives funding annually from the U.S. Department of Housing and Urban Development (HUD) as a qualified urban county grantee under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) formula grant programs. The 2025-2029 Consolidated Plan serves as a planning document, application for Federal Funds, and a strategic plan in carrying out the CDBG, HOME, and ESG programs, and the 2025 Annual Action Plan provides details on the planned activities to be implemented and provides the basis for assessing performance of these HUD funded programs.

The County Five-Year Consolidated Plan covers the time period from April 1, 2025 through March 31, 2030. The lead agency for the development of this Consolidated Plan and the administration of the CDBG, HOME, and ESG funding is the Franklin County Economic Development and Planning Department (EDP). The data in this plan describes the trends and conditions of the current and future affordable housing, homeless, and community development needs in the County (excluding the City of Columbus) and establishes the priorities, strategies, and actions to be undertaken to address these needs over the next five years using CDBG, HOME, and ESG funding.

The 2025-2029 Consolidated Plan was developed in compliance with HUD requirements and 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs.

The 2025 Annual Action Plan provides a summary of the actions, activities, and programs the County will implement during the first year of the Consolidated Plan period to address the priority needs and goals identified in the strategic plan. Funds will be used to improve conditions for low- and moderate-income households, persons experiencing homelessness or those at risk of becoming homeless, and other non-homeless special needs populations in Franklin County.


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During each of the five years covered by this plan, Franklin County expects to receive an annual allocation of CDBG funds in the amount of $20,789, HOME funds in the amount of $803,456.50, and ESG funds in the amount of $179,429.

Franklin County is proposing a substantial amendment to the 2025 Annual Action Plan to modify our CDBG expected resources and to reallocate our projects based on the updated amount of CDBG funds available. Through this amendment, $20,789 from canceled projects will be transferred to new eligible activities. These changes are reflected in AP-35 of this Annual Action Plan substantial amendment draft.

## 2. Summary of the objectives and outcomes identified in the Plan

The Strategic Plan provides a framework to address the needs of the County for the next five years using CDBG, HOME, and ESG funding. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded with CDBG, HOME, and ESG program dollars are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

The Franklin County Economic and Planning Department identified priority needs to be addressed during the Consolidated Plan period (2025-2029) and established the goals and measurable outcomes designed to meet the priority needs.

**Priority Needs:**

- Affordable Rental Housing
- Public Services
- Public Facilities and Infrastructure
- Affordable Homeownership Opportunities
- Economic Development
- Homelessness Prevention and Services
- Planning and Administration

**Summary of Objectives- Continued**

**Goals:**

- Preserve and Expand Affordable Rental Housing
- Improve Access to Public Services
- Improve Public Facilities and Infrastructure
- Expand Affordable Homeownership Opportunities
- Support Sustainable Economic Development
- Support Homelessness Prevention and Services
- Provide for Planning and Administration

## 3. Evaluation of past performance

The County regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its previous 2020-2024 Consolidated Plan. Below summarizes progress made on each goal identified in that Consolidated Plan as of publication of the County's PY 2023 Consolidated Annual Performance and Evaluation Report (CAPER).

**CDBG**

**Affordable Housing**

CDBG funds were utilized to complete urgent home repairs for low- and moderate-income homeowners. The repairs increase the habitability of the homes and alleviate unsafe or unsanitary living conditions considered a threat to health, safety, or welfare of the homeowner and household members.

**Public Services**

A program to provide hearing enhancement services and ramps for persons with disabilities was implemented using CDBG funds.

**HOME**

The lease up of a completed affordable rental unit development, Homes on the Hill, was completed in 2023. This project increased access to quality affordable housing for 3 low- and moderate-income households.

**ESG**

ESG funds supported the operational costs for emergency shelter facilities to benefit individuals and families that are experiencing homelessness. During program year 2023, a total of 866 individuals, representing 268 households, were reported as beneficiaries of the ESG funded shelter program.

## 4. Summary of citizen participation process and consultation process

The County recognizes the importance of conducting an effective citizen participation and stakeholder consultation process to gather qualitative data and gain invaluable insight on the challenges facing low- and moderate-income individuals and families, homeless individuals, and special needs populations.

The Citizen Participation Plan (CPP) encourages public participation and maximizes the opportunity for residents to participate in the consolidated planning process, with emphasis on participation by low- and moderate-income persons, residents of blighted neighborhoods, and residents of areas where these funds may be utilized.

The County conducted a series of five (5) stakeholder workshop sessions between April 14-15, 2025 and invited interested parties to join the conversation on the housing, homeless, and community development needs. Additional stakeholder consultations were conducted on May 27th, and individual consultations were conducted with the Columbus Metropolitan Housing Authority (CMHA) and the Continuum of Care (CoC).

A public needs hearing was held on April 14, 2025 to solicit input from the community during the development of the plan. A 2nd public hearing was held on June 25, 2025, during the 30-day public comment period from June 18, 2025 through July 17, 2025, to solicit feedback on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan.

An online survey was conducted to gather additional input from the public and stakeholders on priority needs, and the survey garnered a total of 329 responses. A summary of the stakeholder and public comments are included as an appendix to this consolidated plan.

The County provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. The County also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State, and local laws regarding personal privacy and confidentiality.

The draft 2025 Substantial Amendment is available for review and comment for a 30-day public comment period beginning on October 15, 2025 and ending on November 14, 2025 . Additionally, Franklin County will conduct a public hearing for the substantial amendment to the 2025Annual Plan to solicit comments on the draft plans and proposed activities. The hearing is scheduled for Wednesday, October 29, 2025, at 3:30p.m. in the Commissioners' Hearing Room, Michael J. Dorrian Building, 1st Floor, 369 South High Street, Columbus, Ohio 43215. Oral and written comments can be submitted during the hearing.

## 5. Summary of public comments

Comments received will be attached to the final document submitted to HUD with the Consolidated Plan.

## 6. Summary of comments or views not accepted and the reasons for not accepting them

There were no public views or comments received that were not accepted by the County.

## 7. Summary

This Consolidated Plan consists of four parts, including: a housing, homeless, and community development needs assessment, a market analysis, a Strategic Plan, and the Annual Action Plan.

# The Process

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

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

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

| Agency Role | Name | Department/Agency |
|---|---|---|
| | | |
| CDBG Administrator | FRANKLIN COUNTY | Economic Development and Planning |
| HOME Administrator | FRANKLIN COUNTY | Economic Development and Planning |
| ESG Administrator | FRANKLIN COUNTY | Economic Development and Planning |

**Table 1 – Responsible Agencies**

### Narrative

The County Department of Economic Development and Planning (EDP) is responsible for preparing the Consolidated Plan and provides administration and oversight of the CDBG, HOME, and ESG programs.

### Consolidated Plan Public Contact Information

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## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

### 1. Introduction

In accordance with 24 CFR Part 91 and the Citizen Participation Plan, Franklin County conducted a thorough outreach effort to engage with critical stakeholders. This outreach effort was designed to include stakeholders duly record stakeholder input and develop an informed set of priority needs to help guide the County's investment strategies over the course of this Consolidated Plan. This outreach effort included multiple stakeholder meetings, where organizations from across the community development spectrum, social service providers, lenders and financial institutions, realtors, community leaders, and faith-based organizations were invited to come together to discuss the County's needs.

The County advertised public meetings in newspapers of general circulation, published an online survey, and consulted directly with key stakeholders.

Direct Agency Consultation

The County developed a list of stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the stakeholder sessions, public hearings, and an online survey. Additionally, the County conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan including the Community Shelter Board, the lead agency for the CoC in the County, and the Columbus Metropolitan Housing Authority.

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

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

- Franklin County and City of Columbus Housing Advisory Board (HAB) is the official board that reviews and approves affordable housing projects applying for County bond financing. In addition, the HAB reviews and comments on proposed city housing bonds as required by the Ohio Revised Code. Franklin County's Housing Bond strategy has been presented to the HAB.
- The Columbus Area Affordable Housing Task Force consists of federal, state, and local government organizations; housing funders; Columbus Metropolitan Housing Authority (CHMA); housing and homeless service providers; and community representatives. The task force meets bi-monthly to monitor and address issues regarding expiring HUD Section 8 contracts in the County and to discuss current and future affordable housing projects.

The County is a member of The Community Development (CD) Collaborative of Greater Columbus, which is a non-profit organization that pools resources to provide operating grants and technical assistance to build the capacity of community based non-profit housing developers. The CD Collaborative Board is comprised of various lending institutions such as, the United Way of Central Ohio, The Columbus Foundation, Enterprise Community Partners, Franklin County, and the City of Columbus. Staff for the Collaborative is provided through a contractual relationship with the Affordable Housing Trust for Columbus and Franklin County. Currently five nonprofit community development corporations are funded by the Collaborative.

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

The County consulted with the Community Shelter Board (CSB), the lead agency for the CoC responsible for coordinating social service providers, homelessness outreach, and services targeted to persons experiencing homelessness in the County. Consultation with CSB was conducted through direct engagement with staff and participation at CoC meetings.

Franklin County has representatives on the Columbus and Franklin County Continuum of Care (CoC), which coordinates the administration of HUD funded programs to benefit persons experiencing homelessness, or those at risk of homelessness, in the jurisdiction. Funding, monitoring, and system changes are discussed and determined by the CoC.

The County provides local general fund and Capital Improvement Bond funds in addition to federal ESG and HOME dollars to CSB as an intermediary agency to fund local nonprofit providers working to prevent homelessness and provide emergency shelter. Efforts also include and encourage initiatives of rapid re-housing and stabilization for individuals and families experiencing homelessness. Additionally, funds can also be used to support the community's Homeless Management Information System (HMIS) to guarantee that the community's plan to end homelessness is based on the most applicable and current data available.

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

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

The County participates in an annual public meeting with the CoC and its members to solicit comments on proposed homelessness activities to be funded with entitlement ESG. Proposed activities and proposed performance standards and outcome evaluations were provided to the CoC and posted on their website for further review and comment by all CoC members. The County considers any feedback



OMB Control No: 2506-0117 (exp. 09/30/2021)

received from the CoC and its members when allocating ESG funds, developing performance standards and evaluating outcomes, and in developing funding policies.

The Columbus and Franklin County the Continuum of Care (CoC) provides stewardship for all the strategies developed under the CoC Plan; provides funding for the capital, services, and operations of supportive housing in Columbus and the County; coordinates activities for the plan; promotes collaboration to achieve goals and strategies; and secures resources for programs and projects. Franklin County has ongoing membership, representation, and participation in the CoC.

CoC Planning:

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

HMIS Operations:

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

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

**Table 2 – Agencies, groups, organizations who participated**

| | | |
|---|---|---|
| 1 | **Agency/Group/Organization** | Community Shelter Board |
| | **Agency/Group/Organization Type** | Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder session and separate presentation during a CoC member meeting. |
| 2 | **Agency/Group/Organization** | FRANKLIN COUNTY |
| | **Agency/Group/Organization Type** | Other government - County |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Lead-based Paint Strategy<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder session |
| 3 | **Agency/Group/Organization** | Homes on the Hill CDC |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Education |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder session |
| 4 | **Agency/Group/Organization** | Mid-Ohio Regional Planning Commission (MORPC) |
| | **Agency/Group/Organization Type** | Housing<br>Regional organization<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | |
| 5 | **Agency/Group/Organization** | Homeport |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Education |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder session |
| 6 | **Agency/Group/Organization** | Creative Housing |
| | **Agency/Group/Organization Type** | Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |

| | | |
|---|---|---|
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder session |
| 7 | **Agency/Group/Organization** | Mobile Center for Independent Living |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Persons with Disabilities |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at public hearing. |
| 8 | **Agency/Group/Organization** | National Church Residences |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participation at stakeholder meeting. |
| 9 | **Agency/Group/Organization** | Central Ohio Community Improvement Corporation (COCIC) |
| | **Agency/Group/Organization Type** | Housing |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participation at stakeholder meeting. |
| 10 | **Agency/Group/Organization** | ETSS Tewahedo |
| | **Agency/Group/Organization Type** | Services-Children<br>Services-Education<br>Services-Employment |

| | | |
|---|---|---|
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Economic Development<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participation at stakeholder meeting. |
| 11 | **Agency/Group/Organization** | Global Health Education and Development |
| | **Agency/Group/Organization Type** | Services-Health<br>Services-Education |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participation at stakeholder meeting. |
| 12 | **Agency/Group/Organization** | NID HCA Franklin County |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Education |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated in stakeholder meeting. |
| 13 | **Agency/Group/Organization** | YWCA |
| | **Agency/Group/Organization Type** | Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Market Analysis |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participated at stakeholder meeting. |

| | | |
|---|---|---|
| 14 | **Agency/Group/Organization** | Star House |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Children<br>Services-homeless |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Homelessness Strategy<br>Homelessness Needs - Unaccompanied youth |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Participation at stakeholder meeting. |
| 15 | **Agency/Group/Organization** | Franklin County Economic Development & Planning |
| | **Agency/Group/Organization Type** | Agency - Managing Flood Prone Areas<br>Agency - Emergency Management<br>Other government - Local<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Hazard Mitigation |
| | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Franklin County EDP is responsible for planning agency for floodplain management for the County. While the Emergency Management and Homeland Security (EMHS) office of the County is responsible for disaster recovery, EDP does planning services for all disaster mitigation and disaster recovery planning and consults with EMHS on a weekly basis to coordinate efforts. |

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

While direct consultation with broadband providers was not conducted, the needs for broadband access was assessed using available data and the FCC National Broadband Map and discussed in consultation with stakeholders. Direct consultation with institutions that may discharge individuals into homelessness was not conducted, but needs were evaluated based upon available homeless data from the CoC and through consultation with housing and homeless services providers.

EDP is the floodplain management office for the county and there is no other agency to consult on this topic. Franklin county's disaster recovery services are managed by Franklin County Emergency

Management and Homeland Security. This agency does not have its own planning staff, so EDP provides planning services for disaster mitigation and disaster recovery planning. In addition to this planning effort, EDP and Franklin County Emergency Management and Homeland Security senior leadership meet weekly on a continuous basis to coordinate department efforts.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Continuum of Care | Community Shelter Board (CSB) | The CSB Homeless Strategy overlaps with our Homelessness Prevention and Services Goal |
| PHA 5-Year and Annual Plan | Columbus Metropolitan Housing Authority (CMHA) | The CMHA Public Housing Accessibility and Affordable Housing Initiatives overlap with our Affordable Rental Housing goal |
| Franklin County Broadband Access Report | Franklin County Broadband Access Organization | Broadband Access overlaps with our Public Facilities and Infrastructure Goal |
| Emergency Operations Plan | Franklin County Emergency Management & Homeland Security | Plan was referenced for content in MA-65 Hazard Mitigation and discussion of resiliency |
| Multi-Jurisdictional Hazard Mitigation Plan | Franklin County | Plan was referenced for content in MA-65 Hazard Mitigation and discussion of resiliency |

**Table 3 – Other local / regional / federal planning efforts**

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

There were no agency types not consulted in the development of this Consolidated Plan.

## Narrative

## PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

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

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

To this end, a public involvement process was developed to gather targeted feedback from stakeholder groups and provided opportunities for all community residents to participate in the planning process. The major activities of the public involvement process included two surveys, one online for broad public needs and the second a targeted written survey of persons with lived experience in homelessness. Additional outreach included, public hearings and a 30-day public comment period during which the draft plan could be reviewed. The first public hearing was held on April 14, 2025 during the development of the Consolidated Plan, and the 2nd public hearing was held on June 25, 2025, during the 30-day public comment period, which started on June 18, 2025 and ended on July 18th 2025.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---|---|---|---|---|---|---|
| 1 | Newspaper Ad | Non-targeted/broad community | An advertisement for the public needs hearing was published April 2, 2025 | N/A | N/A | |
| 2 | Public Hearing | Non-targeted/broad community | The public hearing held on April 14, 2025, during the development of the Consolidated Plan. There were 25 individuals present during the public hearing. | A summary of the comments received is included in the Citizen Participation appendix. | All comments were accepted. | |
| 3 | Online survey | Non-targeted/broad community | An online survey was conducted on housing, homeless, and community development needs. A total of 342 responses were received. | A copy of the survey results is included in the Citizen Participation Appendix | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---|---|---|---|---|---|---|
| 4 | Newspaper Ad | Non-targeted/broad community | A public notice advertising of the draft plan availability and the public hearing for the 30-day public comment period was published on June 12, 2025. | N/A | N/A | |
| 5 | Public Hearing | Non-targeted/broad community | A public hearing was held during the 30-day public comment period on June 25, 2025. There were no members of the public present at the public hearing. | No comments were received. | N/A | |
| 6 | Online survey | Non-targeted/broad community | The draft plan was made available for public review and comment for a 30-day public comment period from June 18, 2025, through July 18, 2025. | A summary of the comments received is included in the Citizen Participation appendix. | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---|---|---|---|---|---|---|
| 7 | Online survey | Non-targeted/broad community<br><br>Subscribers of EDP-Community Development | An emailed invitation to participate in the public needs hearing was sent out to a total of 6,691 subscribers to the Franklin County EDP communications list. | N/A | N/A | |

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the plan identifies the needs in Franklin County (excluding the City of Columbus) for affordable housing, community development, homelessness, and non-homeless special needs. The Needs Assessment is divided into the following sections: Housing Needs Assessment, Disproportionately Greater Needs for multiple housing problems, Public Housing, Homeless Needs Assessment, Non-Homeless Special Needs, and Non-Housing Community Development.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a custom tabulation of 2016-2020 American Community Survey (ACS) data from the Census Bureau. Supplemental data were drawn from the 2017-2021 CHAS and other sources to provide additional context when needed. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities as well as cost burden/severe cost burden. Data from a recent Housing Needs Assessment underway as of June 2025 on behalf of Franklin County EDP are also included.

**Key Terms**

It is important to understand key terms utilized in this section of the Plan, including:

- HUD Area Median Family Income (HAMFI)- The median family income calculated by HUD in order to determine Fair Market Rents and income limits for HUD programs. Area Median Income (AMI) is also used to refer to HAMFI and may be used interchangeably throughout this Plan.
- Housing Cost Burden- Households spending more than 30% of their total gross income on housing costs.
- Severe Housing Cost Burden- Households spending more than 50% of their total gross income on housing costs.
- Overcrowding- Households having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding- Households having more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities- Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.
- Lacking complete plumbing facilities- Households without hot or cold piped water, a flush toilet, ad a bathtub or shower.

- Small Family Households- A family with 2 to 4 people residing in a household.

Public Housing**-** The County is served by the Columbus Metropolitan Housing Authority, which manages public housing units, project-based vouchers, and tenant-based vouchers.

Homeless Needs Assessment- The System Performance Measures for the Columbus and Franklin County Continuum of Care reported the number of unduplicated persons experiencing sheltered homelessness and the 2024 Point in Time Count. Data from the 2025 Point in Time Count is provided where available.

Non-Homeless Special Needs Assessment- The County identified the non-homeless special needs population that requires supportive services are the elderly, persons with disabilities, persons with alcohol or other drug addition, victims of domestic violence, and persons living with HIV/AIDS and their families. Affordable housing is a high need for these populations as well as support services.

Non-Housing Community Development Needs- Based on information gathering through input from stakeholders who participated in the online public needs survey, an analysis of the County non-housing community development needs is conducted in this section of the Needs Assessment. Survey respondents were asked to rank the need for public infrastructure and facilities to identify high priority needs.

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

### Summary of Housing Needs

The tables in this section provide details on the housing needs by income, family type, household type, and housing tenure. The overall housing needs are estimated based upon the number of households experiencing a housing problem, which is defined by HUD as living in substandard housing, overcrowded housing, and those living in housing where the housing cost results in a high cost burden. The following definitions are provided as further clarification of the terms to be used when discussing the housing needs in Franklin County.

- Standard housing condition are those dwellings that meet or exceed HUD's Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances.
- Substandard housing are dwelling units that lack complete plumbing or kitchen facilities.
- Overcrowded units are those households that live in units where there are more than 1.01 to 1.5 persons per room, excluding bathrooms, porches, foyers, halls, or half-rooms;
- Severely overcrowded are those households living in dwellings where there are more than 1.5 persons per room, excluding bathrooms, porches, foyers, halls, or half rooms;
- Cost-burdened households that are paying more than 30% of the total household gross income on housing costs; and
- Severely cost-burdened are those households whose housing costs exceed 50% of the total household gross income.

**Demographic trends**

According to Census Bureau Information, between 2009 and 2020, there was a 7% increase in population in Franklin County, with an equal 7% corresponding increase in the number of households. The total population increase from 433,510 in 2009, to 462,975 in 2020, which added 29,465 overall to the population. The total number of households increased between 2009 and 2020, adding an additional 11,465 households to the area, and changed from 162,400 households to 173,865 households during this period. This population growth is largely driven by international migration. The County is also becoming more racially and ethnically diverse, with large increases in the Black and Hispanic populations over the past decade (Separate analysis of ACS data conducted in the County Housing Needs Assessment currently in progress).

| Demographics | Base Year: 2009 | Most Recent Year: 2020 | % Change |
|---|---|---|---|
| Population | 433,510 | 462,975 | 7% |
| Households | 162,400 | 173,865 | 7% |
| Median Income | $52,341.00 | $62,352.00 | 19% |

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**Number of Households Table**

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|---|---|---|---|---|
| Total Households | 14,445 | 14,776 | 26,910 | 18,364 | 99,385 |
| Small Family Households | 4,182 | 4,227 | 9,250 | 6,989 | 56,570 |
| Large Family Households | 868 | 1,204 | 2,351 | 1,323 | 9,561 |
| Household contains at least one person 62-74 years of age | 3,497 | 3,522 | 6,609 | 4,511 | 21,535 |
| Household contains at least one person age 75 or older | 3,070 | 3,048 | 4,205 | 2,246 | 6,220 |
| Households with one or more children 6 years old or younger | 2,069 | 2,393 | 4,338 | 2,551 | 12,238 |

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

**Housing Needs Summary Tables**

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

| | Renter | | | | | Owner | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 172 | 202 | 194 | 90 | 658 | 43 | 75 | 33 | 114 | 265 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 50 | 170 | 100 | 35 | 355 | 15 | 0 | 59 | 0 | 74 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 280 | 194 | 364 | 149 | 987 | 44 | 82 | 214 | 149 | 489 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 5,352 | 1,692 | 246 | 35 | 7,325 | 3,804 | 2,002 | 1,287 | 599 | 7,692 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 962 | 3,990 | 3,015 | 610 | 8,577 | 1,253 | 2,560 | 4,370 | 2,380 | 10,563 |



OMB Control No: 2506-0117 (exp. 09/30/2021)

| | Renter | | | | | Owner | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Zero/negative Income (and none of the above problems) | 699 | 0 | 0 | 0 | 699 | 437 | 0 | 0 | 0 | 437 |

**Table 7 – Housing Problems Table**

**Data Source:** 2016-2020 CHAS

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

| | Renter | | | | | Owner | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 5,857 | 2,248 | 912 | 310 | 9,327 | 3,905 | 2,158 | 1,584 | 862 | 8,509 |
| Having none of four housing problems | 2,618 | 5,319 | 10,181 | 5,489 | 23,607 | 2,030 | 5,058 | 14,228 | 11,707 | 33,023 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 8 – Housing Problems 2**

**Data Source:** 2016-2020 CHAS

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 2,536 | 2,312 | 1,132 | 5,980 | 1,187 | 874 | 1,716 | 3,777 |

| | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Large Related | 472 | 368 | 152 | 992 | 343 | 432 | 629 | 1,404 |
| Elderly | 2,041 | 1,496 | 658 | 4,195 | 2,848 | 2,592 | 2,561 | 8,001 |
| Other | 1,708 | 1,967 | 1,434 | 5,109 | 746 | 686 | 828 | 2,260 |
| Total need by income | 6,757 | 6,143 | 3,376 | 16,276 | 5,124 | 4,584 | 5,734 | 15,442 |

**Table 9 – Cost Burden > 30%**

**Data Source:** 2016-2020 CHAS

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 619 | 619 | 849 | 399 | 0 | 1,248 |
| Large Related | 0 | 0 | 24 | 24 | 306 | 163 | 66 | 535 |
| Elderly | 1,548 | 656 | 161 | 2,365 | 2,104 | 1,127 | 799 | 4,030 |
| Other | 0 | 1,507 | 557 | 2,064 | 626 | 0 | 0 | 626 |
| Total need by income | 1,548 | 2,163 | 1,361 | 5,072 | 3,885 | 1,689 | 865 | 6,439 |

**Table 10 – Cost Burden > 50%**

**Data Source:** 2016-2020 CHAS

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 270 | 364 | 399 | 159 | 1,192 | 20 | 82 | 202 | 89 | 393 |
| Multiple, unrelated family households | 40 | 0 | 19 | 0 | 59 | 24 | 0 | 69 | 54 | 147 |
| Other, non-family households | 20 | 0 | 65 | 25 | 110 | 15 | 0 | 0 | 0 | 15 |
| Total need by income | 330 | 364 | 483 | 184 | 1,361 | 59 | 82 | 271 | 143 | 555 |

**Table 11 – Crowding Information – 1/2**

**Data Source:** 2016-2020 CHAS

| | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 12 – Crowding Information – 2/2**

**Data Source Comments:**

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

Single-person households represent a significant portion of the population, including students, seniors, and individuals living alone. Many of these households face challenges related to affordability, access to resources, and housing stability. Single person households are more likely to be cost burdened than other household types due to living on a single income vs. other households members contributing for housing expenses. According to the 2017-2021 ACS 5-Year estimates, there are a total 39,186 1-person households in the County for all income levels. Of this number, 34,064 are householders where the occupant is 65 years of age or older. It can be predicted that a large majority of these elderly 1-person households are cost burdened for those living on a fixed income.

