

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Columbus has continued its progress toward meeting its strategic plan goals in 2024 through delivery of the 2024 action plan. The City's trend of investing in non-profit owned public facilities continued, and made up the largest proportion of the City's CDBG budget in the 2024 AAP. The improvements to these public facilities are critical in supporting the operation and delivery of essential services for low- and moderate-income residents. The challenges of rising construction costs, the age and condition of the facilities targeted for improvements, and the difficult nature of successfully bidding construction projects have slowed the completion of these proposed projects, but also show the importance of the City's investment of these federal funds. Without CDBG dollars and the in-kind project management support of the City, many of the owner agencies would not have the means to improve their public facilities and expand their benefits.

Investments also continued in public infrastructure through two roadway improvements and in public services through legal services for fair housing investigation and enforcement and health and wellness programming. Because other local funds were prioritized for home repair services and housing counseling, only the CDBG-funded roof repair program was maintained in 2024 and other housing services were provided with these local funds. Perhaps the greatest success of the City's CDBG funding in 2024 was the progress made on implementing a fair housing testing program through a subrecipient agreement with the Legal Aid Society of Southeast and Central Ohio. In 2024 there were 25 fair housing tests conducted in the City, identifying six properties that required further investigation for potential discrimination based on source of income, a local protection codified in 2023.

The City has continued its focus on investing in the rehabilitation and new construction of affordable rental housing since adopting the Columbus Housing Strategy in 2023. The Housing Strategy calls for a doubling of housing production for a period of 15 years to address the growing shortages of housing of all types. While the City continues to use HOME dollars to fund essential programs like tenant-based rental assistance and downpayment assistance, the largest proportion of HOME funds are being invested in development of rental housing. A number of challenges made 2024 a particularly difficult year for affordable housing development in Columbus, as the housing tax credit program awarded a reduced number of credits in the Columbus area, along with ongoing increases in construction costs and shortages of skilled labor. As part of the City's efforts to support the Columbus Housing Strategy, there have also been continued commitments of bond funds and policy changes including zoning reform aimed to increase affordable housing development.

Through a number of initiatives, the City has also made progress on meeting the needs of homeless individuals through emergency shelter and access to housing. Emergency Solutions Grant dollars support the operations of the Community Shelter Board (CSB), but the City also invests additional funds in CSB to provide high quality case management services and increase shelter capacity. The City also funds a Homelessness Prevention Network employing 28 Housing Resource Specialists, and has passed additional legal protections through its Housing for All initiative to support residents facing eviction or relocation due to poor conditions.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Ensure equal access to housing	Affordable Housing	CDBG: \$200000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	611	122.20%	50	108	216.00%
Ensure equal access to housing	Affordable Housing	CDBG: \$200000	Homeowner Housing Added	Household Housing Unit	0	21		0	2	
Ensure equal access to housing	Affordable Housing	CDBG: \$200000	Other	Other	10	0	0.00%			
Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			

Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	256	102.40%			
Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	25	12	48.00%			
Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	5	5	100.00%			
Ensure safe and sanitary property conditions	Affordable Housing Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	4000	0	0.00%			
Foster business expansions in areas of need	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%			

Foster business expansions in areas of need	Non-Housing Community Development		Businesses assisted	Businesses Assisted	50	173	346.00%			
Foster development of skills for residents in need	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	165	66.00%			
Foster development of skills for residents in need	Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	500	106	21.20%			
Foster development of skills for residents in need	Non-Housing Community Development		Businesses assisted	Businesses Assisted	10	0	0.00%			
Improve health outcomes	Non-Housing Community Development	CDBG: \$235000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	47397	31,598.00%	1000	47270	4,727.0
Improve health outcomes	Non-Housing Community Development	CDBG: \$235000	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Improve health outcomes	Non-Housing Community Development	CDBG: \$235000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Improve health outcomes	Non-Housing Community Development	CDBG: \$235000	Other	Other	10	1	10.00%			

Increase access to housing and emergency shelter	Homeless	ESG: \$667379	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Increase access to housing and emergency shelter	Homeless	ESG: \$667379	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	107		150	56	37.33%
Increase access to housing and emergency shelter	Homeless	ESG: \$667379	Homeless Person Overnight Shelter	Persons Assisted	0	2730				
Increase access to housing and emergency shelter	Homeless	ESG: \$667379	Homelessness Prevention	Persons Assisted	1000	0	0.00%	2200	0	0.00%
Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Rental units constructed	Household Housing Unit	25	52	208.00%	24	13	54.17%
Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Rental units rehabilitated	Household Housing Unit	25	22	88.00%	15	0	0.00%

Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Homeowner Housing Added	Household Housing Unit	50	9	18.00%	7	0	0.00%
Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Homeowner Housing Rehabilitated	Household Housing Unit	25	114	456.00%	16	15	93.75%
Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Direct Financial Assistance to Homebuyers	Households Assisted	300	3	1.00%	20	0	0.00%
Preserve and expand affordable housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$200000 / HOME: \$4314775	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	188	75.20%	55	131	238.18%

Program Management, capacity building and/or admin	Non-Housing Community Development Capacity building	CDBG: \$858680 / HOPWA: \$76590 / HOME: \$479419	Other	Other	10	0	0.00%			
Provide educational/recreational youth programs	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Provide educational/recreational youth programs	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	1166	46.64%			
Provide educational/recreational youth programs	Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Provide homebuyer education and other counseling	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	460	184.00%			
Provide housing and services for persons with HIV	Non-Homeless Special Needs	HOPWA: \$2476433	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	132	88.00%	152	0	0.00%

Provide housing and services for persons with HIV	Non-Homeless Special Needs	HOPWA: \$2476433	Homelessness Prevention	Persons Assisted	0	0		421	0	0.00%
Provide housing and services for persons with HIV	Non-Homeless Special Needs	HOPWA: \$2476433	HIV/AIDS Housing Operations	Household Housing Unit	100	169	169.00%			
Provide housing for special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Provide housing for special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	56				

Provide housing for special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	100	0	0.00%			
Provide housing for special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Housing for Homeless added	Household Housing Unit	200	62	31.00%			
Provide housing for special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		HIV/AIDS Housing Operations	Household Housing Unit	100	169	169.00%			

Public facilities/Infrastructure improvements	Non-Housing Community Development	CDBG: \$6565000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	889079	5114809	575.29%	501500	20064	4.00%
Public facilities/Infrastructure improvements	Non-Housing Community Development	CDBG: \$6565000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's 2024 prioritized the development and preservation of affordable housing, improvements to non-profit facilities, and improvements to public infrastructure. Long-standing programs in youth recreation that were supported with CDBG have been transitioned to being fully funded by the City's operating budget, allowing expansion of CDBG-funded public services to prioritize health and wellness services for the most vulnerable Columbus residents. CDBG funds were invested in a number of HVAC and other building improvement projects at non-profit owned public facilities, helping to ensure the continued delivery of high-quality services to LMI residents across the City. Additional investments in public infrastructure focused on safety improvements at a high-crash intersection, and significant improvements to a roadway that serves the Wheatland Farm complex, a new CDBG-funded public facility.

The City's public application process for CDBG funds has allowed a greater prioritization of community-driven activities and resulted in 47 applications for funding that were considered for the 2024 Annual Action Plan. These applications were considered for their potential impact, readiness, organizational capacity, and alignment with City priorities. This public process has expanded the City's ability to address the highest priority needs in local communities across the City.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	16
Asian or Asian American	8
Black, African American, or African	1,666
Hispanic/Latina/e/o	55
Middle Eastern or North African	7
Native Hawaiian or Pacific Islander	3
White	526
Multiracial	200
Client doesn't know	0
Client prefers not to answer	2
Data not collected	0
Total	2,483

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Across all programs, a significantly higher proportion of those served identify as Black or African American compared to the proportion of Black or African American individuals in the general population of the City (29% based on 2023 estimates). Beneficiaries of these grant programs ranged from 55% to 74% Black or African American. The percent of the beneficiary population of these programs identifying as Hispanic/Latino is either equivalent to or less than the percent of those across the entire City population. Median household incomes in Columbus are approximately 35-45% lower for Hispanic and Black households, respectively, when compared to White households.