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

Families experiencing disabilities or victimization from domestic violence, dating violence, sexual assault, and stalking face distinct and significant housing challenges. While precise data on these populations is not available, estimates can be inferred from other available studies and reports.

**Domestic Violence**- During the 2024 Point In Time (PIT) Count, completed to count the number of sheltered and unsheltered persons experiencing homelessness, a total of 302 people identified as losing their housing as a result of being a victim of domestic violence. Of the 302 counted, a total of 217 were in shelter or transitional housing, and 85 were living in inadequate conditions.

During the 2025 PIT County, the number of persons experiencing homelessness who identified as losing their housing as a result of being a victim of domestic violence decreased for a total of 209 persons with 113 sheltered or in transitional housing.

**Persons with disabilities-** The American Community Survey Data for 2017-2021 indicates there are a total of 16,495 persons in the County, outside the City of Columbus, over the age of 18 that live with a disabling condition. Many of these individuals likely need housing assistance due to challenges related to affordability and accessibility.

### What are the most common housing problems?

The most common housing problems in the County include:

- **Lack of Affordable Housing for low-income households**: Only 54 affordable rentals exist for every 100 Franklin County households earning $35,000 or less—meaning that half of those households may be unable to find appropriate housing (2025 Housing Needs Assessment analysis of ACS data). In addition, the county risks the loss of an additional 10,000 affordable units over the next 25 years as affordability restrictions expire (2025 Housing Needs Assessment analysis of National Housing Preservation Database). In addition, the County has among the lowest homeownership rates of Ohio counties (2025 Housing Needs Assessment analysis of ACS data).
- **Substandard Housing:** Households living in units lacking complete plumbing or kitchen facilities in the County is estimated to be 658 renter households and 265 owner households, pointing to the need for housing rehabilitation to increase the quality of housing.
- **High Housing Cost Burden**: About half of Franklin County renters are cost burdened, and 90% of renter households earning less than $35,000 are cost burdened (2025 Housing Needs Assessment analysis of ACS data). According to the 2016-2020 CHAS data and as described in Table 9, there are approximately 31,718 total combined renter (16,276) and owner (15,442) cost-burdened households spending more than 30% of their income on housing. Estimates indicate 11,511 total renter (5,072) and owner (6,439) households are severely cost-burdened meaning they spend more than 50% of their income on housing.
- **Overcrowding:** Single family households are most likely to live in housing which does not fit the family size, with a total of 1,585 households living in housing considered to be overcrowded by HUD's definition. The number is noticeably higher for renter (1,192) households over owner (393) households, which points to a lack of affordable housing that meets that needs of families.
- **Homelessness:** Both homelessness levels and eviction filings have increased, showing increased housing precarity in the county (2025 Housing Needs Assessment analysis of Point-in Time (PIT) Estimates, U.S. Department of Housing and Urban Development; Eviction Lab data from Franklin County Municipal Court).

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

These challenges often overlap the same vulnerable low-income populations, with many households who may face multiple housing problems at the same time. The lack of affordable housing affects households making less than $35,000. In addition, single-parent households, seniors, and Black households are more likely to face housing challenges (2025 Housing Needs Assessment analysis of ACS data). Both renter and owner households are impacted by housing affordability. However, there is a significant racial homeownership gap between Black (30% homeowners) and White (61% homeowners) households (2025 Housing Needs Assessment analysis of ACS data).

Low-income households—both those that earn less than 30% AMI and that earn between 31% and 50% AMI—are more likely to experience substandard housing than higher-income households. Low-income single parent households, senior households, Black households, and households with children were the most likely to experience cost burden. Households that earn less than 30% AMI experience overcrowding at the highest rate compared to other income levels.

Homelessness and eviction levels have been rising since the pandemic. In Franklin County, those most likely to experience homelessness were men, Black residents, women, and white residents (2025 Housing Needs Assessment analysis of Point-in Time (PIT) Estimates, U.S. Department of Housing and Urban Development).

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

Families with incomes at or below 30% of the Area Median Income (AMI) are the most vulnerable to housing instability. These households are more likely to face challenges to remain housed if they experience a sudden loss of income or have unexpected expenses as their limited income is not conducive to saving. For these families, small disruptions to their income stream can result in financial instability and lead to eviction or homelessness.

Families with children, especially those with young children under 6, are particularly at risk. These households may be forced to make difficult choices between paying for rent or meeting other basic needs such as food, healthcare, or childcare. Due to limited financial resources, lower income families face overcrowded living conditions or live in substandard housing, which further exacerbates their vulnerability to homelessness.

A considerable number of low-income families rent their home, and living in market rate rental housing is unaffordable while lower cost housing is more likely to be substandard or not meet the family size needs. Housing markets where opportunities are scarce are more likely to displace households at the lower income levels as landlords may increase rents or choose to sell housing that is currently occupied by low-income renter households, leading to the need to relocate. The rental market in Franklin County is challenging for families with children, as they are more likely to require a larger rental unit which is more expensive.

Families and individuals who were previously homeless and are now receiving rapid re-housing assistance are in a crucial period of transition. While this support offers temporary stability, those approaching the end of their assistance face a heightened risk of returning to homelessness if they are unable to secure long-term housing. Many of these households have endured extended periods of housing instability or homelessness, which can create lasting barriers to achieving permanent housing. Despite the benefits of rapid re-housing programs, these families often continue to struggle with limited financial resources, weak social support networks, and a lack of access to the tools necessary for sustaining stable housing without long term housing assistance subsidies.

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

Franklin County defines at-risk populations as individuals and families who are not currently homeless but face significant barriers to housing stability and are at imminent risk of homelessness. This includes households with extremely low incomes (below 30% of Area Median Income), those experiencing housing cost burden (paying more than 50% of income toward housing), elderly households, individuals exiting institutions without stable housing, and families in temporary housing programs such as rapid re-housing nearing the end of their assistance.

Operational Definition: the County aligns its definition of "at-risk of homelessness" with the U.S. Department of Housing and Urban Development (HUD) criteria, which include:

- Households with incomes below 30% of AMI,
- No subsequent residence identified,
- Lack of resources or support networks to obtain permanent housing,
- Individuals or families living in unstable or overcrowded housing conditions.
- Methodology: To estimate the size and characteristics of the at-risk population, the County uses a combination of quantitative and qualitative data.

The quantitative and qualitative data sources used in this housing needs assessment include:

- U.S. Census Bureau's American Community Survey (ACS)
- Comprehensive Housing Affordability Strategy (CHAS) data
- CoC Data including Homeless Management Information System (HMIS) data, Point in Time (PIT) Counts, and Housing Inventory Reports for the  County CoC.
- Stakeholder and public input obtained through public hearings, stakeholder sessions, and an online survey

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

The following characteristics – identified by stakeholders - are linked to housing instability and an increased risk of homelessness:

- New housing is increasingly expensive and out of reach for low- and moderate-income households.
- Housing costs for existing housing are rising and older units may be in need of repair due to age.
- Housing being in high demand is increasing the competition for scarce units, and landlords may not accept income from a third party (housing assistance voucher program) when making a decision to rent to a low- and moderate-income households.

**Discussion**

Income levels have increased, and labor participation rates are high (2025 Housing Needs Assessment analysis of Local Area Unemployment Statistics (LAUS), U.S. Bureau of Labor Statistics). The median household income increased between 2009 and 2020 by $10,011 per family, which represents a 19% increase. The median income in 2009 was estimated at $52,341 and had increased to $62,352 in 2020 according to the 5-Year American Community Survey data. Workforce participation rates in the County were 70% in 2023 (2025 Housing Needs Assessment analysis of LAUS).

However, the County has a high share or low-wage jobs, and 62% of workers did not earn enough to afford the county's average rent (2025 Housing Needs Assessment analysis of ACS). The income level of the households also provides additional insight into the housing needs of the community when examining the number of households at each of the HUD Area Median Family Income (HAMFI) levels. The information provided in Table 6 shows there are a total of 56,131 households whose income does not exceed 80% HAMFI. The breakdown of total households by income range is provided below:

- 0-30% HAMFI- 14,445 or 8.31%
- >30%- 50% HAMFI- 14,776 or 8.5%
- >50-80% HAMFI- 26,910 or 15.48%
- >80-100% HAMFI- 18,364 or 10.56%
- >100% HAMFI- 99,385 or 57.16%

For owner households:

- A total of 10,563 households are cost-burdened and paying more than 30% for housing; and
- A total of 7,692 households are severely cost-burdened and paying more than 50% of their income for housing.

For renter households:

- A total of 8,577 households are cost-burdened and paying more than 30% for housing; and
- A total of 7,325 households are severely cost-burdened and paying more than 50% of their income for housing.

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

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

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate of 10 percentage points or higher than the corresponding income level for the jurisdiction. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels, as defined in the overview. The four housing problems identified in these tables include the following:

- Housing units lacking complete kitchen facilities
- Housing units lacking complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

The following Supplemental Table 1, derived from CHAS data, provides an analysis of the data contained in Tables 13-16 and indicates the percentage of each racial/ethnic group by income level that are affected by cost burdens.

### 0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 12,004 | 2,444 | 0 |
| White | 8,765 | 1,973 | 0 |
| Black / African American | 1,933 | 299 | 0 |
| Asian | 368 | 55 | 0 |
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 528 | 33 | 0 |

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data Source:** 2016-2020 CHAS

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

### 30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 10,981 | 3,800 | 0 |
| White | 7,771 | 3,021 | 0 |
| Black / African American | 2,057 | 420 | 0 |
| Asian | 366 | 33 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 554 | 203 | 0 |

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2016-2020 CHAS

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

### 50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 9,892 | 17,027 | 0 |
| White | 7,836 | 13,275 | 0 |
| Black / African American | 1,188 | 2,051 | 0 |
| Asian | 345 | 528 | 0 |
| American Indian, Alaska Native | 0 | 48 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 362 | 618 | 0 |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2016-2020 CHAS

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

### 80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 4,169 | 14,205 | 0 |
| White | 3,082 | 11,668 | 0 |
| Black / African American | 594 | 1,347 | 0 |
| Asian | 207 | 407 | 0 |
| American Indian, Alaska Native | 4 | 20 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 185 | 446 | 0 |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2016-2020 CHAS

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

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|---|---|---|---|---|
| Racial/ Ethnic Group | % with one or more housing problems | | | |
| White | 81.6% | 72.0% | 37.1% | 20.9% |
| Black/ African American | 86.6% | 83.0% | 36.7% | 30.6% |
| Asian | 0.0% | 0.0% | 39.5% | 0.0% |
| Hispanic | **94.1%** | 73.2% | 0.0% | 0.0% |
| Jurisdiction as a Whole | 83.1% | 74.3% | 36.7% | 22.7% |

Source: CHAS 2016-2020

**Supplemental Table 1- Disproportionately Greater Need- Housing Problems**

## Discussion

*<u>Extremely Low-Income (ELI) Households (<30% AMI)</u>*

In the County, approximately 83.1% of all extremely low-income households have at least one housing problem. According to the HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which provides information on the estimated extent of housing problems and housing need by household type and income level, Hispanic households are disproportionately impacted by housing problems in this income category, and 94.1% of Hispanic households within this income category report having a housing problem.

*Very Low-Income (VLI) Households (30%-50% AMI)*

The overall rate of housing problems in the very low-income category is 74.3%, and none of the racial or ethnic groups are disproportionately impacted. 72.0% of White households, 83.0% of Black/African American Households, and 73.2% of Hispanic Households at this income level report a housing problem. While not meeting the threshold for disproportionate impact, the population with the highest rate at this income level is households that identified as being Black/African American, at 83.0% experiencing a housing problem.

*Low Income (LI) Households (50%-80% AMI)*

In the low-income category, 36.7% of all households report at least one housing problem. There is not a disproportionate need at this income level for any population.

*Moderate Income (MI) Households (80%-100% AMI)*

Moderate income households have lower rates of housing problems than households at the ELI, VLI, and LI income levels, and an estimated 22.7% report having at least one housing problem. There is not a disproportionate need at this income level for any population.

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

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

### Introduction

The data presented in Tables 17-20 details the prevalence of severe housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race/ethnic category. In addition to a lack of complete kitchen facilities and a lack of complete plumbing facilities, severe housing problems also include overcrowded households with more than 1.5 persons per room and households with cost burdens of more than 50% of their household income.

The analysis of this data will indicate the level of need for each race and ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing a disproportionately greater number of severe housing problems.

A disproportionately greater number of severe housing problems exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level.

Supplemental Table 2 is a summary of the percentage of households by income level and racial/ethnic category based upon the HUD CHAS data detailed in tables 17-20.

### 0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 9,762 | 4,648 | 0 |
| White | 7,062 | 3,672 | 0 |
| Black / African American | 1,529 | 687 | 0 |
| Asian | 322 | 98 | 0 |
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 479 | 78 | 0 |

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data Source:** 2016-2020 CHAS

*The four severe housing problems are:

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

### 30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 4,406 | 10,377 | 0 |
| White | 3,267 | 7,508 | 0 |
| Black / African American | 637 | 1,842 | 0 |
| Asian | 172 | 222 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 219 | 539 | 0 |

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

### 50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 2,496 | 24,409 | 0 |
| White | 1,670 | 19,430 | 0 |
| Black / African American | 440 | 2,799 | 0 |
| Asian | 178 | 697 | 0 |
| American Indian, Alaska Native | 0 | 48 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 139 | 834 | 0 |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2016-2020 CHAS

*The four severe housing problems are:

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

## 80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---|---|---|---|
| Jurisdiction as a whole | 1,172 | 17,196 | 0 |
| White | 831 | 13,893 | 0 |
| Black / African American | 84 | 1,853 | 0 |
| Asian | 138 | 473 | 0 |
| American Indian, Alaska Native | 4 | 20 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 80 | 551 | 0 |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
|---|---|---|---|---|
| **Racial/ Ethnic Group** | **% with one or more severe housing problems** | | | |
| White | 65.8% | 30.3% | 7.9% | 5.6% |
| Black/ African American | 69.0% | 25.7% | 13.6% | 4.3% |
| Asian | 76.7% | **43.7%** | **20.3%** | **22.6%** |
| American Indian, Alaska Native | 0.0% | 0.0% | 0.0% | 0.0% |
| Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| Hispanic | **86.0%** | 28.9% | 14.3% | 12.7% |
| Jurisdiction as a Whole | 67.7% | 29.8% | 9.3% | 6.4% |

Source: CHAS 2016-2020

**Supplemental Table 2- Disproportionately Greater Need- Severe Housing Problems**

## Discussion

*<u>Extremely Low-Income (ELI) Households (<30% AMI)</u>*

In Franklin County, approximately 67.7% of extremely low-income households have at least one severe housing problem. The data indicates that Hispanic households report being disproportionately impacted by severe housing problems within this income category, at 86.0% which is more than the 10% threshold to meet HUDs definition.

*Very Low-Income (VLI) Households (30%-50% AMI)*

In comparison to the extremely low-income household category, very low-income households have a lower rate of severe housing problems. Approximately 29.8% of the overall households in the jurisdiction within this VLI income category report having a severe housing problem. The data indicates that Asian households are more likely to experience a severe housing problem at this income range, with an estimated 43.7% reporting one or more severe housing problem.

*Low Income (LI) Households (50%-80% AMI)*

For the jurisdiction, 9.3% of households in the low-income category report having at least one severe housing problem. For this income level, 20.3% of Asian households report a severe housing problem and are considered disproportionately impacted.

*Moderate Income (MI) Households (80%-100% AMI)*

The income level with the lowest percentage of overall households reporting a severe housing problem is the moderate income category, with just 6.4% of all households. For the moderate-income range, Asian Households are more likely to report a severe housing problem, with 22.6% reporting which is more than the 10% thresholds to be considered disproportionately impacted.

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

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

### Introduction

The disproportionately greater need of cost-burdened households is defined by HUD as those racial or ethnic groups that may be cost-burdened or severely cost-burdened at a higher percentage rate of 10 or more percentage points than the jurisdiction as a whole. The tables below provided a summary and details of the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are sub-divided by income category of less than 30% (no cost burden), between 30-50% (cost burden), and above 50% (severely cost burden) of gross income on housing costs, and households whose income is zero or negative and are not cost-burdened but may require housing assistance.

The data from the HUD CHAS data in Table 21 is summarized in the below Supplemental Table 3 to provide additional details on a percentage basis.

### Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|---|---|---|---|---|
| Jurisdiction as a whole | 133,525 | 23,190 | 15,973 | 1,192 |
| White | 112,415 | 17,718 | 12,104 | 1,016 |
| Black / African American | 9,860 | 3,486 | 2,118 | 105 |
| Asian | 5,464 | 675 | 632 | 20 |
| American Indian, Alaska Native | 140 | 10 | 4 | 0 |
| Pacific Islander | 20 | 0 | 0 | 0 |
| Hispanic | 3,517 | 858 | 693 | 38 |

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data Source:** 2016-2020 CHAS

| | Less than 30% (No Cost Burden) | 30-50% | More than 50% | No/ negative income (not computed) |
|---|---|---|---|---|
| **Racial/ Ethnic Group** | | **% with housing cost burden** | | **%** |
| White | 79.0% | 12.5% | 8.5% | 0.7% |
| Black/ African American | 63.8% | 22.5% | 13.7% | 0.7% |
| Asian | 80.7% | 10.0% | 9.3% | 0.3% |
| Hispanic | 69.4% | 16.9% | 13.7% | 0.7% |
| Jurisdiction as a Whole | 77.3% | 13.4% | 9.2% | 0.7% |

Source: CHAS 2016-2020

**Supplemental Table 3- Disproportionately Greater Need- Housing Cost Burdens**

## Discussion

As described in Table 21 and Supplemental Table 3, according to the 2016-2020 CHAS data, approximately 13.4% of all households in the County spend 30% or more of their income on housing costs and are considered cost burdened. This includes those that are severely cost burdened and spend more than 50% of their total monthly income on housing costs. Cost burdened and severely cost burdened households have higher levels of housing instability and need additional support. In the entire jurisdiction, 9.2% of all households are severely cost burdened.

Based upon the data in Table 21, there are no racial or ethnic groups which showed a disproportionately greater need over the entire jurisdiction as a whole. However, Black/African American are more likely to experience these housing problems, with 22.5% spending between 30-50% of their total household income on housing costs.

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

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

The previous data analysis on housing problems and cost burden indicates there are racial/ethnic categories that have a disproportionately greater need based upon their income category. The information is further summarized below.

The groups/income levels where data suggests a disproportionately greater need are as follows:

- For households reporting one or more housing problem, Hispanic households in the 0-30% AMI category report these housing problems at a rate 10 percentage points or higher than the overall jurisdiction.
- For households reporting one or more severe housing problem, Hispanic households at 0-30% AMI, Asian households at 30-50%, 50-80%, and 80-100% AMI demonstrate a disproportionately greater need for quality housing that is affordable to their income group.
- For households that experience a housing cost burden and pay 30% or more of their income on housing, there were no ethnic/racial groups with a disproportionately greater need than the jurisdiction average at each income level.

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

The disparities in housing problems by income level and racial/ethnic group highlight that overall, households at every income level are experiencing cost burden and paying more of their income for housing.

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

The data provided does not specify the geographic locations or neighborhoods where households with disproportionately greater housing need are concentrated.

## NA-35 Public Housing - 91.205 (b)

### Introduction

The Columbus Metropolitan Housing Authority is the public housing authority that serves Franklin County. CMHA provides housing opportunities through a range of programs, including 2,080 traditional public housing units and 10,823 Housing Choice Vouchers. Additionally, CMHA administers 1,294 project-based vouchers, 90 special purpose vouchers which serve veterans, and 68 special purpose vouchers that serve persons living with a disability. The CMHA seeks to increase the number of available affordable housing units in the County through the development of new units. They utilize other funding sources, including LIHTC and tax exempt bonds to acquire mixed income properties on their own and through partnerships.

CMHA has completed the transition of many of their traditional public housing units to Section-8 based subsidy under the Rental Assistance Demonstration (RAD). According to the housing authorities most recent 5-year plan for 2021-2025, CMHA plans to convert two of the remaining four public housing communities in the next 5-year plan period. CMHA's housing programs serve as a major source of housing for extremely low-income households in the County.

### Totals in Use

| | Program Type | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 2,080 | 12,382 | 1,294 | 10,823 | 90 | 0 | 68 |

**Table 22 - Public Housing by Program Type**

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

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

| Program Type | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 0 | 8,753 | 10,189 | 8,448 | 10,327 | 7,585 | 0 |
| Average length of stay | 0 | 0 | 4 | 4 | 2 | 4 | 0 | 0 |
| Average Household size | 0 | 0 | 2 | 2 | 1 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 17 | 31 | 20 | 11 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 489 | 1,681 | 371 | 1,286 | 3 | 0 |
| # of Disabled Families | 0 | 0 | 360 | 3,498 | 572 | 2,793 | 43 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 2,080 | 12,382 | 1,294 | 10,823 | 90 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Vouchers Total | Project - based | Tenant - based | Special Purpose Voucher: Veterans Affairs Supportive Housing | Special Purpose Voucher: Family Unification Program | Special Purpose Voucher: Disabled * |
|---|---|---|---|---|---|---|---|---|---|
| White | 0 | 0 | 247 | 2,538 | 554 | 1,899 | 40 | 0 | 24 |
| Black/African American | 0 | 0 | 1,800 | 9,718 | 718 | 8,823 | 48 | 0 | 44 |
| Asian | 0 | 0 | 15 | 80 | 11 | 67 | 1 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 3 | 27 | 6 | 20 | 1 | 0 | 0 |
| Pacific Islander | 0 | 0 | 15 | 19 | 5 | 14 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

**Table 24 – Race of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers Total | Project - based | Tenant - based | Special Purpose Voucher: Veterans Affairs Supportive Housing | Special Purpose Voucher: Family Unification Program | Special Purpose Voucher: Disabled * |
|---|---|---|---|---|---|---|---|---|---|
| Hispanic | 0 | 0 | 21 | 118 | 14 | 103 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 2,059 | 12,264 | 1,280 | 10,720 | 90 | 0 | 68 |

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible. CMHA meets the Section 504 requirements and provides reasonable accommodations according to their most recent 5-Year PHA Plan submitted in January 2021.

## What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There is a critical shortage of affordable housing in the region. CMHA has acknowledged this gap and is investing over $120 million to acquire and develop new properties, including:

- Demorest Townhomes in Grove City
- Heights on Main in Reynoldsburg (100 new units)
- Preservation of affordability at existing communities through Project-Based Vouchers

**Stability and Continuity of Housing Assistance**

CMHA is working to preserve affordability for low- and fixed-income households through 2040 by allocating $42.5 million in Project-Based Vouchers. This ensures long-term housing support for vulnerable populations, especially seniors.

**Improved Program Administration**

CMHA recently ended its contract with a private contractor that managed the HCV program, due to ongoing complaints from both renters and landlords. This move aims to streamline services and improve responsiveness for voucher holders.

**Supportive Services and Resident Engagement**

Residents often need more than just housing, and require supportive services to help them continue to maintain housing, including:

- Employment and job training
- Mental health and wellness support
- Financial literacy and credit repair

- Transportation access

**Upgrades and Maintenance of Existing Housing**

CMHA is also investing in renovations and upgrades to existing properties, such as the Commons at Grant and Mt. Herman Senior Phase 1, to ensure safe and livable conditions for current residents.

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

These needs closely mirror those of the broader low- and moderate-income population. Across Franklin County, affordable housing, reliable transportation, and supportive services remain critical for low-income residents. The shortage of affordable housing options makes it increasingly difficult for these households to secure homes within their financial means—particularly in locations that offer proximity to employment opportunities and essential services. This challenge is further intensified by limited public transit options and a lack of affordable childcare, both of which are essential for economic mobility and household stability.

## Discussion

See previous responses.

## NA-40 Homeless Needs Assessment - 91.205 ( c )

**Introduction:**

The Homeless Populations and Subpopulations report for January 2025 was reviewed for information on the prevalence and trends in persons experiencing homelessness. The 2025 Point-in Time (PIT) count conducted by the CoC is the most current complete survey data available. However, the complete dataset for 2025 has not been released, therefore, this needs assessment relies on data from 2025 and 2024 PIT counts conducted by the CoC. The data is only a snapshot of the homeless population, sheltered and unsheltered, for a given night in the County. This data traditionally has been utilized to determine the housing and supportive needs of persons experiencing homelessness.

The 2025 PIT Count was conducted on January 23, 2025, and a total of 2,556 people experiencing homelessness were identified in Franklin County, including the City of Columbus. This count represents a 7.4% increase in the total number (sheltered and unsheltered) of persons experiencing homelessness from the January 2024 PIT count. The rise in the number of homeless was attributed to an increase in the accuracy of the count, as more persons were seeking shelter due to an extreme cold weather event. In comparison to the number of individuals in shelters increased by 26%, while the number of unsheltered was decreased. The warming shelters were open and being utilized by persons experiencing homelessness, and the numbers counted in the warming centers increased by 95% over the 2024 count.

Persons in emergency or transitional shelters increased by 13% in 2025, with a total of 2,101 residing in shelter at the time of the count. There were a total of 9 families that were reported as unsheltered at the time of the PIT count. The number of families experiencing homelessness decreased by 9%. The populations that experienced an increase in homelessness from 2024 to 2025 include single adults, with 14% more than the prior year, and unaccompanied youth with a 31% increase. The CSB reports that decreases in unsheltered homeless populations can be attributed to reclassifications on public facilities that do not report services in HMIS, as these facilities previously reported in the PIT count as unsheltered and count as sheltered under the updated rules.

The Community Shelter Board, as the lead organization for the Continuum of Care (CoC), coordinates applications for funding and required reporting for addressing homelessness in Franklin County. The CoC is composed of housing and social services providers who share an interest in addressing the needs of those who are homeless or at-risk of homelessness. The Continuum receives approximately $20 million in Supportive Housing Program CoC Tier 1 renewal grants from HUD for a variety of programs including Permanent Supportive Housing, HMIS, Coordinated Entry, Rapid Re-Housing (RRH), and Transitional housing.

## Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|---|---|---|---|---|---|---|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 202 | 23 | 8,214 | 0 | 6,370 | 80 |
| Persons in Households with Only Children | 4 | 1 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 1,069 | 44 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 70 | 147 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 4 | 3 | 0 | 0 | 0 | 0 |
| Veterans | 84 | 13 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 4 | 1 | 0 | 0 | 0 | 0 |
| Persons with HIV | 67 | 24 | 0 | 0 | 0 | 0 |

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Source: 2024 Point in Time County and 2023 System Performance Measures for OH-503The estimated number of homeless and exiting homeless are totals based on PIT County data and are not broken down by subpopulations.

Indicate if the homeless population is: Has No Rural Homeless

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

**Nature and Extent of Homelessness: (Optional)**

| Race: | Sheltered: | Unsheltered (optional) |
|---|---|---|
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

**Data Source Comments:**

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

According to the 2024 Point-in-Time (PIT) Count for Franklin County, approximately 225 families with children were experiencing homelessness, reflecting a 58% decrease from the previous year. Additionally, homelessness among veterans saw a 10% reduction, with fewer unsheltered veterans reported.

While these numbers indicate some progress, they also highlight the ongoing need for targeted housing solutions to support families and veterans. Franklin County continues to work through its Continuum of Care and local initiatives to expand affordable housing options and reduce homelessness among these vulnerable groups.

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

The 2024 Point-in-Time (PIT) Count data highlights disparities among racial and ethnic groups, reflecting broader systemic challenges.

- Black/African American individuals continue to be overrepresented, making up a significant portion of the homeless population despite representing a smaller percentage of the county's overall demographic.
- White individuals also experience homelessness at notable rates, though their representation aligns more closely with general population trends.
- Hispanic/Latino populations face additional barriers, including language access which may limit access to services.

- Indigenous and other minority groups are present in smaller numbers but often experience heightened risks due to historical inequities and limited access to services.

The 2024 count also revealed a rise in chronic homelessness, with 224 individuals identified as experiencing repeated or long-term homelessness—a 47% increase from the previous year. Family homelessness saw a 58% decrease, while youth homelessness declined as well.

These findings underscore the need for targeted interventions, including expanded affordable housing, culturally competent support services, and policy efforts to address racial disparities in homelessness. The County continues to work toward solutions through its Continuum of Care and local advocacy initiatives.

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time (PIT) Count for Franklin County recorded 2,380 individuals experiencing homelessness. Of these, 1,866 individuals were staying in shelters or transitional housing, marking a 1% rise compared to 2023. Meanwhile, 514 people were living unsheltered, meaning they were residing in outdoor spaces, vehicles, or other locations not meant for habitation.

Key trends from the 2024 count indicate a shift toward sheltered homelessness, suggesting that expanded shelter access and warming centers have helped reduce the number of individuals living in unsheltered conditions. However, chronic homelessness continues to rise, with 224 individuals identified as experiencing long-term or repeated homelessness in 2024.

Family homelessness saw a 58% decrease, while youth homelessness also declined. Additionally, homelessness among domestic violence survivors and veterans showed reductions, with veteran homelessness dropping by 10%.

These findings highlight the ongoing need for targeted interventions, including increased affordable housing options, supportive services, and policy efforts to address the root causes of homelessness in the County.

## Discussion:

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

### Introduction

Franklin County recognizes that beyond addressing homelessness, there is a significant need to support individuals with special needs who are not experiencing homelessness but still face housing challenges. This includes the elderly, persons with disabilities, individuals with substance use disorders, survivors of domestic violence, and those living with HIV/AIDS. These populations often require affordable, accessible housing along with supportive services that enable them to live independently and maintain stability in their communities.

Franklin County's Consolidated Plan outlines strategies to expand housing options, enhance service coordination, and improve accessibility for special needs populations. By fostering partnerships with local organizations, increasing funding for supportive housing programs, and advocating for policy improvements, the County aims to meet the evolving needs of its residents while ensuring access to safe, affordable housing and essential services.

### Describe the characteristics of special needs populations in your community:

The County's special needs populations include individuals who require additional support to maintain stable housing and access essential services. These groups include the elderly, persons with disabilities, individuals with substance use disorders, survivors of domestic violence, and those living with HIV/AIDS. Each population faces unique challenges that impact their ability to secure and maintain housing.

- Elderly individuals often require accessible housing with supportive services, such as home modifications, transportation assistance, and healthcare coordination. Many seniors live on fixed incomes, making affordable housing a critical need.
- Persons with disabilities may need specialized housing accommodations, including wheelchair-accessible units and proximity to medical and support services. In Franklin County, individuals with disabilities are more likely to experience poverty, increasing their vulnerability to housing instability.
- Individuals with substance use disorders benefit from transitional and supportive housing programs that provide recovery services, mental health care, and employment assistance.
- Survivors of domestic violence require safe, emergency housing options and long-term stability through affordable housing programs and legal advocacy.
- Individuals living with HIV/AIDS need access to stable housing and healthcare services to manage their condition effectively. Many rely on supportive housing programs to maintain their health and independence.

The County’s Consolidated Plan prioritizes expanding housing options, enhancing service coordination, and improving accessibility for these populations. By fostering partnerships with local organizations and advocating policy improvements, the County aims to ensure access to safe, affordable housing and essential services.

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

Special needs populations in Franklin County require affordable, accessible housing and comprehensive supportive services to maintain stability and independence. Key housing needs include accessible units for individuals with disabilities, affordable rental options for low-income seniors, and transitional housing for individuals recovering from substance use disorders or escaping domestic violence.

Supportive services are equally critical, including case management, mental health counseling, substance abuse treatment, and employment assistance. Many individuals also benefit from transportation services, home modifications, and legal advocacy to ensure their housing rights are protected.

Franklin County’s Continuum of Care works to address these needs by coordinating resources and funding programs that provide wraparound support for special needs populations.

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

Franklin County is part of an Eligible Metropolitan Statistical Area (EMSA) that tracks HIV/AIDS prevalence and service needs. According to recent data, the County has a significant population of individuals living with HIV/AIDS, with disparities in infection rates among different demographic groups.

- Size of the Population: Franklin County has a higher-than-average HIV prevalence compared to other Ohio counties, with a concentration of cases in urban areas like Columbus. The County’s public health reports indicate that the number of individuals living with HIV/AIDS has steadily increased due to improved testing and longer life expectancy among those receiving treatment.
- Demographic Characteristics: The epidemic disproportionately affects Black/African American and Hispanic/Latino communities, reflecting national trends in HIV transmission. Men who have sex with men (MSM) represent a large percentage of new diagnoses, while injection drug use remains a contributing factor.
- Family Impact: Families of individuals with HIV/AIDS often face economic and healthcare challenges, including access to affordable housing, medical care, and social support. Programs like the Ryan White HIV/AIDS Program provide essential services to help affected individuals and their families maintain stability.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Franklin County is considered the Participating Jurisdiction (PJ) for purposes of the HOME program. The County is not planning to fund a HOME TBRA activity which will utilize a preference during the 5-Year Consolidated Plan period.

**Discussion:**

## NA-50 Non-Housing Community Development Needs - 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

**Describe the jurisdiction's need for Public Facilities:**

The public facilities category includes a range of activities to address non-housing community development needs such as community centers and parks that benefit low- or moderate-income neighborhoods. Residents and stakeholders that participated in the public meetings and the community needs survey identified the following public facility needs as high priorities for Franklin County.

- Public Transit
- Sidewalk Improvements and Reconstruction
- Road Improvements
- ADA improvements for persons with disabilities

### How were these needs determined?

These needs were determined through conducting an online public needs survey, as well as outreach to engage residents and stakeholders during public meetings. Additionally, a series of meetings with relevant stakeholders were conducted to determine community development priorities. A public hearing was held during the development of the plan to gather feedback on public priorities.

### Describe the jurisdiction's need for Public Improvements:

There is a need to complete public improvements including sidewalk and road improvements, stormwater improvements, and ADA improvements to increase accessibility.

### How were these needs determined?

These needs were determined through conducting an online public needs survey, as well as outreach to engage residents and stakeholders during public meetings. Additionally, a series of meetings with relevant stakeholders were conducted to determine community development priorities. A public hearing was held during the development of the plan to gather feedback on public priorities.

### Describe the jurisdiction's need for Public Services:

There is a need for public services to increase access to essential services for low- and moderate-income households to support attaining and maintaining housing and support the immediate needs of persons at risk of or currently experiencing homelessness.

**How were these needs determined?**

These needs were determined through conducting an online public needs survey, as well as outreach to engage residents and stakeholders during public meetings. Additionally, a series of meetings with relevant stakeholders were conducted to determine community development priorities. A public hearing was held during the development of the plan to gather feedback on public priorities.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis section of the Plan provides a snapshot of the current housing stock and housing facilities. Housing market characteristics reviewed include the supply of housing, availability of affordable housing, housing cost, condition of housing units, and the supply of housing or facilities for persons with disabilities and persons experiencing homelessness. The Housing Market Analysis is divided into the following sections:

**Number of Housing Units**- The Housing Market Analysis begins with a basic count of the total number of housing units and occupied housing units in the County by property type, unit size, and tenure. There are a total of 182,581 housing units in the County and analysis of the data indicates that the current housing supply does not meet the needs of all County residents.

**Cost of Housing**- This section of the Plan compares the cost of housing in the County to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden, where households are paying too high of a percentage of their total income for housing costs, is a critical housing problem in the County. The data in this section supports the need for programs that produce or preserve affordable housing.

**Condition of Housing**- The supply of quality, decent housing is shaped by the condition of the housing inventory. This section of the Plan analyzes the age of the housing, risk of exposure to lead-based paint, and presence of housing problems. These factors coupled with the definition of substandard housing justify the need for housing rehabilitation activities.

**Public and Assisted Housing-** The affordable housing inventory in any jurisdiction includes units subsidized by federal, state, or local housing programs including public housing. According to the PIC data made available by HUD, there are a total of 2,080 public housing units and 12,382 Housing Choice Vouchers (HCV). The waiting list for public housing units and vouchers discussed in the Needs Assessment demonstrates there is a gap in the number of available affordable housing units for households in need.

**Homeless Facilities and Services**- This section of the Plan provides an inventory of homeless facilities and services in the County.

**Special Needs Facilities and Services**- Persons with special needs such as elderly persons, and persons with disabilities may require supportive housing and services. This section of the Plan provides information on facilities and services that meet the needs of this subpopulation.


OMB Control No: 2506-0117 (exp. 09/30/2021)

**Barriers to Affordable Housing**- Franklin County completed an Analysis of Impediments (AI) to Fair Housing Choice in 2019. The County is completing an update to the AI in 2025 which will be completed after submission of the 2025-2029 Consolidated Plan.

**Needs and Market Analysis Discussion**- This section summarizes the key points from the Needs Assessment and Market Analysis in relation to areas of the County that have a low-income or minority concentration.

**Broadband Needs of Housing occupied by Low- and Moderate- Income Households**- Access to broadband is an essential need for individuals and families and should be available to low- and moderate-income households. The broadband services available to residents of the County are described in this section.

**Hazard Mitigation**- The supply of housing is directly impacted by the effects of natural disasters and other hazards such as climate change. Low- and moderate-income persons are more vulnerable to these effects and this section of the plan discusses the natural hazard risks that this population faces including the risk of displacement if the region is impacted by a natural disaster.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

### Introduction

The following Tables 31 and 32 describe the existing housing supply by type, size, and tenure according to HUD's CHAS data from the 2016-2020 American Community Survey. The data shows that of the approximately 182,581 total housing units sized zero to 3 bedroom units, 73% are owner occupied, and 27% are renter occupied. There are few owner-occupied 1-bedroom units with a total of 112, which represents less than 1% of total available units. The majority of owner-occupied units have 3 or more bedrooms, at 88% of the total available for homeownership.

Of the 126,868 owner-occupied units in the County, 88% consist of three or more bedrooms. Among renter-occupied units, one-bedrooms make up 21% of the housing stock, two-bedrooms make up 43% of the housing stock, and three or more bedrooms make up 33% of the housing stock. The data indicates that single family units, which are often larger than multi-family units make up 72% of the housing stock. There is a need for more multi-family housing units, which tend to be more affordable, particularly for small families with children, the elderly, and disabled households, demographic groups that are particularly prone to cost burden and severe cost burden.

### All residential properties by number of units

| Property Type | Number | % |
|---|---|---|
| 1-unit detached structure | 131,200 | 72% |
| 1-unit, attached structure | 13,843 | 8% |
| 2-4 units | 12,101 | 7% |
| 5-19 units | 13,448 | 7% |
| 20 or more units | 9,545 | 5% |
| Mobile Home, boat, RV, van, etc | 2,444 | 1% |
| ***Total*** | ***182,581*** | ***100%*** |

**Table 27 – Residential Properties by Unit Number**

**Data Source:** 2016-2020 ACS

### Unit Size by Tenure

| | Owners | | Renters | |
|---|---|---|---|---|
| | Number | % | Number | % |
| No bedroom | 112 | 0% | 1,433 | 3% |
| 1 bedroom | 490 | 0% | 9,847 | 21% |
| 2 bedrooms | 14,494 | 11% | 20,222 | 43% |
| 3 or more bedrooms | 111,772 | 88% | 15,462 | 33% |
| ***Total*** | ***126,868*** | ***99%*** | ***46,964*** | ***100%*** |

**Table 28 – Unit Size by Tenure**

**Data Source:** 2016-2020 ACS

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

Columbus Metropolitan Housing Authority (CMHA) is the PHA for Franklin County, however, they also own and manage a portfolio of housing developed through Low Income Housing Tax Credit (LIHTC) awards. The supplemental table included in the unique appendix provides information on a sample of the CMHA owned properties and the populations they serve.

Map 1, included in the unique appendix, provides a visualization of the location of the HUD multifamily and LIHTC affordable housing units within the County.

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

According to data on the HUD LIHTC database, there are a total of 4,294 affordable housing units in Franklin County, outside the City of Columbus. These units were developed using tax credit incentives that subsidize the cost of housing development, and units are required to remain affordable for a predetermined period of affordability, which is typically 30 years after completion of the project. When the affordability period ends, the rentals may be lost from the affordable housing stock as the owner may convert the property to market-rate rental after the affordability restrictions ends.

Affordable housing preservation includes incentives and funding to incentivize property owners to keep the units affordable. Data on the number of federally assisted units that have expiring contracts during the 2025-2029 Consolidated Plan is estimated to be 3,436. In order to maintain an affordable housing stock to meet the needs of low- and moderate-income households, communities need to develop units that not only meet the current needs but also take actions to preserve existing units to ensure continued availability of quality affordable housing.

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

The housing needs of the population, specifically for households in the lowest income ranges whose total income is less than 30% AMI, exceeds the number of units available. Families in the lowest income ranges require subsidized housing which includes rental assistance to ensure the households are not cost burdened. The data in the NA-10 Section provided details that a total of 8,577 renter households are cost-burdened and paying more than 30% for housing and an additional 7,325 renter households are severely cost-burdened and paying more than 50% of their income for housing. This data indicates there is a need for more affordable rental housing opportunities in the County.

### Describe the need for specific types of housing:

Based upon the data reviewed, there is a need to increase the number of one-bedroom rental and homeownership housing units to provide affordable units for single-person and elderly households.



OMB Control No: 2506-0117 (exp. 09/30/2021)

There is also a need to increase the number of larger size rental units (4-bedroom units) for large families to reduce overcrowding.

## Discussion

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

### Introduction

The HUD-provided table below (Table 35) indicates the number of affordable units available to households with various income levels. The 2,333 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 5.8% of the rental housing inventory in the County. Given that CHAS data indicates there are 173,865 households in the County and 14,445 households with incomes below 30% of HAMFI, there are more than 12,112 missing units for households with incomes 30% and below. This represents a clear need and demand for additional affordable housing units.

The Fair Market Rent (FMR) for a two-bedroom unit in Franklin County is $1,163 per month, based upon the 2016-2020 ACS data. To avoid being cost-burdened, a household needs to earn $3,876 per month, or roughly $22.37 per hour. A minimum wage worker in Ohio earning $10.70 per hour needs to work in excess of 83 hours per week to afford a two-bedroom unit. The maximum monthly Supplemental Security Income (SSI) payment for 2025 is $967. Households for which this is the sole source of income can spend approximately $290 monthly on housing, which is less than a third of the cost of renting a one-bedroom unit at FMR value.

### Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2020 | % Change |
|---|---|---|---|
| Median Home Value | 150,600 | 185,900 | 23% |
| Median Contract Rent | 681 | 832 | 22% |

**Table 29 – Cost of Housing**

| Rent Paid | Number | % |
|---|---|---|
| Less than $500 | 5,619 | 12.0% |
| $500-999 | 24,337 | 51.8% |
| $1,000-1,499 | 11,697 | 24.9% |
| $1,500-1,999 | 3,569 | 7.6% |
| $2,000 or more | 1,515 | 3.2% |
| ***Total*** | ***46,737*** | ***99.5%*** |

**Table 30 - Rent Paid**

**Data Source:** 2016-2020 ACS

## Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|---|---|---|
| 30% HAMFI | 2,333 | No Data |
| 50% HAMFI | 10,483 | 7,233 |
| 80% HAMFI | 27,166 | 22,846 |
| 100% HAMFI | No Data | 36,278 |
| ***Total*** | ***39,982*** | ***66,357*** |

**Table 31 – Housing Affordability**

**Data Source:** 2016-2020 CHAS

## Monthly Rent

| Monthly Rent ($) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|---|---|---|---|---|
| Fair Market Rent | 842 | 941 | 1,163 | 1,426 | 1,577 |
| High HOME Rent | 643 | 761 | 957 | 1,225 | 1,414 |
| Low HOME Rent | 643 | 731 | 877 | 1,014 | 1,131 |

**Table 32 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The data shows insufficient housing for all lower-income households in the County. The table above shows that while housing is insufficient for all lower-income groups, extremely low- and very low-income households are affected at higher rates than any other income tier.

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

According to Table 33 above, between 2009 and 2020, the median home value for County residents increased by 23% after adjusting for inflation, while median rent *increased* by 22%. While the overall median income increased by 19% during this period, the lowest wage earners will increasingly be challenged to secure and maintain affordable housing, further increasing the barrier to economic security for residents.

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

The Monthly Rent Table, Tables 34A and 34B, were populated via the IDIS eCon Planning Suite using 2016-2020 ACS 5-Year Estimates data. As discussed above, median rent in the County is not attainable for most lower-income households. As stated, increases in median income have not kept pace with increases in housing costs. With the cost of land and construction increasing, stakeholders discussed how it is becoming more expensive to produce affordable housing units, which further limits the number of affordable units that can be added to the housing stock over the next five years.

**Discussion**

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

### Introduction

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

Standard Condition

No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation

The nature of the substandard condition makes rehabilitation both financially and structurally feasible. To be suitable for owner-occupied rehabilitation, a trained housing inspector must carefully inspect the dwelling and prepare a write-up of repairs necessary to bring it up to standard condition. A cost estimate for repairs will be prepared based on the needs identified in the work write-up.

Housing Conditions

Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

The table below shows the number of housing units, by tenure, based on the number of selected conditions or characteristics the unit has. Selected conditions are similar to housing problems reported in the Needs Assessment section of this Consolidated Plan and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, more than one person per room, and (4) cost burden greater than 30%. The table also includes the calculations for the percentage of total units in each category.

Renter-occupied units have a higher percentage of units with substandard conditions than owner-occupied units; only 18% of owner-occupied units have a selected condition compared to 40% of renter-occupied units.

## Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| With one selected Condition | 22,504 | 18% | 17,791 | 38% |
| With two selected Conditions | 132 | 0% | 1,004 | 2% |
| With three selected Conditions | 35 | 0% | 55 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 104,220 | 82% | 28,119 | 60% |
| ***Total*** | ***126,891*** | ***100%*** | ***46,969*** | ***100%*** |

**Table 33 - Condition of Units**

**Data Source:** 2016-2020 ACS

## Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 2000 or later | 23,543 | 19% | 10,090 | 21% |
| 1980-1999 | 37,054 | 29% | 12,281 | 26% |
| 1950-1979 | 51,544 | 41% | 20,252 | 43% |
| Before 1950 | 14,768 | 12% | 4,389 | 9% |
| ***Total*** | ***126,909*** | ***101%*** | ***47,012*** | ***99%*** |

**Table 34 – Year Unit Built**

**Data Source:** 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 66,312 | 52% | 24,641 | 52% |
| Housing Units build before 1980 with children present | 14,354 | 11% | 10,707 | 23% |

**Table 35 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|---|---|---|---|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

**Table 36 - Vacant Units**

**Data Source:** 2005-2009 CHAS

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

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**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

The CHAS data reported in Table 39 provides a picture of the lead-based paint hazards, due to the high number of housing units built prior to 1980. Of the total number of pre-1980 built homes, there are an estimated 14,354 owner occupied housing units and 10,707 renter occupied homes with children under the age of 6. The need to evaluate for the presence of lead-based paint is completed as part of the existing housing rehabilitation programs, in accordance with HUD’s Lead Based Paint policy guidance.

**Discussion**

## MA-25 Public And Assisted Housing - 91.210(b)

### Introduction

The Columbus Metropolitan Housing Authority is the public housing authority that serves Franklin County. CMHA provides housing opportunities through a range of programs, including 2,337 traditional public housing units and administers 12,151 Housing Choice Vouchers.