Considering the large income gap by race/ethnicity, it is not surprising that Black/African American residents are overrepresented as beneficiaries of these grant programs. However, the limited representation of Hispanic/Latino residents in the beneficiary population points to potential issues with language barriers or other barriers that may prevent these individuals from reaching the services funded with CPD grant dollars.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	8,058,680	4,898,053
HOME	public - federal	4,794,194	5,434,959
HOPWA	public - federal	2,553,033	1,731,667
ESG	public - federal	667,379	656,937

Table 3 - Resources Made Available

Narrative

Expended amounts during program year 2024 reflect the City's accounting records, and may not exactly match records of grant funds drawn during the program year. Delays related to staffing turnover and negotiation of an updated subrecipient agreement prevented 2024 ESG funds from being paid in 2024. Because available resources for HOME are limited to the program year allocation and receipted program income, and funds from prior program years and prior action plans continue to be expended, the expended amount for 2024 exceeds the expected resources available.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City does not have any Target Areas identified in its current Consolidated Plan or the 2024 Annual Action Plan. Many investments are made in programs and facilities that are available to all residents. The renovations of some non-profit facilities are focused in neighborhoods with significant economic disadvantage.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses affordable housing bond funds and federal funds to address affordable housing needs in Columbus. Building on the success of the 2019 \$50 million affordable housing bond sale that leveraged another \$276 million in public and private sector funds helped to build more than 1,300 affordable housing units, Columbus voters approved another \$200 million bond package in 2022 for affordable housing. City affordable housing bond funds, in conjunction with federal funds, support homeownership development and rental development. The City deploys its HOME funds as gap financing for these projects. The use of federal funds, in turn, leverages LIHTC equity to further facilitate affordable housing development.

In 2024, the City used bond funds (and some carryover from prior year match funds) to meet its match requirement. One bond funded rental project is eligible as a HOME match project, totaling \$964,704 in payments made in FFY 2024.

The City has invested CDBG funds into two projects improving publicly owned property in 2024. The Dakota Avenue Park project developed an open space in a boulevard into a linear park including a playground, shelter, and walking paths. The Rickenbacker Woods Foundation's Genesis Project was funded in 2024 and will begin construction in 2025 to improve vacant City-owned parcels into a park adjacent to the Rickenbacker Woods Foundation.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	70,691,209
2. Match contributed during current Federal fiscal year	964,704
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	71,655,913
4. Match liability for current Federal fiscal year	1,264,946
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	70,390,967

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
PO421051	03/01/2024	964,704	0	0	0	0	0	964,704

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
808,069	2,156,110	233,586	0	2,730,593

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	10,692,124	0	0	777,329	0	9,914,795
Number	11	0	0	3	0	8
Sub-Contracts						
Number	3	0	0	0	2	1
Dollar Amount	582,209	0	0	0	471,300	110,909
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	10,687,124	9,914,795	772,329			
Number	11	8	3			
Sub-Contracts						
Number	3	2	1			
Dollar Amount	582,209	173,465	408,744			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	149	0
Number of Non-Homeless households to be provided affordable housing units	100	22
Number of Special-Needs households to be provided affordable housing units	204	3
Total	453	25

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	350	253
Number of households supported through The Production of New Units	20	22
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	3
Total	374	278

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

1. During the City's efforts to compile outcomes and complete the CAPER, staff determined that the existing process for establishing goals and outcomes for the CR-20 tables was based on an incorrect understanding of what should be reported in these tables. Actual outcomes above have been confirmed, and future goals will be updated to reflect the correct projects in subsequent years.

2. Regional construction continues to be strong, but affordable housing development has been negatively impacted by the lack of skilled labor and the increased price demanded by the labor that is available. Ohio's Housing Finance Agency created a qualified allocation plan (QAP) in 2023 that did not favor Columbus, resulting in a lower than hoped for award cycle in the 2023 9% round, resulting in less 9% projects than planned for 2024.
3. The local Habitat for Humanity affiliate was negatively impacted by outside issues and was not able to receive funding in 2023 and 2024, reducing the number of units projected for homeownership in 2024. The units funded in 2024, but completed in early 2025, will be reflected in the 2025 accomplishments.

Discuss how these outcomes will impact future annual action plans.

1. Regional construction continues to be strong, but affordable housing development may continue to be negatively impacted in 2025 by the lack of available skilled labor, the increased price demanded by the available labor, and a potential increase in the cost of materials due to tariffs and other federal policies. While the QAP did not favor Columbus in 2023, the 2024 rounds were favorable and Columbus received seven awards in 2024, some of which will qualify for HOME-ARP and HOME funds, resulting in more federally supported, affordable housing project starts in 2025.
2. Habitat for Humanity Mid-Ohio has resolved the external issues that negatively impacted their development cycle and plans to have an active year in 2025.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	11
Low-income	8	12
Moderate-income	0	2
Total	15	25

Table 13 – Number of Households Served

Narrative Information

For the HOME rental and homeownership programs, there was a total of 25 HOME-assisted units, including 11 Extremely Low income, 12 Low income, and 2 Moderate-income units.