### Totals Number of Units

| | Program Type | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 0 | 2,337 | 12,151 | 1,410 | 10,741 | 672 | 0 | 5,621 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

**Table 37 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

Table 42 provides information on the physical condition of units managed by CMHA.

## Public Housing Condition

| Public Housing Development | Average Inspection Score |
|---|---|
| Chestnut Grove | 0 |
| Eastmoor Square | 90 |
| Glenview Estates | 92 |
| Indian Meadows | 92 |
| Jenkins Terrace | 84 |
| Kenmore Square | 85 |
| New Village Homes | 76 |
| Ohio Townhouses | 94 |
| Poindexter Place | 92 |
| Post Oak Station | 87 |
| Rosewind | 45 |
| Sawyer Manor | 71 |
| The Meadows | 81 |
| Thornwood Commons | 84 |
| Trevitt Heights | 71 |
| Waggoner Senior Housing | 89 |
| Worley Terrace | 0 |

**Table 38 - Public Housing Condition**

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

Aging affordable housing units are in need of capital improvements to increase habitability and quality of the units. Public housing unit renovations are planned and implemented by CMHA.

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

The Columbus Metropolitan Housing Authority (CMHA) enhances the living environment for low- and moderate-income families in public housing by investing in affordable housing development, neighborhood revitalization, and resident support services to promote stability and long-term well-being. CMHA supports homeownership and provides support to transition from renter to homeowner through their family self-sufficiency program.

## Discussion:

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

### Introduction

Columbus and Franklin County have established a robust Continuum of Care, which outlines the housing facilities and supportive services available to homeless individuals and families. The Community Shelter Board (CSB) serves as the central entity responsible for coordinating the community's response to homelessness, overseeing efforts such as policy development and the allocation of public and private funds for shelter, housing facilities, and support services.

The 2024 Housing Inventory Count, OH-503 for Columbus/Franklin County CoC identifies 5,337 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent housing. Out of the total, there are 577 family units with 1,896 family beds, 3,428 adult-only beds, and 13 child-only beds. The three sub-categories include 3,107 beds earmarked for chronically homeless individuals, 669 beds for veterans, and 251 beds for youth experiencing homelessness.

Not included in those counts above are the seasonal and overflow beds, which provide an additional 485 and 214, respectively. Additionally, there are Rapid Re-housing units which add an additional 73 family units and 262 family beds, 181 adult-only beds, and included in that count are 115 beds for veterans and 53 for unaccompanied youth.

### Facilities Targeted to Homeless Persons

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---|---|---|---|---|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 451 | 485 | 73 | 1,110 | 0 |
| Households with Only Adults | 710 | 214 | 54 | 2,483 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 3,107 | 0 |
| Veterans | 39 | 0 | 0 | 515 | 0 |
| Unaccompanied Youth | 12 | 0 | 1 | 92 | 0 |

**Table 39 - Facilities Targeted to Homeless Persons**

**Data Source Comments:**

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

**Substance Abuse and Mental Health Services:** Netcare is Franklin County's primary 24-hour crisis intervention, assessment, and referral service for mental health and substance abuse. Among its programs, they offer mobile intervention, transporting intoxicated individuals from the streets to safe shelters while providing education on available community resources. Each year, Reach Out workers travel to connect persons experiencing homelessness with services, including homeless shelters, mental health services, hospitals, or Netcare crisis sites. A new facility, anticipated to open in 2025, is the County Crisis Care Center, which will provide 24/7 support for adults experiencing a mental health or addiction-related crisis. The facility will provide walk-in services, 23-hour observation, discharge pharmacy services, and linkage to community-based resources.

**Serious Mental Illness:** The *Community Housing Network (CHN)* is Franklin County and Columbus's primary housing provider for individuals with severe mental health issues. CHN facilitates the transition of individuals with mental illness, substance abuse disorders, and histories of homelessness from the streets into affordable rental housing while partnering with other service agencies to connect residents with necessary support. Furthermore, *Miles House* and *Redmond House* provide beds for individuals in psychiatric crisis, with case managers guiding them toward transitional and permanent supportive housing once their condition stabilizes.

**Veterans Services:** Central Ohio offers a variety of programs designed to support veterans, including homelessness prevention and outreach services through organizations such as the *Healthcare for Homeless Prevention Program*, *Veterans Administration (VA) Hospital*, *Veterans Services Commission*, *Vietnam Veterans of America*, and the *VA Outpatient Clinic*. Additionally, *Commons at Livingston I* and *Commons at Livingston II* collectively provide 100 units of permanent supportive housing for veterans. Other organizations, such as *Lutheran Social Services* and *Volunteers of America of Greater Ohio*, also assist with homelessness prevention and housing.

**Domestic Violence Support:** Victims of domestic violence in Columbus and Franklin County receive outreach and referral services through local police departments, the Columbus City Attorney's Office, and Franklin County Prosecutor's Office. The organization *CHOICES* serves as a key direct service provider, offering counseling, shelter, crisis intervention, education, legal and community support, and advocacy for individuals facing domestic violence. Additionally, victims often access housing and shelter through the existing Continuum of Care system.

Housing insecurity and homelessness are among the most pressing challenges facing communities. This section provides an overview of local capacity to house and support individuals experiencing homelessness, with a particular focus on key populations, including adults with children, adults without children, chronically homeless households, veterans, pregnant women, and unaccompanied youth. Additionally, it details the availability of units by facility type.

Columbus and Franklin County have established a robust Continuum of Care, which outlines the housing facilities and supportive services available to homeless individuals and families. The Community Shelter Board (CSB) serves as the central entity responsible for coordinating the community's response to homelessness, overseeing efforts such as policy development and the allocation of public and private funds for shelter, housing facilities, and support services.

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

**Youth Services:** The Huckleberry House plays a vital role in providing emergency and transitional housing for at-risk teens in Columbus and Franklin County. Operating a 24-hour Youth Outreach program, it offers shelter and housing support while connecting young individuals to essential services.

Alongside Huckleberry House, the STAR House serves as a drop-in center for youth ages 14 to 24 who lack stable nighttime housing. With the capacity to assist up to 65 youth daily, the center provides immediate necessities, including food, clothing, showers, laundry facilities, and bus passes. The STAR House approach centers on building trust to ensure youth are more inclined to accept support and resources when needed. In 2013, STAR House assisted 531 unduplicated youth.

Additionally, Franklin County Children Services (FCCS) and the Franklin County Juvenile Court offer delinquency prevention and diversion programs designed to support at-risk youth and reduce involvement in the justice system.

**HIV/AIDS Services:** Columbus Public Health (CPH) provides on-site HIV testing and treatment through initiatives such as the Pater Noster House Network and the AIDS Resource Center Ohio. Local AIDS service organizations also help connect individuals living with HIV/AIDS to transitional and permanent supportive housing tailored to their needs.

Furthermore, all chemical dependency programs in Columbus and Franklin County incorporate HIV/AIDS prevention and identification outreach services, ensuring comprehensive support for affected individuals.

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

### Introduction

There are several specific non-homeless groups in the community with special supportive housing needs. HUD identifies six special needs populations including: the elderly, the frail elderly, persons with disabilities, persons with substance abuse problems, persons living with HIV or AIDS, and victims of domestic violence.

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

Franklin County has a diverse population with special housing needs, requiring tailored support services to ensure stability and accessibility.

- Elderly and Frail Elderly: Seniors often need affordable, accessible housing with features such as wheelchair ramps, grab bars, and emergency response systems. Many benefit from assisted living or in-home care services to maintain independence.
- Persons with Disabilities (Mental, Physical, Developmental): Individuals with disabilities may require housing modifications, supportive case management, and transportation assistance. Group homes and Medicaid-funded facilities provide structured environments for those needing daily support.
- Persons with Alcohol or Drug Addictions: Transitional and supportive housing programs help individuals recovering from substance use disorders by offering mental health counseling, employment assistance, and peer support services.
- Persons with HIV/AIDS and Their Families: Stable housing is critical for managing health conditions. Many rely on permanent supportive housing, medical case management, and nutritional assistance to maintain well-being.
- Public Housing Residents: Low-income individuals and families in public housing need affordable rental options, job training programs, and community-based support services to achieve long-term stability.

The County works through its Continuum of Care and local agencies to expand housing options and enhance service coordination for these populations.

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

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

Franklin County will address non-homeless special needs through the owner-occupied housing rehabilitation program, which serves homeowners that require repairs to their homes for habitability and sustainability. Improvements may include accessibility improvements, and it is expected that some beneficiaries will be elderly or have disabilities requiring improvements for increased mobility. A total of 30 LMI total households are expected to benefit from the homeowner rehabilitation program in 2025, and some of those beneficiaries may be elderly or persons with disabilities.

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

The County will address non-homeless special needs through the owner-occupied housing rehabilitation program, which serves homeowners that require repairs to their homes for habitability and sustainability. Improvements may include accessibility improvements, and it is expected that some beneficiaries will be elderly or have disabilities requiring improvements for increased mobility. A total of 30 LMI total households are expected to benefit from the homeowner rehabilitation program in 2025, and some of those beneficiaries may be elderly or persons with disabilities.

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

### Describe any negative effects of public policies on affordable housing and residential investment

During consultations with community stakeholders, the lack of affordable housing for low and moderate-income persons has become a growing concern in recent years. The increases in price in both the market rates for rental units and increase in sales price exceed growth in local wages, and multiple factors are contributing to these increases. In addition to the market price of homes increasing, the federal interest rate hikes and increases in home insurance are making the cost of homeownership appear out of reach to the average wage earner.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. There can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of policymakers, including permitting and zoning which can impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer.
- Parking and setback requirements. Setting restrictions on minimum parking and setbacks can result in higher costs for development of housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility.

The Franklin County Economic Development and Planning Department is responsible for zoning and land use planning in the unincorporated areas of Franklin County and ten (10) unincorporated townships. Other municipalities that participate in the HUD Urban County entitlement program with the County are self-governing and handle their own zoning and building permitting. The County encourages affordable housing initiatives through the Land Bank.

The County works with its affordable housing partners, including CMHA and CSB, to increase the number of affordable units for persons at the lowest income levels, including using CDBG and HOME to support affordable housing goals. The County is also conducting an in depth Housing Needs Assessment to identify market trends and economic conditions which are impacting affordability for households at all income levels.



OMB Control No: 2506-0117 (exp. 09/30/2021)

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

## Introduction

The information in the tables in this section provide information on the economic conditions in Franklin County, including major employment sectors, workforce education and corresponding incomes, and economic infrastructure needs.

## Economic Development Market Analysis

## Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|---|---|---|---|---|
| Agriculture, Mining, Oil & Gas Extraction | 518 | 533 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 22,680 | 27,311 | 12 | 11 | -1 |
| Construction | 7,776 | 11,306 | 4 | 4 | 0 |
| Education and Health Care Services | 36,823 | 44,538 | 20 | 17 | -3 |
| Finance, Insurance, and Real Estate | 19,726 | 32,968 | 11 | 13 | 2 |
| Information | 5,177 | 8,598 | 3 | 3 | 0 |
| Manufacturing | 13,665 | 18,905 | 7 | 7 | 0 |
| Other Services | 7,038 | 8,278 | 4 | 3 | -1 |
| Professional, Scientific, Management Services | 27,713 | 38,581 | 15 | 15 | 0 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 22,654 | 28,982 | 12 | 11 | -1 |
| Transportation and Warehousing | 13,299 | 18,559 | 7 | 7 | 0 |
| Wholesale Trade | 10,208 | 16,917 | 5 | 7 | 2 |
| Total | 187,277 | 255,476 | -- | -- | -- |

**Table 40 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

| | |
|---|---|
| Total Population in the Civilian Labor Force | 247,275 |
| Civilian Employed Population 16 years and over | 238,535 |
| Unemployment Rate | 3.47 |
| Unemployment Rate for Ages 16-24 | 10.14 |
| Unemployment Rate for Ages 25-65 | 2.39 |

**Table 41 - Labor Force**

**Data Source:** 2016-2020 ACS

| Occupations by Sector | Number of People |
|---|---|
| Management, business and financial | 83,197 |
| Farming, fisheries and forestry occupations | 8,152 |
| Service | 17,644 |
| Sales and office | 49,622 |
| Construction, extraction, maintenance and repair | 10,510 |
| Production, transportation and material moving | 11,526 |

**Table 42 – Occupations by Sector**

**Data Source:** 2016-2020 ACS

## Travel Time

| Travel Time | Number | Percentage |
|---|---|---|
| < 30 Minutes | 149,332 | 70% |
| 30-59 Minutes | 58,131 | 27% |
| 60 or More Minutes | 6,890 | 3% |
| ***Total*** | ***214,353*** | ***100%*** |

**Table 43 - Travel Time**

**Data Source:** 2016-2020 ACS

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | |
|---|---|---|---|
| | Civilian Employed | Unemployed | Not in Labor Force |
| Less than high school graduate | 6,612 | 726 | 4,560 |
| High school graduate (includes equivalency) | 35,205 | 1,923 | 10,877 |
| Some college or Associate's degree | 48,380 | 1,404 | 9,279 |

| Educational Attainment | In Labor Force | | |
|---|---|---|---|
| | Civilian Employed | Unemployed | Not in Labor Force |
| Bachelor's degree or higher | 109,159 | 1,854 | 14,754 |

**Table 44 - Educational Attainment by Employment Status**

**Data Source:** 2016-2020 ACS

## Educational Attainment by Age

| | Age | | | | |
|---|---|---|---|---|---|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 364 | 853 | 1,262 | 1,993 | 2,113 |
| 9th to 12th grade, no diploma | 3,457 | 2,144 | 1,803 | 3,874 | 4,336 |
| High school graduate, GED, or alternative | 9,563 | 10,635 | 11,883 | 25,483 | 21,712 |
| Some college, no degree | 11,637 | 10,733 | 10,116 | 20,971 | 12,662 |
| Associate's degree | 794 | 3,961 | 4,652 | 8,721 | 3,327 |
| Bachelor's degree | 4,290 | 20,220 | 20,002 | 35,912 | 13,792 |
| Graduate or professional degree | 292 | 8,591 | 16,336 | 24,749 | 12,250 |

**Table 45 - Educational Attainment by Age**

**Data Source:** 2016-2020 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---|
| Less than high school graduate | 735,875 |
| High school graduate (includes equivalency) | 2,002,487 |
| Some college or Associate's degree | 2,256,385 |
| Bachelor's degree | 3,014,768 |
| Graduate or professional degree | 3,531,614 |

**Table 46 – Median Earnings in the Past 12 Months**

**Data Source:** 2016-2020 ACS

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

Franklin County's economy is broad-based, with key employment sectors spanning education and health care, professional and management services, retail trade, and arts and accommodations. *Education and Health Care Services* lead as the largest employment sector, supporting 36,823 workers, highlighting the county’s strong emphasis on medical and educational institutions. The *Professional, Scientific, and Management Services* sector follows closely, employing 27,713 individuals, reflecting the area’s growing demand for specialized expertise and business management.

The *Retail Trade* and *Arts, Entertainment, and Accommodations* sectors are also major contributors, employing 22,654 and 22,680 workers, respectively, illustrating the region's thriving consumer-driven and hospitality industries. Other notable industries include *Finance, Insurance, and Real Estate* (19,726 jobs), *Manufacturing* (13,665 jobs), and *Transportation and Warehousing* (13,299 jobs), which play critical roles in the county's economic infrastructure. Smaller sectors, such as *Information* services (5,177 jobs) and *Agriculture, Mining, Oil & Gas Extraction* (518 jobs), represent niche but essential components of the County's employment landscape.

Overall, the county maintains a well-rounded economy, driven by a mix of service-based, technical, and industrial occupations, ensuring a stable employment environment for its workforce.

## Describe the workforce and infrastructure needs of the business community:

Franklin County has a growing business community that requires strategic investments in workforce development and infrastructure improvements to sustain economic growth. Key needs include:

Workforce Needs

- Skilled Labor Development – Businesses need access to a trained workforce, particularly in technology, healthcare, and advanced manufacturing.
- Workforce Training Programs – Initiatives like the Workforce Innovation Training Grant help companies train employees for new roles.
- Talent Retention & Attraction – Competitive wages, career advancement opportunities, and partnerships with local universities are essential for attracting and retaining skilled workers.

Infrastructure Needs

- Transportation & Mobility – Improved public transit, roads, and pedestrian pathways are needed to support business operations and employee commutes.
- Broadband Expansion – Reliable high-speed internet is critical for businesses, especially in underserved areas.
- Energy & Utilities – Investments in renewable energy and modernized utility infrastructure help businesses reduce costs and improve sustainability.
- Commercial & Industrial Development – Incentives like Community Reinvestment Areas (CRA) and Enterprise Zone (EZ) programs encourage business expansion and job creation.

The County's economic development strategy focuses on enhancing workforce skills, improving infrastructure, and fostering a business-friendly environment to support long-term growth.

## Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

**job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Franklin County is undergoing significant economic changes driven by public and private sector investments that are shaping job growth and business opportunities. Several key initiatives are expected to have a lasting impact:

Major Economic Initiatives

- SmartWorks Programs – The County is making strategic investments in workforce development, energy efficiency, and business expansion.
- Affordable Housing Expansion – The County has committed $103.3 million to create 1,650 affordable housing units, leveraging $493 million in total capital investment.
- Business Development & Job Growth – The County is actively supporting small business development, workforce training programs, and infrastructure improvements to attract new companies.
- Technology & Innovation Investments – The County is focusing on broadband expansion, renewable energy, and transportation upgrades to support business growth.

Workforce Development & Business Support Needs

- Skilled Labor Training – Businesses require specialized workforce programs to meet the demand for technology, healthcare, and advanced manufacturing jobs.
- Entrepreneurial Support – Small businesses need financial assistance, mentorship, and access to capital to thrive in the evolving economy.
- Infrastructure Upgrades – Investments in transportation, broadband, and commercial development are essential to sustain economic growth.

The County's economic strategy prioritizes sustainable growth, ensuring that investments benefit all residents while fostering a business-friendly environment.

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

The County's workforce is continually evolving, with a strong emphasis on technology, healthcare, and advanced manufacturing. The County has several initiatives to align workforce skills with employment opportunities, ensuring residents are prepared for in-demand jobs.

Workforce & Education Alignment

- Technology & IT – Columbus is a growing tech hub, and Franklin County offers coding boot camps, IT certifications, and university programs to meet demand.

- Healthcare & Biosciences – With major hospitals and research institutions, the County provides nursing, medical technician, and biotech training.
- Advanced Manufacturing & Skilled Trades – Programs like Build Up Construction Trades and clean energy job training help residents gain industry-recognized certifications.
- Workforce Development Services – The Franklin County Office of Workforce Development offers job readiness training, resume workshops, and employment assessments to connect workers with opportunities.

Challenges & Opportunities

- Skills Gap – Some industries, like engineering and cybersecurity, face shortages of qualified workers.
- Talent Retention – Efforts are underway to keep skilled workers in the County through competitive wages and career advancement programs.

Franklin County continues to invest in education, training, and business partnerships to strengthen its workforce and support economic growth.

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

Franklin County has several workforce training initiatives designed to equip residents with the skills needed for high-demand industries. These programs are supported by Workforce Investment Boards, community colleges, and nonprofit organizations, aligning with the County's Consolidated Plan to promote economic stability and job growth.

Key Workforce Training Initiatives

- Franklin County Trades Academy – A seven-week program launched by the Columbus Urban League and Franklin County Department of Job and Family Services to train residents in skilled trades such as bricklaying, roofing, and ironworking. The county invested $1.2 million to support this initiative, which prepares participants for high-wage, high-growth jobs.
- Aspyr Workforce Innovation – Formerly known as the Workforce Development Board of Central Ohio (WDBCO), Aspyr collaborates with local partners to implement effective workforce strategies that build prosperity across the County.
- IMPACT Community Action Job Training – Programs like Build Up Construction Trades and Empowered! Clean Energy Jobs provide industry-recognized certifications and connect participants with apprenticeships and employment opportunities in construction and clean energy.

**How These Efforts Support the County's Consolidated Plan**

These workforce training initiatives align with the County's Consolidated Plan by:

- Expanding economic opportunities for low- and moderate-income residents.
- Reducing barriers to employment through skills training and job placement.
- Strengthening local industries by addressing workforce shortages in construction, technology, and clean energy.

By investing in workforce development, the County is fostering long-term economic growth and ensuring residents have the tools to succeed in high-demand careers.

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

Yes

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

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PLAN_SECTION_ID=[1370705000]>

### Discussion

Table 51 did not populate data correctly from the 2016-2020 ACS, so a supplemental table is provided using data from the 2023 ACS 1-Year Estimates.

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---|
| Less than high school graduate | 29,854 |
| High school graduate (includes equivalency) | 36,438 |
| Some college or Associate's degree | 44,351 |
| Bachelor's degree | 65,874 |
| Graduate or professional degree | 80,133 |

Source- 2023 ACS 1-Year Estimates

**Supplemental Table 4- Median Earnings in the Past 12 Months**

## MA-50 Needs and Market Analysis Discussion

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

Several areas in Franklin County, outside of Columbus, experience high concentrations of households facing multiple housing challenges. These issues often include overcrowding, cost burden, substandard housing conditions, and lack of access to essential services.

Key Areas with Housing Challenges

- Whitehall – This suburb has a high percentage of cost-burdened renters, with many households spending more than 30% of their income on housing. Aging housing stock and infrastructure limitations contribute to affordability concerns.
- Southwest Franklin County (Grove City, Urbancrest) – Some neighborhoods in this region face housing instability, particularly among lower-income families. Limited affordable rental options and rising property values create barriers to stable housing.
- Westerville (Southern Portions) – While Westerville is generally more affluent, certain areas have pockets of housing affordability challenges, particularly for seniors and low-income families.
- Madison Township & Truro Township – These areas experience higher rates of housing distress, including older housing stock in need of repairs and limited access to affordable rental units.
- Prairie Township – Some sections of Prairie Township have higher concentrations of mobile homes and lower-income households, leading to concerns about housing quality and infrastructure.

Franklin County continues to address these challenges through affordable housing initiatives, zoning adjustments, and community development programs.

Map 3 provides a geospatial representation of the areas of the County where residents are cost burdened and pay more than 30% of their monthly income on housing expenses.

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

Map 4 shows areas with a concentration of low-income families. A concentration is defined as a Census Tract Block Group where 51% or more of the population is low-income.

Additional maps are provided to describe areas where there are high concentrations of extremely low-income or low-income households that have any of 4 housing problems, and/or are cost burdened.

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

The housing market in Franklin County, particularly in areas with a high percentage of low-income households facing housing challenges, is shaped by several key factors:

Market Characteristics

- High Cost Burden – Many households spend over 30% of their income on housing, making affordability a major concern.
- Limited Affordable Housing Supply – The demand for affordable units far exceeds availability, leading to increased competition and rising rents.
- Rising Property Values & Taxes – Home prices have grown three times faster than median household income, making homeownership increasingly difficult.
- Housing Instability & Mobility Issues – Families frequently move due to rising costs, impacting education and employment stability.
- Infrastructure & Transportation Challenges – Some areas lack adequate public transit, making it harder for residents to access jobs and essential services.

The County is working to expand affordable housing options and reduce cost burdens through targeted investments and policy initiatives.

### Are there any community assets in these areas/neighborhoods?

Several **community assets** in the County's low-income neighborhoods provide **housing support, economic development, and social services** to residents. Here are some key resources:

- **Economic Development Services** – The County offers **urgent home repair grants**, **down payment assistance**, and **microenterprise loans** to support low-income families and small businesses.
- **Community Properties of Ohio (CPO)** – Provides **affordable housing** and **subsidized rental units** for low-income families, seniors, and individuals with disabilities.
- **Affordable Housing Trust for Columbus & Franklin County** – Works to **preserve and expand affordable housing options**, ensuring residents have access to stable living conditions.

These organizations and programs help strengthen **housing stability, economic opportunities, and community engagement** in the County's underserved areas.

Community assets in the underserved neighborhoods identified above include, but are not limited to, major employers, educational institutions, community groups, service agencies, area nonprofits, access to transportation resources, community institutions and faith-based groups.

- Whitehall – This suburb has a robust infrastructure of civic and community groups including, but not limited to, Whitehall City Schools, the Community Park YMCA, Chamber of Commers, Historical Society, Community Celebration Association, Kiwanis Club, Lions Club, Rotary Club, and Pride of Whitehall. Additionally, Whitehall is home to the U.S. Army Reserve Center, preparatory academies, parks and community centers, major employers (e.g., Wasserstrom and RiteRug), as well as several commercial areas. The area is easily accessible via transit using East Broad Street, East Main Street, and South Hamilton Road.

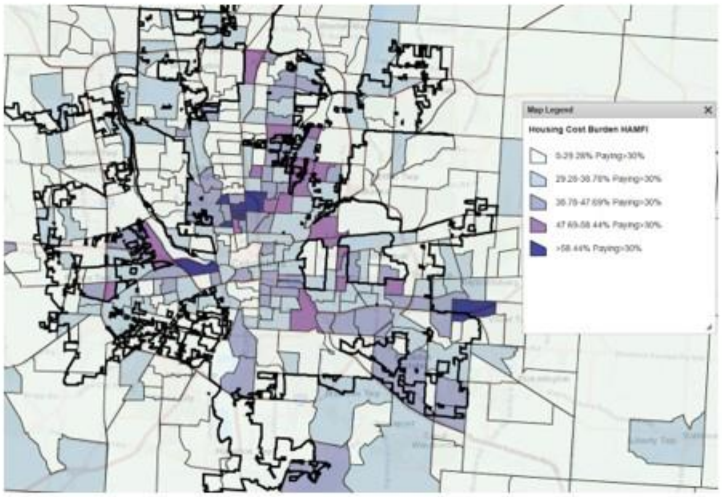
- Southwest Franklin County (Grove City, Urbancrest) – Grove City is home to a vibrant town center, Tanglebrook Park, Grove City Arts Council, economic development tools (e.g., CRA, TIF, DORA), South-Western City Schools, Chamber of Commerce, Heart of Grove City nonprofit, and the Evans Center. Urbancrest is home to Vaughn E. Hairston Southwest Community Center, public parks such as Martin Luther King Park and Mayor's Park Pavilion for recreation and an industrial park and a local Terminix facility as a major employer.
- Westerville (Southern Portions) – benefits from the City of Westerville's strong public services, parks and recreation, local faith and nonprofit organizations, and access to transit and employment centers.
- Madison Township & Truro Township – Madison Township provides fire, EMS, police, publicâÂÂ¿ÂÂ¿works services for its 25,945 residents, and includes historic assets like the John Rager Farmhouse, as well as connectivity to the CampâÂÂ¿¯Chase multiâÂÂ¿ÂÂ¿use trail and metro parks like Blacklick Woods at its border. Truro Township covering about 7.4âÂÂ¿¯sqâÂÂ¿¯mi and 30,401 residents (2020 Census), maintains local government services, fire/EMS coverage for Reynoldsburg and Brice, road maintenance, and community oversight via township trustees—supporting a wellâÂÂ¿ÂÂ¿governed and serviceâÂÂ¿ÂÂ¿oriented unincorporated area.

## Are there other strategic opportunities in any of these areas?

The County has several strategic opportunities to enhance economic development and housing stability in underserved areas. Some key initiatives include:

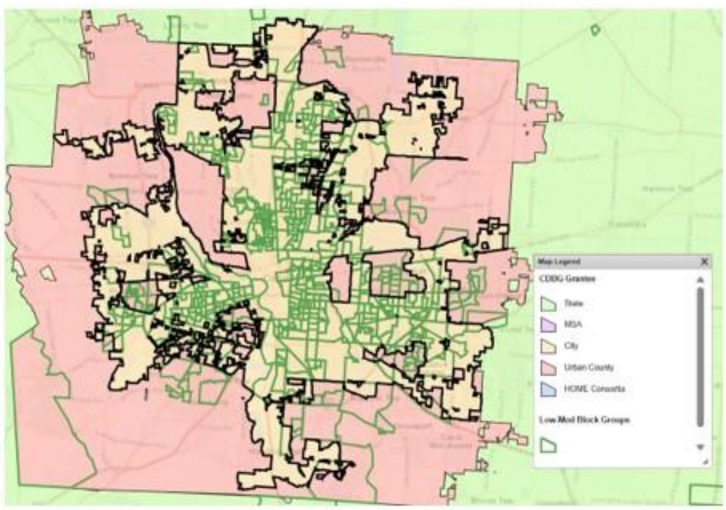
- Affordable Housing Expansion – The County is supporting the development of new housing developments and revitalization projects to increase access to affordable units.
- Central Ohio Community Land Trust – Operates a robust redevelopment program which transforms vacant properties into community assets, including affordable single family housing in Whitehall, Oakley, North Linden, and Franklinton.
- A Community Plan – Initiated in Urbancrest identified strategic growth opportunities in the historic village that focuses on a built environment that facilitates community interactions and safe pedestrian travel, including park and sidewalk improvements.
- Infrastructure Improvements – Investments in transportation, broadband, and public utilities aim to support business growth and improve residents' quality of life.
- Workforce Development Programs – Training initiatives help residents gain skills in high-demand industries, ensuring economic mobility and job stability.

These opportunities align with the County's long-term economic strategy, fostering sustainable growth and community resilience.



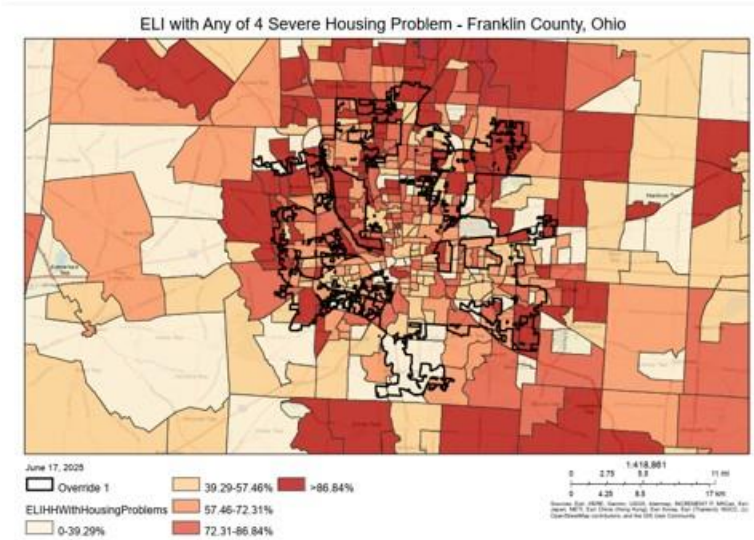

Source: HUD CPD Mapping Tool

**Map 3- Housing Cost Burden**



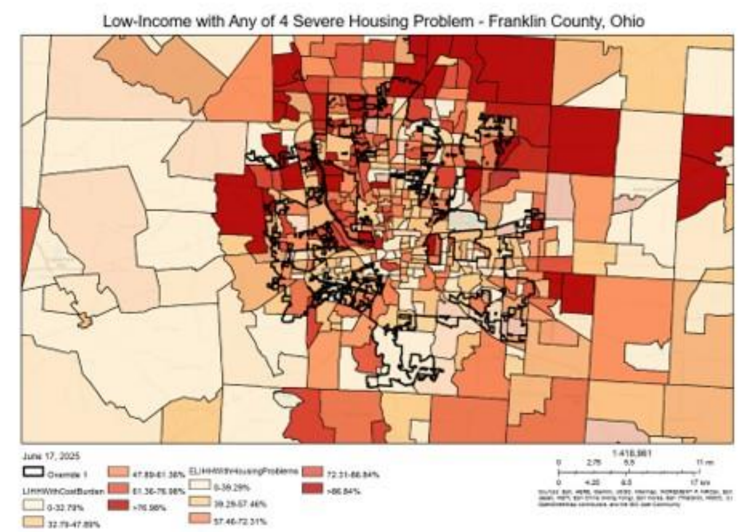

Source: HUD CPD Mapping Tool

**Map 4- CDBG Eligible Areas- Franklin County**




Source: HUD CPD Mapping Tool

**Map 5- Extremely Low-Income with Any of 4 Housing Problems**




Source: HUD CPD Mapping Tool

**Map 6- Low Income with Severe Cost Burdens**

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

### Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The ACS 5-Year estimates for 2019-2023 report that 86% of all households in the County have a computer at home, and 92.57% have access to a smartphone. There are an estimated 8,435 persons that do not have an internet subscription. The data shows that for persons making under $20,000 per year the number of households without internet access decreases to only 1.5%, or 2,540 people. With the increasing conversion of communications to digital, this gap in access to internet could interfere with residents connecting to available services, applying for jobs, and completing online educational programs.

Access to broadband service is essential for low- and moderate-income households in Franklin County, as it directly impacts education, employment, healthcare, and overall economic mobility. Reliable internet connectivity enables students to participate in online learning, complete assignments, and access educational resources, helping bridge the digital divide in under-resourced communities.

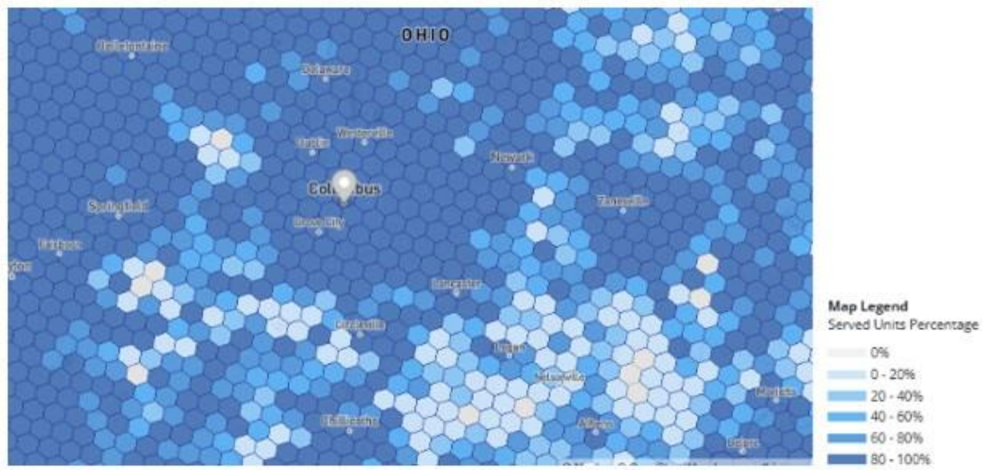
For job seekers, broadband access is crucial for searching and applying for jobs, attending virtual interviews, and acquiring new skills through online training programs. Additionally, telehealth services have become increasingly important, allowing individuals to consult healthcare providers remotely, manage chronic conditions, and access mental health support without transportation barriers.

Initiatives like the Affordable Connectivity Program provide financial assistance to assist eligible households afford broadband services, ensuring they access essential resources. The Franklin County Broadband Access Coalition also works to expand reliable, high-speed internet options in low-income neighborhoods, improving digital access.

A review of the national broadband map made available by the Federal Communications Commission (FCC) shows fixed broadband access is available in most areas of the County. Mobile broadband provides additional coverage in areas where access is otherwise limited.

### Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Having multiple internet providers in the County is essential for ensuring competition, affordability, and accessibility. A wide range of broadband providers encourage competitive pricing, preventing costs from being unaffordable to households. The reliability of the internet is also good to increase reliability, as service disruptions for one provider prevents long-term service disruptions as residents will have an alternative source of internet services. The FCC National Broadband map shows that multiple providers are available in the County, so it can be expected that competition and the previously mentioned initiatives to support broadband access for low-income households are helping to ensure access for all residents.




**Map 7- FCC National Broadband Map- Franklin County Ohio**

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The Franklin County Hazard Mitigation Plan was updated in 2023, and included a risk assessment of the multiple hazards that could impact the County, and the most significant threats include:

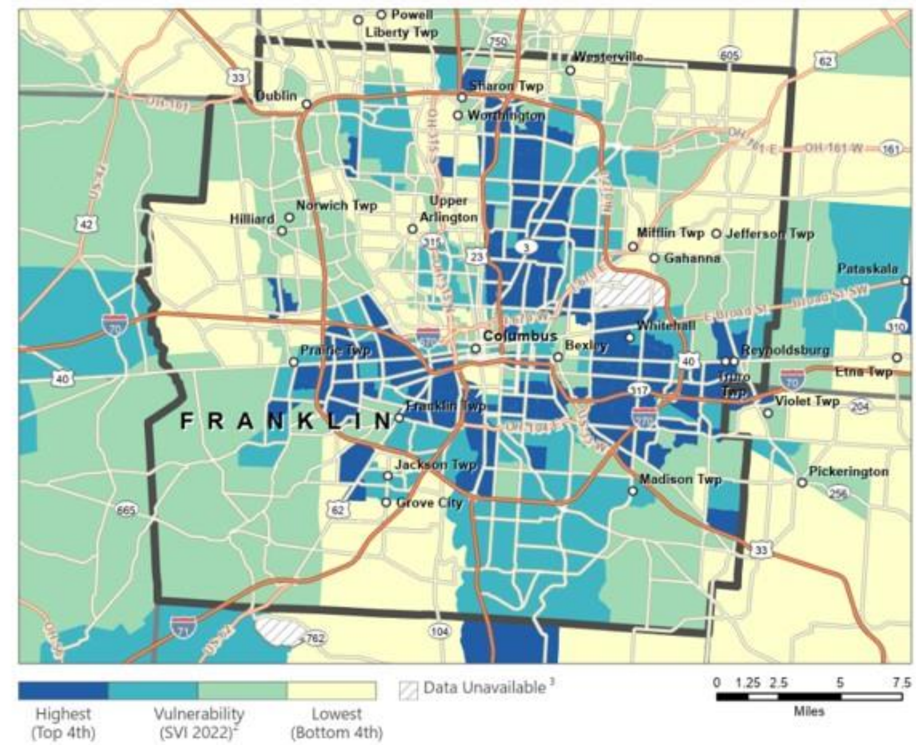
- Flooding
- Severe Storms and Tornadoes
- Extreme Weather, including heat and winter storms
- Earthquakes and sinkholes
- Public health emergencies
- Hazardous material incidents

Threat from flooding also includes dam or levee failure, as there are a total of 70 dams located in the County. These threats could result in losses to life and property.

Franklin County faces an increasing threat of natural hazard events due to variations in environment and consequences of urban development. The County is particularly vulnerable to flooding, as rain events could result in water levels increasing in the Scioto River and nearby reservoirs heighten the likelihood of flash floods. Additionally, severe storms, including thunderstorms, tornadoes, and high winds, pose a growing threat, with increased precipitation and humidity contributing to more frequent extreme weather events. While the County has a relatively low risk of earthquakes and wildfires, the area is experiencing more intense heat waves and winter storm events, which can strain infrastructure and endanger low- and moderate-income populations. Franklin County prioritizes preparedness and mitigation to protect residents and infrastructure from these escalating hazards.

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazards are a threat to the people, properties, and businesses of Franklin County and most analyses project that these hazards are likely to increase in intensity and frequency based upon historical weather data. The level of risk differs by hazard type, time of year, and location of the person or piece of property. The Social Vulnerability Index (SVI) mapping tool available from the U.S. Center for Disease Control (CDC) indicates that areas of the County have a higher risk and those neighborhoods can be expected to require more support before, during, and after a disaster. The SVI methodology uses ACS data to analyze 16 variables including socioeconomic status, household characteristics, household demographics, housing type, and transportation available. Economic factors considered include population poverty levels, employment status, housing cost burden, education, and availability of health insurance. Based upon the higher risk areas, it can be expected that low- and moderate-income households will require additional resources and support to recover from a natural hazard disaster.




Source: CDC ATSDR Social Vulnerability Index 2022

**Map 8- CDC Social Vulnerability Map- Franklin County OH**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the framework for how Franklin County will invest its CDBG, HOME, and ESG funding during program years 2025 through 2029 and is divided into the following sections:

**Geographic Priorities** – The County will primarily allocate CDBG, HOME, and ESG funds on a Countywide basis based on current needs, the availability of funds, and capacity. Projects that improve public facilities and infrastructure will be carried out in areas that qualify as low- and moderate-income based on data provided by HUD and updated annually. Projects that provide a direct benefit to individuals and families, such as housing rehabilitation and public services, are available in all areas of Franklin County, excluding the City of Columbus entitlement areas.

**Priority Needs –**The County identified seven priority needs including: affordable rental housing, public services, public facilities and infrastructure, affordable homeownership opportunities, economic development, homelessness prevention and services, and program planning and administration.

**Influence of Market Conditions** – The County will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair markets rents.

**Anticipated Resources** – During the five-year period covered by this Plan, the estimated amount of HUD funds available is $3,009,440 based on the CDBG, HOME, and ESG funding levels for the first year of the Plan.

**Institutional Delivery Structure** – The County's institutional delivery structure is comprised of the organizations or departments that will be involved in carrying out the program objectives. The Economic Development and Planning Department (EDP)is responsible for overall program administration and planning.

**Goals –** The County has set seven goals for the term of the Consolidated Plan to address the priority needs. The goals are preserve and expand affordable rental housing, improve access to public services, improve public facilities and infrastructure, expand affordable homeownership opportunities, support sustainable economic development, support homelessness prevention and services, and provide for planning and administration.

**Public Housing Accessibility and Involvement** – The County is served by the Columbus Metropolitan Housing Authority (CMHA) which owns and operates public housing units and manages Housing Choice Voucher (HCV) programs.

**Barriers to Affordable Housing** - It is a goal of the County to increase the supply of affordable housing for low-and moderate-income persons. During the term of the Strategic Plan, the County will take actions to address barriers to affordable housing through using CDBG funds to support affordable homeownership through rehabilitation and down payment assistance and development of affordable rental units using HOME funds.

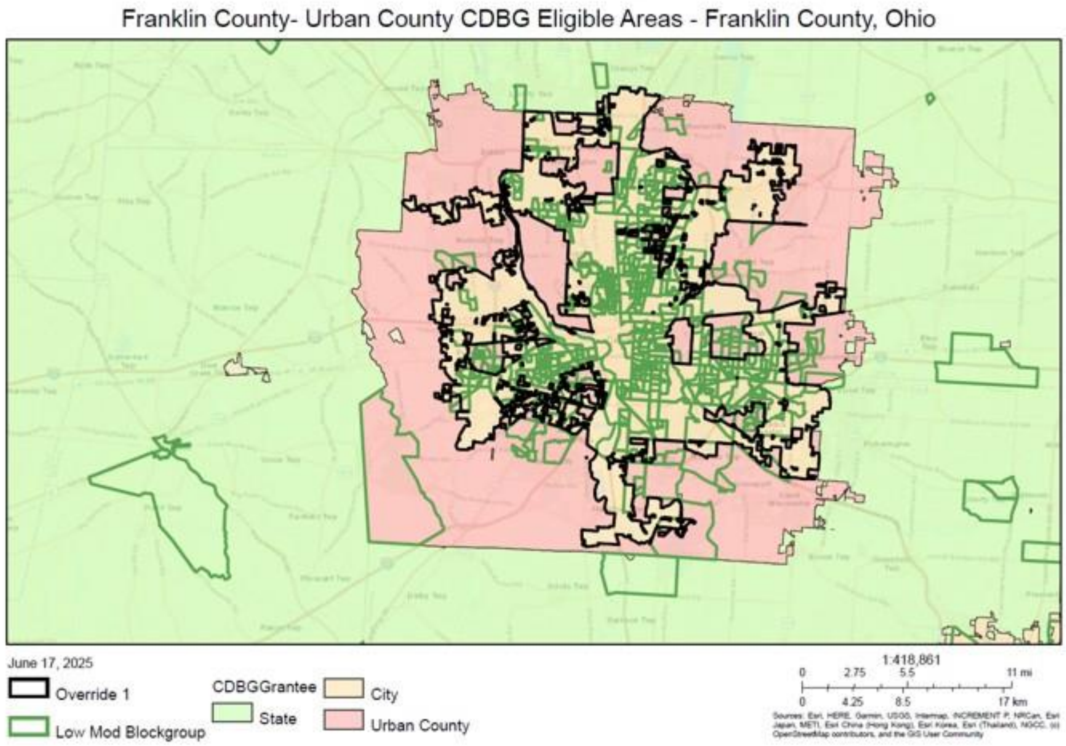
**Homelessness Strategy** – To address current homeless needs and curb future homelessness, the County will use their ESG funds to support eligible homelessness initiatives which may include emergency shelter, transitional housing, street outreach, and rapid-re-housing to ensure individuals and families at risk of or experiencing homelessness have access to safe, stable, and long-term housing solutions.

**Lead-Based Paint (LBP) Hazards** - The County takes actions to address lead hazards when assisting housing built before 1978 as part of their owner-occupied housing rehabilitation program. For all housing rehabilitation projects that involve HUD funding, the County will follow its policies and procedures to mitigate risk.

**SP-05- Additional Text**

**Anti-poverty Strategy** –The County will address poverty by funding housing activities that support housing affordability and public services that provide essential services to low-income, special needs populations, and people experiencing homelessness.

**Monitoring** – This section provides a description of how the County will monitor its projects to ensure compliance with Federal regulations.




Source: HUD CPD Mapping Tool

**Map 9- Franklin County- Urban County CDBG Eligible Areas**

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

### Geographic Area

**Table 47 - Geographic Priority Areas**

| | | |
|---|---|---|
| 1 | **Area Name:** | Countywide |
| | **Area Type:** | Target Area |
| | **Other Target Area Description:** | Target Area |
| | **HUD Approval Date:** | |
| | **% of Low/ Mod:** | |
| | **Revital Type:** | |
| | **Other Revital Description:** | |
| | **Identify the neighborhood boundaries for this target area.** | |
| | **Include specific housing and commercial characteristics of this target area.** | |
| | **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?** | |
| | **Identify the needs in this target area.** | |
| | **What are the opportunities for improvement in this target area?** | |
| | **Are there barriers to improvement in this target area?** | |

### General Allocation Priorities

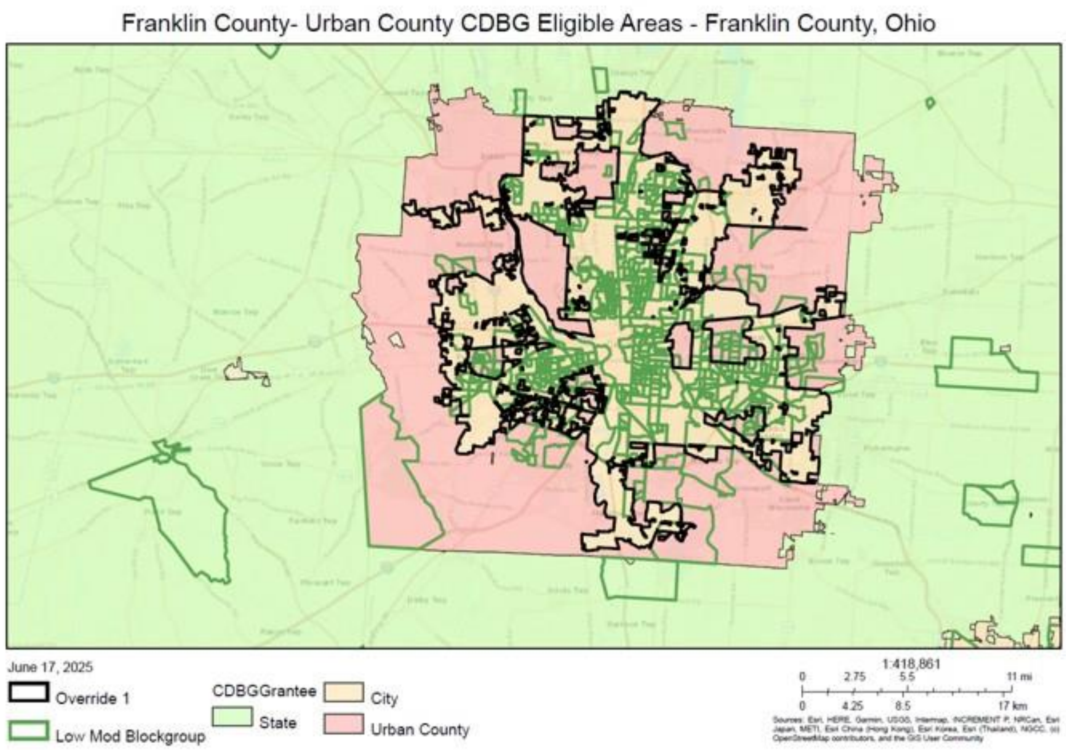
Describe the basis for allocating investments geographically within the state

Not all housing and community development needs identified in this plan can be addressed over the next five years, primarily due to the limited resources available. The selection of non-housing community development priorities within income-eligible areas reflects the County's desire to create appreciable and lasting living environment improvements. Housing priorities reflect the need to broaden the supply of affordable housing in high opportunity areas.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME Programs;
- Meeting the needs of low- and moderate-income residents;
- Focusing on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;

- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.