Beneficiaries of HOME-funded homeownership units are counted in multiple activities, first through the production and sale of the units, and again because many are paired with down payment assistance. Five homeownership units were produced, and two units were reported as receiving down payment assistance in 2024.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City works to reduce and end homelessness by reaching out to homeless persons and assessing their individual needs through a number of initiatives:

- The City of Columbus funds the Housing Outreach team, which assists individuals who are experiencing homelessness. This team operates through the Community Shelter Board and the Continuum of Care. A full-time staff member from the City of Columbus serves as the Homeless Advocacy Liaison. This liaison receives reports of homeless encampments, visits these locations to conduct wellness checks, and addresses immediate needs. The Homeless Advocacy Liaison collaborates with the Housing Outreach team to share important information gathered during these interactions. The Housing Outreach team works to connect individuals facing homelessness with essential services and resources, aiming to help them secure permanent housing.
- Working with the shelters and other nonprofits in Columbus, the City supports the shelter system's transitional housing and inclement weather programs. To facilitate this, the City and partners are meeting unsheltered residents where they are to inform them of and provide services, as well as making budgetary changes at the local level to increase our response and support for them. This winter, there are more than 120 warming center beds located across four locations in the City. Couples and pet owners are a significant goal this year as both these populations are our hardest to engage populations. Thus far, we have 60 dogs and 20 cats and their owners inside for the winter. Transportation is being made available, as well, eliminating another barrier to accessing the centers.
- The City of Columbus is in the process of deploying new homeless outreach specialists for the most difficult to house, chronically homeless individuals. This program will be supported by HOME-ARP funding.
- The City provided over \$9 million dollars in "surge" funding to the Community Shelter Board in 2024 in order to bolster the shelter system's capacity to serve homeless individuals in Columbus and provide them with high quality case management services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses emergency shelter and transitional housing needs of homeless persons in a number of ways:

- The City is continuing to refine the shelter system's approach to transitional housing before it is

rolled out systemwide. The City has created cohorts to evaluate how best to engage new populations or use new methods to engage existing populations. The new populations engaged were selected based on pending remediations (e.g., encampment clean-ups). New methods include using a different set of service providers and a larger use of bus passes. Upon completion of the new cohorts, the City will review the outcomes before implementing the process systemwide.

- The City is beginning a new pilot program to enhance unsheltered engagement and assistance to move toward housing. The City is using HOME-ARP funds to create a new team of engagement specialist who will work alongside specialized Columbus Police Officers, Addiction Specialists, and Social Workers. This multi-disciplinary team will be nimbler, hold smaller caseloads, and able to deploy to sites faster. Benefits for those receiving assistance is court/warrant assistance, transportation, self-selecting goal structures, and a constant point of contact and assistance as they move through the process of gaining their necessary documents and information to gain housing. As many of the clients we expect to engage in this program will hold high level barriers, we believe they will be able to access permanent supportive housing and other supportive housing programs more quickly than the traditional process.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City helps low income individuals and families avoid becoming homeless by providing access to resources and services from public and private agencies:

- Building on a successful 3-year pilot, the Homelessness Prevention Network (HPN) expanded from 11 to 28 full-time Housing Resource Specialists in 2024 and is now funded by the City. HPN is a key initiative with the Central Ohio Stable Housing Network (COSHN), which was formed in 2023 to coordinate efforts by HPN, emergency rental assistance, emergency rehousing, and other eviction and homelessness prevention initiatives in Columbus and Central Ohio. COSHN and HPN are “Keeping individuals and families stably housed” through networks of non-profit and government agencies. HPN’s Housing Resource Specialists use housing problem-solving and prioritized access to prevention to assist families and pregnant women most at risk of literal homelessness. The approach of the HPN is centered on the use of standardized screening, triage, and prioritization processes by a diverse set of Access Points and Service Providers, particularly in areas with high housing insecurity so that highest-risk households could be more readily identified, engaged, offered housing problem-solving assistance, and, if needed, prioritized access to additional targeted prevention assistance directly or via referral to another HPN service providers.