Source: HUD CPD Mapping Tool

**Map 9- Franklin County Urban County CDBG Eligible Areas**

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

### Priority Needs

**Table 48 – Priority Needs Summary**

| | | |
|---|---|---|
| 1 | **Priority Need Name** | Affordable Rental Housing |
| | **Priority Level** | High |
| | **Population** | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Preserve and Expand Affordable Rental Housing |
| | **Description** | There is a high level of demand and support for the preservation of existing rental housing and creation of new affordable rental units within the County. Improvements can be made to existing units or new units created to relieve cost burdens faced by low- and moderate-income households. Through activities such as:<br>Rental housing rehabilitation<br>Affordable rental housing development<br>Increase number of permanent supportive housing units,<br>Increase availability to rental assistance through Tenant Based Rental Assistance and Rapid Re-housing |

| | | |
|---|---|---|
| | **Basis for Relative Priority** | Providing quality affordable rental housing is a high priority for Franklin County and is a demonstrated need based upon the Needs Assessment, Market Analysis, online public needs survey, public hearings, and stakeholder consultations. |
| **2** | **Priority Need Name** | Public Services |
| | **Priority Level** | High |
| | **Population** | Extremely Low<br>Low<br>Moderate<br>Families with Children<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Improve Access to Public Services |
| | **Description** | Delivery of public services for seniors,  persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, food access, transportation, non-homeless special needs, and employment training. |
| | **Basis for Relative Priority** | The need for public services was a high priority identified through stakeholder consultation, public meetings, and the online survey. Services needs include, elderly, domestic violence services, hunger and nutrition, youth services, services for persons with disabilities, veterans services, foster youth services, and substance abuse services were cited as being a high need. |
| **3** | **Priority Need Name** | Public Facilities and Infrastructure |
| | **Priority Level** | High |

| | | |
|---|---|---|
| | **Population** | Extremely Low<br>Low<br>Moderate<br>Non-housing Community Development |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Improve Public Facilities and Infrastructure |
| | **Description** | Public facilities and infrastructure improvements, including improvements to public transit, sidewalk & road improvements, and stormwater improvements were identified as high needs through stakeholder consultations, public meetings, and the online public needs survey. |
| | **Basis for Relative Priority** | Maintaining and improving the aging infrastructure, including water, sewer, streets, sidewalks, storm water; and public facilities improvements. |
| **4** | **Priority Need Name** | Affordable Homeownership Opportunities |
| | **Priority Level** | High |
| | **Population** | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Expand Affordable Homeownership Opportunities |
| | **Description** | Support of initiative that provide financial assistance, including down payment and closing cost aid, as well as homebuyer education programs to prepare individuals for successful homeownership. Franklin County may also support the development of homeownership units for resale to income eligible households to increase the supply of affordable homes. The County will preserve affordable homeownership for low-income households through housing rehabilitation. |

| | | |
|---|---|---|
| | **Basis for Relative Priority** | This is a high priority as homeownership provides opportunities for low-income households to attain housing stability, wealth-building potential, and long term housing security. Expanding access to homeownership strengthens communities by fostering resident investment, neighborhood stability, and economic mobility. |
| 5 | **Priority Need Name** | Economic Development |
| | **Priority Level** | High |
| | **Population** | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Support Sustainable Economic Development |
| | **Description** | Implement programs that increase opportunities for economic mobility for low- and moderate-income households |
| | **Basis for Relative Priority** | Economic development activities that support small business development and promote self-sufficiency is a high priority in Franklin County. |
| 6 | **Priority Need Name** | Homelessness Prevention and Services |
| | **Priority Level** | High |
| | **Population** | Chronic Homelessness<br>Individuals<br>Families with Children<br>veterans<br>Unaccompanied Youth |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Support Homelessness Prevention and Services |

| | | |
|---|---|---|
| | **Description** | Delivery of public services for persons at risk or experiencing homelessness to provide essential services such as emergency shelter and supportive services to address the root causes of housing instability including income, unemployment, mental health challenges, and substance abuse. |
| | **Basis for Relative Priority** | Public services for homelessness, including shelter, services, and mental health services was a high priority identified through stakeholder consultation, public meetings, and the online survey. |
| **7** | **Priority Need Name** | Planning and Administration |
| | **Priority Level** | High |
| | **Population** | Other |
| | **Geographic Areas Affected** | Target Area |
| | **Associated Goals** | Provide for Planning and Administration |
| | **Description** | Administrative and planning costs to operate the CDBG, HOME, and ESG programs. |
| | **Basis for Relative Priority** | Need to support costs for the administration and oversight for the CDBG, HOME, and ESG programs. |

## Narrative (Optional)

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

### Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---|---|
| Tenant Based Rental Assistance (TBRA) | The use of HOME funds for TBRA is an eligible use of HOME funds. The MA-15 section of this plan describes the lack of available affordable rental units for households at the lowest income levels, and the CoC PIT count data indicates there is a need for rental assistance to prevent homelessness. |
| TBRA for Non-Homeless Special Needs | TBRA specifically targeted to non-homeless special needs populations is not planned, however, this population may be served through TBRA based upon other qualifying factors, including income level. |
| New Unit Production | Limited availability of decent, standard, and affordable units for LMI households and for persons with special needs.<br>Housing costs that are significantly higher than Fair Market Rents<br>Extensive waiting list for housing choice vouchers |
| Rehabilitation | High incidence of cost burden and severe cost burden among LMI households. Cost for rehabilitation compared to the cost to construct new units. Age of housing stock as the County has a relatively high percentage of housing that is more than 30 years old |
| Acquisition, including preservation | Home values that are unaffordable to LMI households.<br>The cost and availability of land to be used for the development of affordable housing. Tight lending requirements that limit homeownership opportunities for LMI households. |

**Table 49 – Influence of Market Conditions**

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

### Introduction

The amounts expected to be available for the 5-year plan period is projected using FY 2025 funding levels.

### Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| CDBG | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 20,789 | 0 | 0 | 20,789 | 8,106,216 | Remainder of Con Plan is estimated at initial FY 2025 multiplied by four |
| HOME | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 803,457 | 0 | 0 | 803,457 | 3,213,826 | Remainder of Con Plan is estimated at FY 2025 multiplied by four |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| ESG | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance<br>Services<br>Transitional housing | 179,429 | 0 | 0 | 179,429 | 717,716 | Remainder of Con Plan is estimated at FY 2025 multiplied by four |

**Table 50 - Anticipated Resources**

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

The development and preservation of affordable housing in the County rely on a combination of government and private financing, fostering collaboration among non-profit, for-profit, and public sectors. To maximize impact, federal, state, and local resources are strategically leveraged to support housing initiatives. The Affordable Housing Trust for Columbus and Franklin County invests in HOME-eligible projects using local funds dedicated to affordable housing development. Additionally, Community Development Block Grant (CDBG) funds contribute to business growth, supporting activities such as payroll assistance, working capital, equipment purchases, and renovations.

Federal funding, whether through loans or grants, helps bridge financial gaps by attracting supplemental investment from business owners, financial institutions, and public-private partners, including county and state programs. Franklin County is responsible for ensuring the match is secured for all projects including the 25% match for all HOME grant expenditures and the 100% match requirement for ESG grant expenditures.

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

Franklin County established a land bank in 2012 to address the destabilizing impact of the 2008 housing market crisis which led to high rates of vacant and blighted properties. The Central Ohio Community Improvement Corporation (COCIC) acquires bighted, vacant, and tax-delinquent properties. Once acquired, the land bank redevelops the properties through demolition or rehabilitation. This initiative supports the affordable housing needs identified in the strategic plan by increasing the number of housing units that are affordable to households that are low- and moderate-income. The COCIC is the parent organization to the Central Ohio Community Land Trust (COCLT), a 501 (C)(3) organization established in 2018 to support the development of housing which remains affordable in perpetuity on COCLT owned lots in areas with high housing costs. Homes are sold to income eligible households.

**Discussion**

The County initiated the citizen participation process prior to HUD announcing the CDBG, HOME, and ESG allocations. The amounts provided at the first public hearing were presented as estimates. Subsequent to HUD announcing the award amounts, the draft plan was advertised and put on display using actual funding amounts. Contingency language was not included in the draft plan as actuals were used.


OMB Control No: 2506-0117 (exp. 09/30/2021)

## SP-40 Institutional Delivery Structure - 91.215(k)

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

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| FRANKLIN COUNTY | Government | Economic Development<br>Homelessness<br>Non-homeless special needs<br>Planning<br>neighborhood improvements<br>public facilities<br>public services | Jurisdiction |
| Community Shelter Board | Continuum of care | Homelessness<br>Planning | Region |
| CMHA | PHA | Public Housing<br>Rental | Region |

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Franklin County has long-standing partnerships with CSB and CMHA and together will plan to carry out the goals established in this strategic plan. This highlights the organizational capacity in the jurisdiction to implement housing, homeless, and community development programs to meet the overall objectives that have meaningful impact on the low- and moderate-income residents. The collaborative partnership with CSB supports homelessness initiatives using ESG funding, and partnering with CMHA is expected to support the development and preservation of affordable housing using HOME funding.

The strengths of the County include leveraging CDBG, HOME, and ESG resources to support local initiatives that align with the priority needs. EDP is in the process of updating and streamlining policies which is expected to increase opportunities to create new partnerships with private industry, non-profit organizations, community and faith-based organizations, and public institutions to strengthen the delivery of essential services to low- and moderate-income residents. Current gaps in the institutional delivery system are expected to be temporary, primarily resulting from recent staff turnover at the County and ongoing process improvements aimed at enhancing long-term service efficiency.

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

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| **Homelessness Prevention Services** | | | |
| Counseling/Advocacy | X | | |
| Legal Assistance | X | X | |
| Mortgage Assistance | X | | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| **Street Outreach Services** | | | |
| Law Enforcement | X | X | |
| Mobile Clinics | X | X | |
| Other Street Outreach Services | X | X | |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | X | |
| Education | X | X | X |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | X | |
| **Other** | | | |
| | | X | |

**Table 52 - Homeless Prevention Services Summary**

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

The County has a coordinated service delivery system designed to address the various needs of homeless individuals and families. The Community Shelter Board (CSB) leads efforts to provide emergency shelter, street outreach, rapid rehousing, and permanent supportive housing, ensuring that those experiencing homelessness—especially chronically homeless individuals, families with children, veterans, and unaccompanied youth—receive targeted support.

The One Door Initiative streamlines access to essential services by integrating multiple county agencies, including Job and Family Services, the Office on Aging, and Justice Policy and Programs, to provide holistic assistance. Additionally, organizations like Friends of the Homeless offer emergency shelter and transitional housing programs to help individuals regain stability.

For veterans, specialized programs ensure access to housing assistance, employment resources, and mental health services, while youth-focused initiatives provide education, counseling, and transitional housing to support long-term success. By leveraging federal, state, and local funding, the County works to reduce homelessness and promote self-sufficiency through a comprehensive, collaborative approach.

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

The County operates a comprehensive service delivery system designed to support homeless individuals and families, with specialized programs for chronically homeless individuals, families with children, veterans, unaccompanied youth, and special needs populations. The Community Shelter Board (CSB) oversees key initiatives, including emergency shelter, street outreach, rapid rehousing, and permanent supportive housing, ensuring that vulnerable residents receive targeted assistance.

The One Door Initiative enhances access to essential services by coordinating efforts across multiple county agencies, such as Job and Family Services, the Office on Aging, and Justice Policy and Programs, offering holistic support tailored to accommodate needs. Additionally, organizations like Friends of the Homeless provide emergency and transitional housing to help individuals regain stability.

For veterans, dedicated programs focus on housing assistance, employment resources, and mental health services, while youth-focused initiatives ensure access to education, counseling, and transitional housing. Franklin County also prioritizes services for individuals with disabilities, survivors of domestic violence, and those with behavioral health challenges, ensuring access to safe, stable housing. By leveraging federal, state, and local funding, the county works to reduce homelessness and promote self-sufficiency through a collaborative approach.

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

## SP-45 Goals - 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **1** | Preserve and Expand Affordable Rental Housing | 2025 | 2029 | Affordable Housing | Countywide | Affordable Rental Housing | HOME: $3,414,698 | Rental units constructed: 90 Household Housing Unit |
| **2** | Improve Access to Public Services | 2025 | 2029 | Non-Housing Community Development Public Services | Countywide | Public Services | CDBG: $1,019,916 | Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted |
| **3** | Improve Public Facilities and Infrastructure | 2025 | 2029 | Non-Housing Community Development | Countywide | Public Facilities and Infrastructure | CDBG: $1,000,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted |
| **4** | Expand Affordable Homeownership Opportunities | 2025 | 2029 | Affordable Housing | Countywide | Affordable Homeownership Opportunities | CDBG: $4,250,000 | Homeowner Housing Rehabilitated: 150 Household Housing Unit<br><br>Direct Financial Assistance to Homebuyers: 50 Households Assisted |
| **5** | Support Sustainable Economic Development | 2025 | 2029 | Non-Housing Community Development | Countywide | Economic Development | CDBG: $1,836,305 | Businesses assisted: 225 Businesses Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **6** | Support Homelessness Prevention and Services | 2025 | 2029 | Homeless | Countywide | Homelessness Prevention and Services | ESG: $897,145 | Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted |
| **7** | Provide for Planning and Administration | 2025 | 2029 | Planning and Administration | Countywide | Planning and Administration | CDBG: $2,026,550 HOME: $602,585 | Other: 10 Other |

**Table 53 – Goals Summary**

## Goal Descriptions

| | | |
|---|---|---|
| **1** | **Goal Name** | Preserve and Expand Affordable Rental Housing |
| | **Goal Description** | The County will support the development of quality affordable rental housing through new construction or acquisition/rehabilitation activities to increase availability of decent housing for low- and moderate-income households. |
| **2** | **Goal Name** | Improve Access to Public Services |
| | **Goal Description** | Create a suitable living environment by increasing the availability of public services to low- and moderate-income persons through funding programs that lift individuals out of poverty. |
| **3** | **Goal Name** | Improve Public Facilities and Infrastructure |
| | **Goal Description** | Create a suitable living environment by addressing essential public facility and infrastructure improvements. |

| | | |
|---|---|---|
| 4 | **Goal Name** | Expand Affordable Homeownership Opportunities |
| | **Goal Description** | The County aims to increase the number of safe, sanitary, and affordable housing units available to residents. It is important that residents are able to stay in their homes as the most affordable housing options. The County will also support homeownership through providing direct financial assistance including down payment assistance, closing costs, and housing counseling. |
| 5 | **Goal Name** | Support Sustainable Economic Development |
| | **Goal Description** | The County will support expanded opportunities for business development through technical assistance and loans for microenterprise businesses to increase economic opportunities for low- and moderate-income persons. |
| 6 | **Goal Name** | Support Homelessness Prevention and Services |
| | **Goal Description** | Support homelessness prevention and emergency shelter operations to provide assistance to individuals and families at risk or experiencing homelessness through street outreach, emergency shelter operations, rapid re-housing, and homelessness prevention. |
| 7 | **Goal Name** | Provide for Planning and Administration |
| | **Goal Description** | Ensure proper oversight of CDBG, HOME, and ESG programs through planning and administration activities. |

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

It is estimated that 290 low- and moderate-income households will be provided improved access to quality affordable housing through the development of rental units, homeownership opportunities, and owner-occupied rehabilitation activities. The number to benefit by each income category is estimated to be 145 extremely low-income (<30% AMI), 95 low-income (between 31% AMI and <50% AMI), and 50 moderate income (between 51% AMI and <80% AMI).

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

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

Not applicable, the CMHA is not under a Section 504 Voluntary Compliance Agreement with HUD.

### Activities to Increase Resident Involvements

The Columbus Metropolitan Housing Authority (CMHA) in Franklin County has several initiatives to encourage resident involvement and community engagement. One of the key programs is the RISE Center, which serves as a centralized hub for residents to access resources related to economic empowerment, educational advancement, health and wellness, and leadership development.

CMHA also offers:

- Family Self-Sufficiency Program – Helps residents secure stable employment and build savings.
- HCV Homeownership Program – Assists voucher holders in transitioning to homeownership.
- Housing Stability First (HSF) – Provides financial assistance for residents facing housing instability.
- Violence Against Women Act (VAWA) Protections – Supports residents experiencing domestic violence, sexual assault, or stalking.
- Career and Life Navigation Services – Helps residents advance their careers and improve financial stability.

These programs aim to empower residents, improve housing stability, and foster a stronger sense of community.

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

N/A

### Plan to remove the ‘troubled’ designation

The CMHA is not designated as troubled by HUD.

## SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

### Barriers to Affordable Housing

During consultations with community stakeholders, the lack of affordable housing for low and moderate-income persons has become a growing concern in recent years. The increases in price in both the market rates for rental units and increase in sales price exceed growth in local wages, and multiple factors are contributing to these increases. In addition to the market price of homes increasing, the federal interest rate hikes and increases in home insurance are making the cost of homeownership appear out of reach to the average wage earner.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. There can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of policymakers, including permitting and zoning which can impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer.
- Parking and setback requirements. Setting restrictions on minimum parking and setbacks can result in higher costs for development of housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility.

The Franklin County Economic Development and Planning Department is responsible for zoning and land use planning in the unincorporated areas of Franklin County and ten (10) unincorporated townships. Other municipalities that participate in the HUD Urban County entitlement program with the County are self-governing and handle their own zoning and building permitting. The County encourages affordable housing initiatives through the Land Bank.

The County works with its affordable housing partners, including CMHA and CSB, to increase the number of affordable units for persons at the lowest income levels, including using CDBG and HOME to support affordable housing goals. The County is also conducting an in depth Housing Needs Assessment to identify market trends and economic conditions which are impacting affordability for households at all income levels.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Franklin County is actively working to remove barriers to affordable housing through a combination of policy initiatives, funding strategies, and community partnerships. Some key efforts include:

- Optimizing Housing Development – The county is focusing on increasing the supply of affordable housing by supporting new developments that align with regional affordability needs.
- Expanding Homeownership Opportunities – Programs are in place to help low- and moderate-income residents access homeownership through financial assistance and education.
- Stabilizing Renter Households – Short-term rental assistance and supportive services are being provided to prevent evictions and promote housing security.
- Public-Private Partnerships – The County collaborates with developers, nonprofits, and government agencies to leverage funding and resources for affordable housing projects.

Additionally, the Rise Together Blueprint outlines strategies to stabilize housing for families near or below the poverty line, ensuring long-term affordability and accessibility. The County is also working to preserve existing affordable housing and prevent displacement through targeted investments.

These initiatives reflect the County's commitment to reducing housing instability and creating sustainable, affordable housing solutions for residents.

**Barriers to Affordable Housing- Continued**

Franklin County faces a significant shortage of affordable housing, with the private market failing to produce a sufficient volume of affordable rental units to meet current demand. As outlined in the Consolidated Plan, multiple market factors contribute to this challenge, including rapid population growth in Columbus, increased demand for rental housing, rising homeownership and rental costs, and the recovery of the housing market. Other barriers include the demolition of public housing units, a growing Section 8 waiting list, and the high costs associated with land acquisition and development.

Additionally, neighborhoods often prioritize high-quality housing with enhanced amenities, which drives up costs and reduces affordability for low- and moderate-income residents. The approval and permitting process further complicates development, requiring specialized professionals such as architects, engineers, and specification writers, adding to expenses. Furthermore, stringent state codes and proactive enforcement measures increase property maintenance requirements, which can pose additional challenges for elderly and disabled individuals. Addressing these obstacles requires strategic investment and policy initiatives to expand affordable housing options and ensure access to housing for families that have limited income and resources.

## SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Consolidated Plan Homeless Strategy revolves around two target groups: 1) homeless households (individuals and families with children) who have a disabled member and have experienced long-term homelessness and 2) homeless households without a disabled member who have experienced short-term homelessness, as well as households at-risk of homelessness. Strategies for both of these groups involve the prevention of homelessness and, if homelessness occurs, the provision of shelter, transitional housing, permanent housing, and supportive services for those in need.

The lead agency for the homeless service system in Columbus is the Community Shelter Board (CSB). The CSB provides access to shelter beds for men, women, and families in Columbus and Franklin County. Beyond providing a secure and clean place to sleep, all programs provide access to basic services such as showers, meals, healthcare, and material assistance as well as referrals, supportive services, and crisis assistance. Most shelters have resource centers that provide internet access, telephones, employment leads, job training resources and other community resources as well as support staff to assist individuals in obtaining jobs and housing.

Franklin County conducted outreach through a survey targeted to persons with lived experience in homelessness. Distributed through their partnership with CSB, a total of 111 surveys were received which provided additional insight on the challenges to housing stability.

### Addressing the emergency and transitional housing needs of homeless persons

Franklin County, in partnership with the Community Shelter Board, has created a unified system to better respond to homeless persons who are not accessing shelter, including a coordinated call and dispatch system, common documentation and shared outcomes for the street and camp outreach program. The Maryhaven Collaborative Outreach Team is improving access to resources for adults living in places not suitable for habitation (streets, parks, vehicles, etc.), reducing the number of adults experiencing long-term street homelessness; reducing frustration for the community trying to help homeless people and is more efficiently deploying resources to reduce duplication of efforts in Columbus and Franklin County. Mount Carmel Housing Outreach Program also serves community members experiencing homelessness and provides street outreach.

### Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

**and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In partnership with the Community Shelter Board, the County has created a unified system for permanent supportive housing. The Unified Supportive Housing System (USHS) includes a centralized eligibility determination and placement, periodic review of tenant needs, and "move-up" incentives to encourage tenants to be more independent. Fewer adults and families will experience long-term homelessness. Additionally, there are more housing units available, easier access to supportive housing for prospective tenants, one application process and improved targeting of scarce housing resources. People with the greatest needs receive priority for housing.

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

The Community Shelter Board coordinates prevention and shelter diversion programs to assist families and individuals who are homeless, precariously housed, or living on the streets, to locate and maintain stable housing. Families and individuals are provided with relocation services, referrals, tenant education and linkage to short-term financial rental assistance to quickly resolve the family or individual housing crisis.

## SP-65 Lead-based Paint Hazards - 91.215(i)

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

Franklin County has several initiatives to address Lead-Based Paint hazards and increase access to lead-safe housing. These efforts focus on inspection, remediation, and prevention to protect residents, especially children, from lead exposure.

Key Actions Taken by the County

- Lead-Based Paint Inspections – The County Public Health offers lead inspections for homes built before 1978 to identify hazardous conditions.
- Lead Safe Columbus Program – This grant-funded initiative provides financial assistance to property owners for lead hazard control, including remediation and radon testing.
- Housing Resources & Medicaid Grants – The Ohio Department of Health offers funding for lead removal, helping families access lead-safe rental properties and home repair programs.
- Risk Assessments & Clearance Inspections – After renovations, the County ensures homes meet lead safety standards through clearance inspections.

These programs aim to reduce lead exposure, improve housing quality, and ensure safe living conditions for residents.

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

Franklin County's lead hazard reduction initiatives are directly tied to the extent of lead poisoning in the region. According to the Ohio Department of Health, more than 67% of housing units in Ohio were built before 1980, meaning they likely contain lead-based paint. Lead exposure is particularly dangerous for children under six, as it can cause learning disabilities, developmental delays, and behavioral issues.

The County's programs, such as Lead Safe Columbus and housing remediation grants, aim to reduce lead exposure by:

- Identifying high-risk properties through inspections and risk assessments.
- Providing financial assistance for lead hazard control and home repairs.
- Ensuring compliance with federal and state lead safety regulations.
- Educating residents on lead poisoning prevention and safe renovation practices.

These efforts help mitigate health risks, improve housing quality, and ensure safe living conditions for vulnerable populations.

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

The County integrates lead hazard reduction actions into its housing policies and procedures through a combination of regulatory compliance, funding programs, and public health initiatives. These efforts ensure that housing developments meet lead safety standards while providing residents with access to lead-free housing.

Integration into Housing Policies

- Lead Safe Ohio Program – This statewide initiative invests $150 million in lead remediation and prevention, ensuring compliance with federal and state housing regulations.
- Housing Resources & Medicaid Grants – The County collaborates with the Ohio Department of Health to provide financial assistance for lead hazard control in low-income housing.
- Lead-Safe Certification & Contractor Training – The County enforces EPA lead-safe certification for contractors working on pre-1978 housing, ensuring safe renovation practices.

Integration into Housing Procedures

- Risk Assessments & Clearance Inspections – Homes undergoing renovation or lead hazard control must pass clearance inspections to verify compliance with lead safety standards.
- Tenant Education & Outreach – The County provides lead poisoning prevention resources to renters and homeowners, ensuring they understand lead exposure risks.
- Affordable Housing Development – New housing projects incorporate lead-free construction materials and environmental health standards to prevent future hazards.

These actions help reduce lead exposure, improve housing quality, and ensure safe living conditions for the County residents.

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

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

Franklin County has established the Rise Together Blueprint to tackle poverty through targeted goals and action steps. The blueprint focuses on four key areas: jobs, housing, health, and youth. Efforts include increasing access to high-paying jobs, stabilizing housing for families near or below the poverty line, improving physical and mental health services, and ensuring young people are on track for long-term success. The initiative prioritizes employer engagement in neighborhoods with concentrated poverty, expands training programs for in-demand careers, and promotes educational achievement among students facing economic hardship. By addressing these systemic challenges, the County aims to create sustainable opportunities for families to rise out of poverty

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

CDBG, HOME, and ESG funding are used to address priority housing needs for low-and moderate income households, and activities to be undertaken to meet the goals of this strategic plan aims to alleviate cost burdens and improve the economic opportunities for Franklin County residents.

The poverty reducing goals of the County are integrated into the programs that address poverty and homelessness through CDBG, HOME, and ESG funded activities. The planned activities include programs to increase the habitability of homes through a housing rehabilitation program, down payment assistance to increase the affordability of homeownership for low- and moderate-income households, public services, and economic development initiatives to support microenterprise businesses.

ESG funds will be dedicated to assisting individuals and families experiencing homelessness by covering emergency shelter operational costs. Additionally, the County will allocate HOME funding to expand the availability of affordable rental housing, ensuring that cost-burdened households have access to quality, stable living conditions. These programs are designed to alleviate poverty’s effects and promote economic stability, helping families achieve long-term financial growth.

## SP-80 Monitoring - 91.230

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

# Expected Resources

## AP-15 Expected Resources - 91.220(c)(1,2)

### Introduction

The amounts expected to be available for the 5-year plan period is projected using FY 2025 funding levels.

### Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| CDBG | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 20,789.00 | 0.00 | 0.00 | 20,789.00 | 8,106,216.00 | Remainder of Con Plan is estimated at initial FY 2025 multiplied by four |



OMB Control No: 2506-0117 (exp. 09/30/2021)

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| HOME | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 803,456.50 | 0.00 | 0.00 | 803,456.50 | 3,213,826.00 | Remainder of Con Plan is estimated at FY 2025 multiplied by four |
| ESG | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance Services<br>Transitional housing | 179,429.00 | 0.00 | 0.00 | 179,429.00 | 717,716.00 | Remainder of Con Plan is estimated at FY 2025 multiplied by four |

**Table 54 - Expected Resources – Priority Table**

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

The development and preservation of affordable housing in the County rely on a combination of government and private financing, fostering collaboration among non-profit, for-profit, and public sectors. To maximize impact, federal, state, and local resources are strategically leveraged to support housing initiatives. The Affordable Housing Trust for Columbus and Franklin County invests in HOME-eligible projects using local funds dedicated to affordable housing development. Additionally, Community Development Block Grant (CDBG) funds contribute to business growth, supporting activities such as payroll assistance, working capital, equipment purchases, and renovations.

Federal funding, whether through loans or grants, helps bridge financial gaps by attracting supplemental investment from business owners, financial institutions, and public-private partners, including county and state programs. Franklin County is responsible for ensuring the match is secured for all projects including the 25% match for all HOME grant expenditures and the 100% match requirement for ESG grant expenditures.

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

Franklin County established a land bank in 2012 to address the destabilizing impact of the 2008 housing market crisis which led to high rates of vacant and blighted properties. The Central Ohio Community Improvement Corporation (COCIC) acquires bighted, vacant, and tax-delinquent properties. Once acquired, the land bank redevelops the properties through demolition or rehabilitation. This initiative supports the affordable housing needs identified in the strategic plan by increasing the number of housing units that are affordable to households that are low- and moderate-income. The COCIC is the parent organization to the Central Ohio Community Land Trust (COCLT), a 501 (C)(3) organization established in 2018 to support the development of housing which remains affordable in perpetuity on COCLT owned lots in areas with high housing costs. Homes are sold to income eligible households.

**Discussion**

The County initiated the citizen participation process prior to HUD announcing the CDBG, HOME, and ESG allocations. The amounts provided at the first public hearing were presented as estimates. Subsequent to HUD announcing the award amounts, the draft plan was advertised and put on display using actual funding amounts. Contingency language was not included in the draft plan as actuals were used.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 1 | Preserve and Expand Affordable Rental Housing | 2025 | 2029 | Affordable Housing | Countywide | Affordable Rental Housing | HOME: $682,939.50 | Rental units constructed: 18 Household Housing Unit |
| 2 | Improve Access to Public Services | 2025 | 2029 | Non-Housing Community Development<br>Public Services | Countywide | Public Services | CDBG: $3,118.00 | Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted |
| 3 | Improve Public Facilities and Infrastructure | 2025 | 2029 | Non-Housing Community Development | Countywide | Public Facilities and Infrastructure | CDBG: $.00 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 4 | Expand Affordable Homeownership Opportunities | 2025 | 2029 | Affordable Housing | Countywide | Affordable Homeownership Opportunities | CDBG: $.00 | Homeowner Housing Rehabilitated: 0 Household Housing Unit<br>Direct Financial Assistance to Homebuyers: 0 Households Assisted |
| 5 | Support Sustainable Economic Development | 2025 | 2029 | Non-Housing Community Development | Countywide | Economic Development | CDBG: $13,571.00 | Businesses assisted: 2 Businesses Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **6** | Support Homelessness Prevention and Services | 2025 | 2029 | Homeless | Countywide | Homelessness Prevention and Services | ESG: $179,429.00 | Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted |
| **7** | Provide for Planning and Administration | 2025 | 2029 | Planning and Administration | Countywide | Planning and Administration | CDBG: $4,100.00 HOME: $120,517.00 | Other: 3 Other |

**Table 55 – Goals Summary**

## Goal Descriptions

| | | |
|---|---|---|
| **1** | **Goal Name** | Preserve and Expand Affordable Rental Housing |
| | **Goal Description** | The County will support the development of quality affordable rental housing through new construction or acquisition/rehabilitation activities to increase availability of decent housing for low- and moderate-income households. |
| **2** | **Goal Name** | Improve Access to Public Services |
| | **Goal Description** | Create a suitable living environment by increasing the availability of public services to low- and moderate-income persons through funding programs that lift individuals out of poverty. |
| **3** | **Goal Name** | Improve Public Facilities and Infrastructure |
| | **Goal Description** | Create a suitable living environment by addressing essential public facility and infrastructure improvements. |

| | | |
|---|---|---|
| 4 | **Goal Name** | Expand Affordable Homeownership Opportunities |
| | **Goal Description** | The County aims to increase the number of safe, sanitary, and affordable housing units available to residents. It is important that residents are able to stay in their homes as the most affordable housing options. The County will also support homeownership through providing direct financial assistance including down payment assistance, closing costs, and housing counseling. |
| 5 | **Goal Name** | Support Sustainable Economic Development |
| | **Goal Description** | The County will support expanded opportunities for business development through technical assistance and loans for microenterprise businesses to increase economic opportunities for low- and moderate-income persons. |
| 6 | **Goal Name** | Support Homelessness Prevention and Services |
| | **Goal Description** | Support homelessness prevention and emergency shelter operations to provide assistance to individuals and families at risk or experiencing homelessness through street outreach, emergency shelter operations, rapid re-housing, and homelessness prevention. |
| 7 | **Goal Name** | Provide for Planning and Administration |
| | **Goal Description** | Ensure proper oversight of CDBG, HOME, and ESG programs through planning and administration activities. |

## AP-35 Projects - 91.220(d)

### Introduction

The projects to be undertaken to address the priority housing and community development needs of Franklin County include home repair, affordable housing development, infrastructure, homelessness services, and administration.

Franklin County is proposing a substantial amendment to the 2025 Annual Action Plan to modify our CDBG expected resources and to reallocate our projects based on the updated amount of CDBG funds available. Through this amendment, $20,789 from canceled projects will be transferred to new eligible activities.

| # | Project Name |
|---|---|
| 1 | Rental Housing Development for Affordable Housing |
| 2 | Tax Credit Projects |
| 3 | CHDO Rental Housing Project |
| 4 | Public Services |
| 5 | Public Infrastructure and Facilities Projects |
| 6 | Owner Occupied Home Repair |
| 7 | Down Payment Assistance |
| 8 | Microenterprise Technical Assistance and Loans |
| 9 | ESG 25 Franklin County |
| 10 | CHDO Operating and Technical Assistance |
| 11 | Planning and Administration |
| 13 | ETSS Acquisition of Microenterprise Center |

**Table 56 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations of CDBG, HOME, and ESG funds for projects are prioritized based on the goals and objectives identified in the strategic plan. The primary obstacle to meeting underserved needs is limited resources to meet the competing demands. The County will continue to seek additional funding sources to address underserved needs.

## AP-38 Project Summary

### Project Summary Information

| | | |
|---|---|---|
| 1 | **Project Name** | Rental Housing Development for Affordable Housing |
| | **Target Area** | Countywide |
| | **Goals Supported** | Preserve and Expand Affordable Rental Housing |
| | **Needs Addressed** | Affordable Rental Housing |
| | **Funding** | HOME: $300,000.00 |
| | **Description** | Permanent supportive housing development Continuum of Care priority project |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 10 families are expected to benefit from the rental units being constructed by this activity |
| | **Location Description** | Countywide |
| | **Planned Activities** | Construction of affordable housing rental units to support the CoC efforts to address homelessness and assists individuals suffering from debilitating circumstances and/or illnesses. |
| 2 | **Project Name** | Tax Credit Projects |
| | **Target Area** | Countywide |
| | **Goals Supported** | Preserve and Expand Affordable Rental Housing |
| | **Needs Addressed** | Affordable Rental Housing |
| | **Funding** | HOME: $262,420.50 |
| | **Description** | Provide funding to developers to support 9% LIHTC recipient affordable rental housing development. |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 8 families are expected to benefit from the rental units constructed from this activity |
| | **Location Description** | Countywide |
| | **Planned Activities** | Provision of funds to affordable rental developer to construct units in combination with 90% LIHTC funding. |
| 3 | **Project Name** | CHDO Rental Housing Project |
| | **Target Area** | Countywide |

| | | |
|---|---|---|
| | **Goals Supported** | Preserve and Expand Affordable Rental Housing |
| | **Needs Addressed** | Affordable Rental Housing |
| | **Funding** | HOME: $120,519.00 |
| | **Description** | Set Aside of 15% for affordable housing development through a CHDO activity. |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Activity will benefit 1 LMI household. |
| | **Location Description** | Location to be identified after eligible project has been selected. |
| | **Planned Activities** | Funds supports the efforts of the affordable housing trust. |
| **4** | **Project Name** | Public Services |
| | **Target Area** | Countywide |
| | **Goals Supported** | Improve Access to Public Services |
| | **Needs Addressed** | Public Services |
| | **Funding** | CDBG: $3,118.00 |
| | **Description** | Provision of funds to support public services activities that serve low- and moderate-income persons, including but not limited to, senior services, youth services, homeless services, housing counseling, legal services, and homelessness prevention. As part of the 2025 substantial amendment, the project budget was reduced to $3118 |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | |
| | **Location Description** | Countywide |
| | **Planned Activities** | Funding will support public services for low- and moderate-income persons. |
| **5** | **Project Name** | Public Infrastructure and Facilities Projects |
| | **Target Area** | Countywide |
| | **Goals Supported** | Improve Public Facilities and Infrastructure |
| | **Needs Addressed** | Public Facilities and Infrastructure |

| | | |
|---|---|---|
| | **Funding** | : |
| | **Description** | Improvements to public infrastructure or a public facility. As part of the 2025 substantial amendment, the project budget was reduced to $0.â¿¯ |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | An estimated 0LMI persons will benefit. |
| | **Location Description** | Franklin County, including overlaps with the City of Columbus |
| | **Planned Activities** | Projects to improve infrastructure in CDBG eligible low- and moderate-income neighborhoods, including but not limited to street improvements, sidewalk improvements, water/sewer improvements, ADA improvements, and public facilities. |
| **6** | **Project Name** | Owner Occupied Home Repair |
| | **Target Area** | Countywide |
| | **Goals Supported** | Expand Affordable Homeownership Opportunities |
| | **Needs Addressed** | Affordable Homeownership Opportunities |
| | **Funding** | : |
| | **Description** | Housing rehabilitation for income eligible households. As part of the 2025 substantial amendment, the project budget was reduced to $0.â¿¯ |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 0 low to moderate income families will benefit from this activity. |
| | **Location Description** | Franklin County, outside the City of Columbus |
| | **Planned Activities** | Home repair for income eligible low- and moderate-income homeowners. |
| **7** | **Project Name** | Down Payment Assistance |
| | **Target Area** | Countywide |
| | **Goals Supported** | Expand Affordable Homeownership Opportunities |
| | **Needs Addressed** | Affordable Homeownership Opportunities |
| | **Funding** | : |

| | | |
|---|---|---|
| | **Description** | Providing financial assistance to help low- and moderate-income households to become homeowners. As part of the 2025 substantial amendment, the project budget was reduced to $0.â¿¯ |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 0 LMI households will benefit |
| | **Location Description** | Countywide |
| | **Planned Activities** | Funds will be provided to cover down payments, closing costs, and other expenses associated with homebuyer activities. |
| **8** | **Project Name** | Microenterprise Technical Assistance and Loans |
| | **Target Area** | Countywide |
| | **Goals Supported** | Support Sustainable Economic Development |
| | **Needs Addressed** | Economic Development |
| | **Funding** | : |
| | **Description** | Providing support to microenterprises through technical assistance and microenterprise loans. As part of the 2025 substantial amendment, the project budget was reduced to $0.â¿¯ |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 0 businesses assisted |
| | **Location Description** | Countywide |
| | **Planned Activities** | Funding to support microenterprise technical assistance and loans to assist small business development. |
| **9** | **Project Name** | ESG 25 Franklin County |
| | **Target Area** | Countywide |
| | **Goals Supported** | Support Homelessness Prevention and Services |
| | **Needs Addressed** | Homelessness Prevention and Services |
| | **Funding** | ESG: $179,429.00 |

| | | |
|---|---|---|
| | **Description** | Provision of funds for ESG eligible categories of activities, including street outreach, homelessness prevention, rapid re-housing, HMIS and program administration. |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 500 LMI persons |
| | **Location Description** | Franklin County, outside the City of Columbus |
| | **Planned Activities** | Provision of funds for ESG eligible categories of activities, including street outreach, homelessness prevention, rapid re-housing, HMIS and program administration. |
| **10** | **Project Name** | CHDO Operating and Technical Assistance |
| | **Target Area** | Countywide |
| | **Goals Supported** | Provide for Planning and Administration |
| | **Needs Addressed** | Planning and Administration |
| | **Funding** | HOME: $40,172.00 |
| | **Description** | HOME funds utilized to support County affordable housing efforts through the Community Development Collaborative of Greater Columbus, using up to 5% of the annual allocation to support CHDO development. |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Not applicable |
| | **Location Description** | Countywide |
| | **Planned Activities** | The Community Development Collaborative of Greater Columbus will support the operations of local CHDOs. |
| **11** | **Project Name** | Planning and Administration |
| | **Target Area** | Countywide |
| | **Goals Supported** | Provide for Planning and Administration |
| | **Needs Addressed** | Planning and Administration |

| | | |
|---|---|---|
| | **Funding** | CDBG: $4,100.00<br>HOME: $80,345.00 |
| | **Description** | Provision of funds to support program administration and oversight expenses of the CDBG and HOME program. |
| | **Target Date** | 3/31/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| | **Location Description** | N/A |
| | **Planned Activities** | Planning and administration expenses of the CDBG and HOME program. |
| **12** | **Project Name** | ETSS Acquisition of Microenterprise Center |
| | **Target Area** | |
| | **Goals Supported** | Support Sustainable Economic Development |
| | **Needs Addressed** | Economic Development |
| | **Funding** | CDBG: $13,571.00 |
| | **Description** | Acquisition of building to be used as a consolidated services center for microenterprise and workforce development programs |
| | **Target Date** | 6/30/2026 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | |
| | **Location Description** | 4300 E Broad St Columbus OH 43213 |
| | **Planned Activities** | Acquisition of 4300 E Broad Street |

## AP-50 Geographic Distribution - 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County does not allocate funds to specific geographic areas within its jurisdiction; rather, most programs are countywide in eligibility. However, funding is generally directed toward areas outside the boundaries of the City of Columbus.

### Geographic Distribution

| Target Area | Percentage of Funds |
|---|---|
| Countywide | 100 |

**Table 57 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Franklin County will distribute CDBG, HOME, and ESG funding to projects that serve the low- and moderate-income residing in the County, outside the City of Columbus boundaries.

HUD CPD resources are provided to programs that operate county-wide as well as in specific geographic areas. The Housing rehabilitation programs operate throughout the county.

### Discussion



OMB Control No: 2506-0117 (exp. 09/30/2021)

# Affordable Housing

## AP-55 Affordable Housing - 91.220(g)

### Introduction

The County invests federal funds in the development of affordable rental units, the rehabilitation and repair of existing owner-occupied homeowner units, and support new homeownership through a down payment assistance program. This section shows specific goals for the number of homeless, non-homeless, and special needs households that will be provided affordable housing during the 2025 program year. Also shown is the number of affordable housing units that will be provided with CDBG and HOME funds.

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 0 |
| Non-Homeless | 59 |
| Special-Needs | 0 |
| Total | 59 |

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 19 |
| Rehab of Existing Units | 30 |
| Acquisition of Existing Units | 10 |
| Total | 59 |

**Table 59 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The CDBG and HOME funds invested in owner occupied housing rehabilitation, rental housing rehabilitation and development, and homeownership will benefit low- and moderate-income households.

## AP-60 Public Housing - 91.220(h)

### Introduction

The Columbus Metropolitan Housing Authority is the public housing authority that serves Franklin County. CMHA provides housing opportunities through a range of programs, including 2,337 traditional public housing units and administers 12,151 Housing Choice Vouchers.

### Actions planned during the next year to address the needs to public housing

CMHA continuously implements projects and actively seeks sources of funding to support projects to increase the supply of affordable rental housing. Franklin County may partner with CMHA for future projects if there is a possibility CDBG or HOME funds could be utilized and the project meets eligibility requirements.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Columbus Metropolitan Housing Authority (CMHA) in the County has several initiatives to encourage resident involvement and community engagement. One of the key programs is the RISE Center, which serves as a centralized hub for residents to access resources related to economic empowerment, educational advancement, health and wellness, and leadership development.
CMHA also offers:

• Family Self-Sufficiency Program – Helps residents secure stable employment and build savings.
• HCV Homeownership Program – Assists voucher holders in transitioning to homeownership.
• Housing Stability First (HSF) – Provides financial assistance for residents facing housing instability.
• Violence Against Women Act (VAWA) Protections – Supports residents experiencing domestic violence, sexual assault, or stalking.
• Career and Life Navigation Services – Helps residents advance their careers and improve financial stability.
These programs aim to empower residents, improve housing stability, and foster a stronger sense of community.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

CMHA is not designated as troubled.

### Discussion

## AP-65 Homeless and Other Special Needs Activities - 91.220(i)

### Introduction

The lead agency for the homeless service system in Columbus is the Community Shelter Board (CSB), an independent non-profit agency founded in 1986 by a group of civic leaders, business associations, local government leaders and representatives from a variety of foundations. CSB does not provide any direct services to the community. Its main responsibilities are resource development and investment, service delivery coordination and planning, fostering collaboration, program accountability, and public policy reform. The CSB allocates funding annually to partner agencies for programs serving homeless individuals and families in Columbus. The CSB receives funding from many and varied sources such as Franklin County, the City of Columbus, Federal funds, Ohio Department of Development, United Way, Together Rebuilding Lives, and private and corporate donations.

### Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Franklin County, in partnership with the Community Shelter Board, has created a unified system to better respond to homeless persons who are not accessing shelter, including a coordinated call and dispatch system, common documentation and shared outcomes for the street and camp outreach program. The Maryhaven Collaborative Outreach Team is improving access to resources for adults who are homeless, reducing the number of adults experiencing long-term street homelessness; reducing frustration for the community trying to help homeless people and is more efficiently deploying resources to reduce duplication of efforts in Columbus and the County. Mount Carmel Housing Outreach Program also serves community members experiencing homelessness and provides street outreach.

### Addressing the emergency shelter and transitional housing needs of homeless persons

The Consolidated Plan Homeless Strategy revolves around two target groups: 1) homeless households (individuals and families with children) who have a disabled member and have experienced long-term homelessness and 2) homeless households without a disabled member who have experienced short-term homelessness, as well as households at-risk of homelessness. Strategies for both of these groups involve the prevention of homelessness and, if homelessness occurs, the provision of shelter, transitional housing, permanent housing, and supportive services for those in need. The CSB coordinates funding across multiple shelters in the County that provide access to shelter beds for men, women, and families in Columbus and the County. Beyond providing a secure and clean place to sleep, all programs provide access to basic services such as showers, meals, healthcare, and material assistance as well as referrals, supportive services, and crisis assistance. Most shelters have resource centers that provide internet access, telephones, employment leads, job training resources and other community resources as well as support staff to assist individuals in obtaining jobs and housing.

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

In partnership with the Community Shelter Board, the county has created a unified system for permanent supportive housing. The Unified Supportive Housing System (USHS) includes a centralized eligibility determination and placement, periodic review of tenant needs, and "move-up" incentives to encourage tenants to be more independent. Fewer adults and families will experience long-term homelessness. Additionally, there are more housing units available, easier access to supportive housing for prospective tenants, one application process and improved targeting of scarce housing resources. People with the greatest needs receive priority for housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Community Shelter Board coordinates prevention and shelter diversion programs to assist families and individuals who are homeless, precariously housed, or living on the streets, to locate and maintain stable housing. Families and individuals are provided with relocation services, referrals, tenant education and linkage to short-term financial rental assistance to quickly resolve the family or individual housing crisis.

**Discussion**

## AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

### Introduction

The Franklin County Economic Development and Planning Department is responsible for zoning and land use planning in the unincorporated areas of Franklin County and ten (10) unincorporated townships. Other municipalities that participate in the HUD Urban County entitlement program with the County are self-governing and handle their own zoning and building permitting. The County encourages affordable housing initiatives through the Land Bank.

The County works with its affordable housing partners, including CMHA and CSB, to increase the number of affordable units for persons at the lowest income levels, including using CDBG and HOME to support affordable housing goals. The County is also conducting an in depth Housing Needs Assessment to identify market trends and economic conditions which are impacting affordability for households at all income levels.

### Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County faces a significant shortage of affordable housing, with the private market failing to produce a sufficient volume of affordable rental units to meet current demand. As outlined in the Consolidated Plan, multiple market factors contribute to this challenge, including rapid population growth in Columbus, increased demand for rental housing, rising homeownership and rental costs, and the recovery of the housing market. Other barriers include the demolition of public housing units, a growing Section 8 waiting list, and the high costs associated with land acquisition and development.

Additionally, neighborhoods often prioritize high-quality housing with enhanced amenities, which drives up costs and reduces affordability for low- and moderate-income residents. The approval and permitting process further complicates development, requiring specialized professionals such as architects, engineers, and specification writers, adding to expenses. Furthermore, stringent state codes and proactive enforcement measures increase property maintenance requirements, which can pose additional challenges for elderly and disabled individuals. Addressing these obstacles requires strategic investment and policy initiatives to expand affordable housing opportunities.

### Discussion

Franklin County will collaborate with community development organizations that have demonstrated both the capability and local support necessary to successfully implement housing projects. These partnerships will be instrumental in addressing barriers to affordable housing through strategic actions,



OMB Control No: 2506-0117 (exp. 09/30/2021)

including public education on housing issues, advocacy for expanded transportation options across the county, and joint efforts to secure additional subsidies to offset the high costs of housing redevelopment. By taking a phased approach, the County aims to foster sustainable growth and ensure that affordable housing initiatives align with community needs and long-term development goals.