- The City passed “Access to Counsel” legislation in 2024 that guarantees certain low-income populations access to an attorney when facing eviction. This legislation was passed after the publication of a report commissioned by the City showing that access to counsel decreases the likelihood that a household facing eviction will lose their housing.
- In 2024 the City of Columbus passed an update to its Housing Code that holds property owners responsible for the cost of relocating households that are vacated from their rental unit due to conditions that were the owner’s responsibility to fix.
- The City also launched its “vacated tenant services” program that pays for up to three months of hotel stays for households that are vacated from their homes by Code Enforcement. Without this program many of those households would have entered into the homeless system.

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

The City supports the transition to permanent housing in a number of ways:

- The City continues supporting the transition to permanent housing within our 5 core areas (Continuum of Care Application, Crisis Response, Outreach Services, Permanent Supportive Housing Services, and the Safety Net program) through financial support. The 2024 budget included about \$6 million in general fund dollars for this effort, with that amount increasing to over \$10 million in 2025.
- The City is providing financial support to a small, non-profit focusing on transitional aged youth and unaccompanied youth. The City’s financial support funds warming center beds onsite. These beds are specific to youth and not available via the other warming center locations being offered to the general public.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City meets regularly with the Columbus Metropolitan Housing Authority (CMHA). At the present time, CMHA is converting its public housing portfolio through the Rental Assistance Demonstration program. The City is actively engaged in providing gap funding to RAD projects upon request.

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

- The City has a Homebuyer Education Advisory Committee that meets quarterly. Included on that committee are staff from CMHA homeownership voucher program.
- The City's downpayment assistance program works with the homeownership voucher program to provide downpayment assistance upon request.
- The City increased the maximum amount available for downpayment assistance from \$7,500 to \$14,999 in order to be more competitive in the current housing market, and the City increased outreach efforts to real estate professionals, lenders, and community organizations.

Actions taken to provide assistance to troubled PHAs

CMHA is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In 2024, the City of Columbus passed a major overhaul of its zoning code for the first time in more than 70 years. This "Zone In" initiative represents a modernization of the zoning code along the city's main corridors to address our housing, mobility, and affordability challenges and support quality, sustainable growth. The new code will promote growth on our "main streets" including over 12,000 parcels of land along 62 sections of corridor that can support new, denser development. Under the new code, these corridors can support 88,000 new housing units over the next 10 years, compared to just 6,000 units under the old code. It also offers density bonuses for allocating 20% of units for affordable units set aside for households below the area median income. The new code also consolidates countless existing zoning districts into six new districts that offer flexible but clear rules to provide more predictability to developers and the community.

In addition, the City has updated its Community Reinvestment Area (CRA) Program, which provides real property tax exemptions for property owners who renovate existing or construct new buildings. The CRA Program allows municipalities to grant tax abatements of up to 100% for a term of up to 15 years. The Columbus CRA policy was updated to expand the availability of tax incentives beyond just "distressed" neighborhoods and now includes the entire city corporate limits in exchange for affordability commitments. This expansion of the CRA program will work to keep affordable housing opportunities from being segregated in certain neighborhoods and facilitate affordable housing in opportunity-rich neighborhoods. The new policy is expected to attract investment and accelerate development of housing while promoting inclusive, mixed-income communities.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continues to provide gap funding for permanent supportive housing projects, senior housing, and other special needs projects.

The City also contracts with the Community Shelter Board to administer a TBRA program for homeless individuals. The City is actively engaged with a consultant to guide the City in the creation of policy and procedures for HOME-ARP supportive service developments, especially as it concerns the qualified persons for this funding.

Columbus City Council has continued to build on its suite of legislation to address affordable housing and resident protections, including:

- Vacant and Foreclosure Registry: A registry provides the ability to have up-to-date contact

information for the owners of foreclosed or vacant properties and legally hold property owners responsible for leaving abandoned properties in disrepair.

- Wholesaler Regulation - This legislation created licensing regulations similar to that of a realtor to prevent predatory property investment practices. Wholesalers are required to identify themselves and meet certain requirements in order to engage in the practice in the city, such as providing basic information to residents and utilizing a local agent to oversee the process.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

- For properties built before 1978 and redeveloped with City funds, a lead assessment is performed before work starts and a lead clearance is received after the work is complete. For rehabilitation work, any project that exceeds \$25,000 per unit requires a lead assessment and lead abatement if needed.
- The City received an award from the State of Ohio to further address lead contamination in homes, as well as other issues impacting resident's quality of life, as well as an award of the 2024 HUD Lead grant.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