## AP-85 Other Actions - 91.220(k)

### Introduction

Franklin County will address the housing and community development needs of low- and moderate-income residents during FY 2025 through the implementation of programs designed to further the goals and objectives of the strategic plan, and includes reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

### Actions planned to address obstacles to meeting underserved needs

One of the key challenges the County faces in achieving its goals is the limited availability of resources to address the priority needs outlined in the Strategic Plan. In general, the demand for services among low- and moderate-income individuals exceeds the resources available, preventing the County from increasing funding for non-profit organizations whose capacities are already strained due to rising service demands. To overcome this challenge, the County will maximize the use of federal resources to strengthen existing partnerships and cultivate new collaborations while leveraging non-federal funding to amplify its community impact. Additionally, it will maintain support for agencies and organizations that serve low- and moderate-income individuals, fostering self-sufficiency and expanding economic opportunities.

### Actions planned to foster and maintain affordable housing

During FY 2025, Franklin County Economic Development and Planning (EDP) Department will promote and sustain affordable housing through the supporting the implementation of affordable housing activities, including homebuyer assistance and owner-occupied rehabilitation programs. The County also intends to utilize HOME funds to develop affordable rental housing. The homebuyer assistance program provides financial assistance for down payments and closing costs to income eligible first-time homebuyers, and the owner-occupied housing rehabilitation program provides needed repairs to income eligible homeowner households.

The County will maintain collaboration with its partners, including governmental agencies non-profit, and for-profit developers, to address the growing need for affordable housing. This includes utilizing HOME funds to support Community Housing Development Organization (CHDO) projects to develop new affordable housing. Franklin County encourages participation in the HOME program of eligible CHDO organizations and will conduct outreach to provide information to interested organizations that may want to partner with the County to apply for CHDO funding. The County uses HOME funds to support CHDO operating costs fund technical assistance necessary for affordable housing development.

### Actions planned to reduce lead-based paint hazards

Franklin County takes proactive measures to reduce lead-based paint hazards, particularly in homes built before 1978. The County offers lead-based paint inspections to identify potential risks, conducting thorough assessments of painted surfaces both inside and outside homes. Additionally, risk assessments are performed to determine whether lead-based paint is creating a hazard, with dust and soil samples collected for analysis. After renovations, the County provides clearance inspections to ensure work areas are properly cleaned and safe for residents. These efforts aim to protect residents—especially children—from the harmful effects of lead exposure.

**Actions planned to reduce the number of poverty-level families**

Franklin County has established the Rise Together Blueprint to tackle poverty through targeted goals and action steps. The blueprint focuses on four key areas: jobs, housing, health, and youth. Efforts include increasing access to high-paying jobs, stabilizing housing for families near or below the poverty line, improving physical and mental health services, and ensuring young people are on track for long-term success. The initiative prioritizes employer engagement in neighborhoods with concentrated poverty, expands training programs for in-demand careers, and promotes educational achievement among students facing economic hardship. By addressing these systemic challenges, Franklin County aims to create sustainable opportunities for families to rise out of poverty.

**Actions planned to develop institutional structure**

Franklin County can overcome gaps in its institutional structure and service delivery system by enhancing coordination, resource allocation, and accessibility. Strengthening interagency collaboration—such as through initiatives like the One Door Initiative—can streamline services and ensure that individuals receive comprehensive support. Expanding data-sharing practices among agencies will improve service efficiency and help identify underserved populations. Additionally, increasing public-private partnerships can leverage funding and expertise to address priority needs more effectively.

## Actions planned to enhance coordination between public and private housing and social service agencies

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

• Franklin County and City of Columbus Housing Advisory Board (HAB) is the official board that reviews and approves affordable housing projects applying for County bond financing. In addition, the HAB reviews and comments on proposed city housing bonds as required by the Ohio Revised Code. Franklin County's Housing Bond strategy has been presented to the HAB.

• The Columbus Area Affordable Housing Task Force consists of federal, state, and local government organizations; housing funders; Columbus Metropolitan Housing Authority (CHMA); housing and homeless service providers; and community representatives. The task force meets bi-monthly to monitor and address issues regarding expiring HUD Section 8 contracts in the County and to discuss current and future affordable housing projects.

**Discussion**

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

### Introduction

The following information provides an overview on the program specific requirements for the Communit y Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

### Community Development Block Grant Program (CDBG)
### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

### Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |

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| | |
|---|---|
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

### HOME Investment Partnership Program (HOME)
### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investments are being used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   A description of the HOME recapture provisions are included as an attachment in the unique appendices.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   A description of the guidelines for resale or recapture are included as an attachment in the unique appendices.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   On a case by case basis, the County may use HOME funds to refinance existing debt in connection with the rehabilitation of multifamily housing. Eligible properties may be located anywhere in the County. Under no circumstances will HOME funds be used to refinance multifamily loans made or insured by any Federal program, including CDBG. In addition, the guidelines established by the County require that 1) the multifamily housing undergoing rehabilitation and refinancing is necessary to continue to provide affordable housing to low income families, 2) rehabilitation must be the primary eligible activity for which at least 60 percent of the HOME funds are used, 3) eligible projects must require a minimum level of rehabilitation of $10,000 per unit, 4) a maximum of 40 percent of HOME funds may be used for the refinancing of existing debt, 5) the use of HOME funds must be conditioned upon a low income affordability period of a minimum of 15 years, and 6) the County must review the management practices of the property owner to insure that disinvestment has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over at least a 15 year affordability period can be demonstrated.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

   Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   Not applicable.

## Emergency Solutions Grant (ESG)
## Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   Written standards are included in the Columbus and Franklin County Homeless Crisis Response System Policies and Procedures, updated in FY 2025 by the CSB. A copy of the policies in included as an attachment in the unique appendices.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The CoC lead agency, CSB, has implemented the Coordinated Entry System and requires use of the system for all HUD CoC funded programs and ESG funded programs. The system includes coordinated screening, assessment, and referrals for CoC, ESG, and locally funded projects. The HMIS system is used to track project participants referred, accepted, rejected, and served from the coordinated entry process.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County uses an open process to select organizations to sub-award ESG funds, and decisions are based on qualifications and ability to carry out specific programmatic activities and assessment of risk.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Franklin County does not meet the homeless participation requirement of 24 CFR 576.405(a) and is utilizing the alternative compliance threshold of implementing a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding ESG funding. For the 2025-2029 Consolidated Plan process and the 2025 Annual Action Plan, the County distributed a targeted survey to be completed by persons currently experiencing homelessness in area shelters. A copy of the survey results are included in the citizen participation attachment to this plan.

*5.* Describe performance standards for evaluating ESG.

The County requires that subrecipients utilize the HMIS system to track services and outcomes for ESG covered programs, or a comparable database as an alternative for victim service providers. ESG programs are evaluated for meeting goals of addressing homeless needs including increasing housing stability, reducing length of time homeless, and successful placement in permanent housing. Program data is collected by the County and reported to HUD annually in the Consolidated Annual Performance and Evaluation Report (CAPER) which includes an ESG CAPER report submitted through the SAGE system. The County conducts oversight and subrecipient monitoring to ensure ESG funds are expended timely and overall goals of ESG funded programs are being met.

**Discussion**

# Appendix - Alternate/Local Data Sources

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| 1 | **Data Source Name**<br>Maplebrook |
| | **List the name of the organization or individual who originated the data set.**<br>Complete |
| | **Provide a brief summary of the data set.**<br>Complete |
| | **What was the purpose for developing this data set?**<br>Complete |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br>Complete |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br>Complete |
| | **What is the status of the data set (complete, in progress, or planned)?**<br>Complete |
| 2 | **Data Source Name**<br>January 2014 PIT Count |
| | **List the name of the organization or individual who originated the data set.**<br>Community Shelter Board |
| | **Provide a brief summary of the data set.**<br>The Point-in-Time Counts provide counts of sheltered and unsheltered people experiencing homelessness on a single night. Counts are provided by household type (individuals, families, and child-only households), and are further broken down by subpopulation categories, such as homeless veterans and people who are chronically homeless. |
| | **What was the purpose for developing this data set?**<br>To obtain an accurate estimate of the number of sheltered and unsheltered people experiencing homelessness on a single night in Central Ohio. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br>January 2014 |


OMB Control No: 2506-0117 (exp. 09/30/2021)

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| | **Briefly describe the methodology for the data collection.**<br>On a single night in January, each community is required to conduct a thorough enumeration of the homeless population. Community Shelter Board and other agencies and volunteers organize an effort to go into the community to count the number of homeless people who are sheltered or unsheltered. |
| | **Describe the total population from which the sample was taken.**<br>The sample represents a count of the number of homeless people on one night in the City of Columbus and Franklin County, Ohio. |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br>The latest count was conducted on January 23, 2014. Our community counted 1,614 homeless individuals. |
| **3** | **Data Source Name**<br>ACS 2007-2011 |
| | **List the name of the organization or individual who originated the data set.**<br>U.S. Census Bureau, American Community Survey. |
| | **Provide a brief summary of the data set.**<br>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. |
| | **What was the purpose for developing this data set?**<br>Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br>2007-2011 |
| | **Briefly describe the methodology for the data collection.**<br>The Census Bureau's Methodology can be found here:<br>http://www.census.gov/acs/www/methodology/methodology_main/ |
| | **Describe the total population from which the sample was taken.**<br>The Census Bureau's Methodology can be found here:<br>http://www.census.gov/acs/www/methodology/methodology_main/ |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br>The Census Bureau's Methodology can be found here:<br>http://www.census.gov/acs/www/methodology/methodology_main/ |

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| 4 | **Data Source Name**<br>Decennial Census, 2000 |
| | **List the name of the organization or individual who originated the data set.**<br>U.S. Census Bureau. Decennial Census, 2000. |
| | **Provide a brief summary of the data set.**<br>The data set is a full count of the U.S. population. |
| | **What was the purpose for developing this data set?**<br>The purpose is to have an accurate count of the total U.S. population every 10 years. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br>2000. |
| | **Briefly describe the methodology for the data collection.**<br>The methodology can be found at census.gov |
| | **Describe the total population from which the sample was taken.**<br>The data is fully comprehensive. The methodology can be found at census.gov |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br>The methodology can be found at census.gov |
| 5 | **Data Source Name**<br>2007-2011 CHAS |
| | **List the name of the organization or individual who originated the data set.**<br>The U.S. Census Bureau. |
| | **Provide a brief summary of the data set.**<br>The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. |
| | **What was the purpose for developing this data set?**<br>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br>2007-2011 |



OMB Control No: 2506-0117 (exp. 09/30/2021)

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| | **Briefly describe the methodology for the data collection.**<br>For more background and general information on the CHAS data, click here: http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html |
| | **Describe the total population from which the sample was taken.**<br>The total population was taken from the City of Columbus municipal boundaries. |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br>This information can be found through HUD at http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html |
| **6** | **Data Source Name**<br>Franklin County Consolidated Plan Resident Survey |
| | **List the name of the organization or individual who originated the data set.**<br>Community Research Partners |
| | **Provide a brief summary of the data set.**<br>The data set contains the full number of responses from all completed resident surveys. |
| | **What was the purpose for developing this data set?**<br>The purpose of the data set was to gather feedback from residents about what they considered to be the greatest housing and community development issues in Franklin County. The survey was one way in which we were able to collect feedback from the community about a number of issues related to the Consolidated Plan. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br>The data was collected from June 2014 to July 2014. |
| | **Briefly describe the methodology for the data collection.**<br>A link to the survey was posted on the Franklin County Economic Development and Planning Department's website and also on Community Research Partners website for a total of 8 weeks. Community Research Partners engaged in an extensive outreach effort with local community stakeholder organizations, which asked them to share the survey with their clients and members to reach the largest audience possible. |
| | **Describe the total population from which the sample was taken.**<br>The total population from which this sample was taken was all residents of Franklin County. |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.** |



OMB Control No: 2506-0117 (exp. 09/30/2021)

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| 7 | **Data Source Name**<br>CHMA Program Data 2014 |
| | **List the name of the organization or individual who originated the data set.**<br>Columbus Metropolitan Housing Authority (CMHA) |
| | **Provide a brief summary of the data set.**<br>CMHA's Program Data provides information about the number of people they serve through their public housing programs and also basic demographic data about their clients. |
| | **What was the purpose for developing this data set?**<br>CMHA collects program data to meet HUD reporting requirements and to also track program capacity and program outcomes. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br>The program data represents all CMHA clients as of the day that they data is downloaded. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br>The data set is a point-in-time count and is representative of all CHMA clients as of July 11, 2014. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br>It is in an ongoing process. |
| 8 | **Data Source Name**<br>CSB FY 2013 Program Data |
| | **List the name of the organization or individual who originated the data set.**<br>Community Shelter Board |
| | **Provide a brief summary of the data set.**<br>CSB's program data is meant to be a resource for stakeholders in Columbus and Franklin County to view relevant data on homelessness in a variety of user-friendly tables and charts. The program report is based on data collected in the local homeless management information system, Columbus ServicePoint. |
| | **What was the purpose for developing this data set?**<br>CSB's program data is meant to be a resource for stakeholders in Columbus and Franklin County to view relevant data on homelessness in a variety of user-friendly tables and charts. The program report is based on data collected in the local homeless management information system, Columbus ServicePoint. |

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| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br>The data applies to the homeless population in the City of Columbus and Franklin County. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br>The Community Shelter Board's 2013 fiscal year. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br>Complete |
| **9** | **Data Source Name**<br>FY 2012 HUD FMR and HOME Rents |
| | **List the name of the organization or individual who originated the data set.**<br>U.S. Department of Housing and Urban Development. |
| | **Provide a brief summary of the data set.**<br>The data set comes from the same source as the data that is used to auto-populate the table, we just used a different year. We used a different year so that it could be better compared to other data tables in the section. |
| | **What was the purpose for developing this data set?**<br>The data set comes from the same source as the data that is used to auto-populate the table, we just used a different year. We used a different year so that it could be better compared to other data tables in the section. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br>The data set comes from the same source as the data that is used to auto-populate the table, we just used a different year. We used a different year so that it could be better compared to other data tables in the section. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?** |
| | **What is the status of the data set (complete, in progress, or planned)?** |
| **10** | **Data Source Name**<br>Columbus Metro Area Apartment Market Overview |

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| | **List the name of the organization or individual who originated the data set.**<br><br>The Danter Company: http://www.danter.com |
| | **Provide a brief summary of the data set.**<br><br>The Danter Company is a national real estate research firm providing marketing and demographic information for builders, lenders and developers in a variety of commercial markets. The Danter Company has completed over 16,000 studies in all 50 states, Canada, the Virgin Islands, Puerto Rico and Mexico.<br><br>*The Columbus Apartment Report* is a semi-annual analysis of the Central Ohio modern multifamily rental market conducted by The Danter Company in conjunction with the Columbus Apartment Association. |
| | **What was the purpose for developing this data set?**<br><br>To provide clear and accurate estimates of the modern multifamily market in the Columbus Metro Area. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br><br>2009-2014. |

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| | **Briefly describe the methodology for the data collection.**<br><br>The report is based on the Danter 100% data base methodology, which assumes that an accurate depiction of a market is possible only when all area units are included in the analysis. *The Columbus Apartment Report* is prepared based on information provided to us by management at each multifamily rental community surveyed. For this report, we have attempted to gather information on apartments in communities of 20 units or more. To provide a more clear analysis of the modern multifamily market in the Columbus Metro Area, we have provided the following reports for the overall Columbus Metro Area:<br><br>**Distribution of Modern Apartments and Vacancies**: This report includes a distribution of both market-rate and government subsidized units by unit type, including the number of vacancies by unit type.<br><br>**Market-rate Multifamily Construction Trends:** This report includes a distribution of units by year opened, including the number of units, the number of projects, and the current vacancy rate by age.<br><br>**Rent and Vacancy Analysis:** A distribution of market-rate units and vacancies by rent range for each unit type (studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom). The Danter Company has maintained a complete database of Columbus area apartments and published a regular report on the apartment market since 1988. Information used in this report has been gathered from various sources, primarily management of the properties surveyed. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for errors in fact, analysis, or judgment. All developments included have been personally inspected by a field analyst directly employed by The Danter Company, Incorporated. |
| | **Describe the total population from which the sample was taken.**<br><br>The report is based on the Danter 100% data base methodology, which assumes that an accurate depiction of a market is possible only when all area units are included in the analysis. *The Columbus Apartment Report* is prepared based on information provided to us by management at each multifamily rental community surveyed. For this report, we have attempted to gather information on apartments in communities of 20 units or more. |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br><br>The report is based on the Danter 100% data base methodology, which assumes that an accurate depiction of a market is possible only when all area units are included in the analysis. *The Columbus Apartment Report* is prepared based on information provided to us by management at each multifamily rental community surveyed. For this report, we have attempted to gather information on apartments in communities of 20 units or more. |

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| **11** | **Data Source Name**<br><br>2011 Longitudinal Employer-Household Dynamics |
| | **List the name of the organization or individual who originated the data set.**<br><br>U.S. Census Bureau |
| | **Provide a brief summary of the data set.**<br><br>It's the same data set that is auto-populated in the Consolidated Plan template. A few of the auto-populated numbers were incorrect, so the original source data was used to correct those errors. |
| | **What was the purpose for developing this data set?**<br><br>It's the same data set that is auto-populated in the Consolidated Plan template. A few of the auto-populated numbers were incorrect, so the original source data was used to correct those errors. |
| | **Provide the year (and optionally month, or month and day) for when the data was collected.**<br><br>2011. |
| | **Briefly describe the methodology for the data collection.**<br><br>It's the same data set that is auto-populated in the Consolidated Plan template. A few of the auto-populated numbers were incorrect, so the original source data was used to correct those errors. |
| | **Describe the total population from which the sample was taken.**<br><br>It's the same data set that is auto-populated in the Consolidated Plan template. A few of the auto-populated numbers were incorrect, so the original source data was used to correct those errors. |
| | **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**<br><br>It's the same data set that is auto-populated in the Consolidated Plan template. A few of the auto-populated numbers were incorrect, so the original source data was used to correct those errors. |
| **12** | **Data Source Name**<br><br>Columbus and Franklin Affordable Housing Challenge |
| | **List the name of the organization or individual who originated the data set.**<br><br>Affordable Housing Alliance of Central Ohio |
| | **Provide a brief summary of the data set.**<br><br>This document identifies local factors contributing to resident stability including data related to jobs, housing quality and costs, wages and the existing resources provided by public agencies and the provate market. |
| | **What was the purpose for developing this data set?**<br><br>The purpose of this data is to provide a point in time indepth look at the conditions of the housing market in Central Ohio in 2016. |

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| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The data collection highlights both Franklin County and the City of Columbus information. It explains existing challenges, barries and resources for the exisiting affordable housing market in both jurisditions. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>The report was produced in December 2016. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete |
| **13** | **Data Source Name**<br><br>Joint Analysis of Impediments to Fair Housing |
| | **List the name of the organization or individual who originated the data set.**<br><br>Franklin County and the City of Columbus |
| | **Provide a brief summary of the data set.**<br><br>The document accesses demographics and markets and discusses race, housing and poverty as it relates to how central Ohioans have access to oppurtunity and housing. |
| | **What was the purpose for developing this data set?**<br><br>The Analysis of Impedements to Fair Housing guides the County's investment in affordable housing and other social service programming funded by both HUD and other sources. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The document covers data for both the City of Columbus and the non-incorporated areas and smaller jurisdictions wihtin Franklin County. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>The Analysis of Impedements reflects point in time information as it relates the County's equal access to housing choice. It was publised in February of 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete |
| **14** | **Data Source Name**<br><br>Rise Together Blue Print for Reducing Poverty |

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| | **List the name of the organization or individual who originated the data set.**<br><br>Franklin County |
| | **Provide a brief summary of the data set.**<br><br>In this document Franklin County examines the exisiting conditions in the region which contribute to local residents' economic mobility. The report discusses inequalities, historic and current barries to upward mobility and solutions to improving safety, housing, transportation, jobs access, education, self sufficiency and trust in service providers and local governments. The document is a guide for the County to utilize to insure resources are strategically dispursed to aliviate poverty |
| | **What was the purpose for developing this data set?**<br><br>In order for Franklin County to strategically invest in the residents of the region who are expereincing poverty, the Franklin County Board of Commissioners developed the Blue Print for Reducing Poverty in 2019 so that they could better understand needs, conditions and trends. The information reported on in the document lends itself to themes of exisiting conditions and strategies for improvments and investments. Franklin County plans to utilize this document when determining how to best expend resources for the maximum benefit of residents. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The data collection includes many jurisdiction including the City of Columbus, regional suburbbs and township, and the Franklin County unincorporated areas. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>The report was released in the Summer of 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>The report is complete. |
| **15** | **Data Source Name**<br><br>Community Shelter Board Snapshot Report 2019 |
| | **List the name of the organization or individual who originated the data set.**<br><br>Community Shelter Board |
| | **Provide a brief summary of the data set.**<br><br>The Snapshot Report is issued annually and shows major demographic characteristics and outcomes for families with children and single adults served by our system of care as they move through moments of homelessness and into stable housing. These programs serve the majority of households experiencing homelessness in our community. The Snapshot Report includes sections on veteran homelessness and transition age youth homelessness. |

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| | **What was the purpose for developing this data set?**<br><br>Report out demographics and needs of the local homeless population, which the Community Shelter Board is charged with serving. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The data and information reports on the homeless population in Franklin County. The document also reports on the services available and provided to homeless persons and families. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>This is an annual report for the year 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete. |
| **16** | **Data Source Name**<br><br>Community Shelter Board Annual Systems Indicator |
| | **List the name of the organization or individual who originated the data set.**<br><br>The System and Program Indicator Reports are published quarterling by the Community Shelter Board (CSB). |
| | **Provide a brief summary of the data set.**<br><br>The System and Program Indicator Report monitors the current CSB funded programs and some non-CSB funded programs that participate in the Community Shelter Board's data system. |
| | **What was the purpose for developing this data set?**<br><br>The report evaluates each system and program based on a system or program goal,<br>actual performance data, variances, and outcome achievements. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The Community Shelter Board is only reporting on the Franklin County data. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>This is an annual report, released in June of 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete |
| **17** | **Data Source Name**<br><br>Economic Development Capacity-Focused SWOT |

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| | **List the name of the organization or individual who originated the data set.**<br><br>Franklin County Economic Development Capacity-Focused SWOT was created for the Economic Development Department by a consultant. |
| | **Provide a brief summary of the data set.**<br><br>The SWOT analysis focuses on the people, business, place, policy and governance of Franklin County. |
| | **What was the purpose for developing this data set?**<br><br>The Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis crystallizes the strategic issues that will affect Franklin County's economic future and highlights factors that county leaders can alter or support to achieve their objectives or address their concerns. The SWOT analysis also set the stage for the county to create specific appropriate program responses. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The SWOT analysis all of Franklin County, including the City of Columbus. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>The SWOT was completed in the Spring of 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete |
| **18** | **Data Source Name**<br><br>Economic Development Strategic Plan |
| | **List the name of the organization or individual who originated the data set.**<br><br>The Economic Development Strategic Plan was created for the Economic Development and Planning Department. |
| | **Provide a brief summary of the data set.**<br><br>This Strategic Plan utilizes research and data from the SWOT Analysis and provides suggestions for the future decisions for spending and programing for he Franklin County Economic and Planning Department. |

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| | **What was the purpose for developing this data set?**<br><br>This Franklin County Economic Development Strategic Plan (EDSP) provides a roadmap for the next generation of economic development work in Franklin County. It establishes a resident centric framework for economic development while sustaining a commitment to business engagement and private sector job creation. The Strategic Plan is data-driven, has been informed by extensive stakeholder engagement, and complements other regional planning and economic development efforts. The EDSP leverages the full resources of the Economic Development and Planning (EDP) Department and supports the broader mission of Franklin County government. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>The plan covers all the geographic area of Franklin County. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>The plan was completed in May of 2019. |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete |
| **19** | **Data Source Name**<br><br>Affordable housing Implementation Framework |
| | **List the name of the organization or individual who originated the data set.**<br><br>Franklin County, Ohio |
| | **Provide a brief summary of the data set.**<br><br>Develops an affordable housing plan for Franklin County. |
| | **What was the purpose for developing this data set?**<br><br>Provide a plan for the county. |
| | **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**<br><br>Across Franklin County. |
| | **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**<br><br>2020 |
| | **What is the status of the data set (complete, in progress, or planned)?**<br><br>Complete. |



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