- In 2024, the City funded a legal assistance program to address poor housing conditions, which creates opportunities for improving the economic status of individuals and families, and for protecting and preserving safe and sanitary housing.
- In 2023, the City funded a financial life-skills program that extended into 2024, which provides education to residents in order to help them better navigate the complex worlds of finances and housing.
- Homeownership assistance programs and development of affordable housing also provide supports to families who are cost burdened by rising housing costs and may help these families begin to build wealth and stability.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City provides CHDO Operating funding through the Community Development Collaborative to support CHDOs in the efforts to develop housing in their neighborhoods. The City continues to provide technical assistance to CHDOs as a capacity building measure.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

- The City tracks the progress of funded projects and is aware when projects are at or near completion. If a pressing need for housing occurs due to an emergency vacate, City staff reach out to developers whose projects are coming online to inquire about vacancies and referrals.
- The City also leads the Columbus Area Affordable Housing Task Force which shares information

on projects in development and troubled projects in the community.

- In 2024, the City began a process to use HOME-ARP funds to provide supportive services in multiple affordable housing developments with the goal of assisting residents to maintain their housing and avoid eviction.
- The Central Ohio Stable Housing Network (COSHNN) continues to convene social service providers, housing specialists, and landlords to coordinate public and provide services. COSHN is using a Coordinated Prevention Framework to practice and document our shared understanding of approaches that reduce housing insecurity generally, while also preventing literal homelessness and inflow of individuals and families into the homeless crisis response system.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

- In 2024, the maximum amount of downpayment assistance was increased from \$7,500 to \$14,999 to increase access to homeownership to assist buyers with the increase in property costs and closing costs.
- The City continues to fund TBRA for homeless individuals.
- City staff review building plans to assure accessibility requirements and advocate for the construction of accessible units.
- Columbus City Council passed the revised zoning code in 2024, which will make housing development less expensive and more efficient for developers.
- In 2024, the City employed two full-time code enforcement officers to investigate claims of retaliation by landlords against tenants and potentially refer those claims for prosecution.
- In 2024, the City put out a Request for Proposals (RFP) for a consultant to assist with developing an updated Analysis of Impediments/Affirmatively Furthering Fair Housing Plan for the City of Columbus. The City intends to contract with a consultant in 2025.

CR-40 - Monitoring 91.220 and 91.230

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City publishes a 15-day public comment notice in the Daily Reporter that will run from 3/14 through 3/29. It notifies the public that the CAPER report will be available on our City's website for them to review, make any comments or ask any questions. The comments are reviewed and responded to in advance of final submission to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes to the City's program objectives in 2024. Local initiatives that have increased bond funding or increased operating funds for City programs (such as the youth recreation programming that had been funded with CDBG) has allowed a shift in investment of CDBG funds that began in 2023 and will continue in future years. These funds are more available for subrecipient awards and other essential infrastructure investment.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All active HOME rental projects were inspected in 2024, including projects with 1-4 HOME units.

Projects with 1-4 HOME-assisted units:

Bretton Woods, Gates Junction, Maple Meadows, Monarch Green, Northern Place, Weinland Park, Homes on the Hill "101-103 S. Eureka", Hilltop Cottages, 141 West Park, 186 Brehl, Healthy Rental Homes II, III, IV, and V were inspected in 2024.

Common exterior findings requiring remediation include: exterior siding damage, painting of porches and porch railings, overgrown bushes and lawns, and decking in disrepair.

Common interior findings requiring remediation include: damaged blinds, sanitary/housekeeping issues, broken outlets/light switches, windows not locking, and smoke detectors not working.

Letters were sent to the property manager and owner of each project listing the items found to require remediation and requesting the City inspector be notified when the repairs were complete to allow for a re-inspection of the property. The project files were updated with the notice, completion of work, and reinspection notes.

Projects with 5+ HOME-assisted units:

Chantry Place, Cityview, Mapleside, Levelgreen, Milo Grogan, Hilltop Homes II, Victorian Heritage, Elim Estates, Waterford Place, Lucas Homes, Town Square Station, and Community Development 4 All People.

Common exterior findings requiring remediation include: painting of porches and porch railings, painting of exterior, damaged downspouts, and scattered debris.

Common interior findings requiring remediation include: damaged blinds, damaged screens, wall damage, sanitary/housekeeping issues, broken outlets/light switches, and smoke detectors not working.

Letters were sent to the property manager and owner of each project listing the items found to require remediation and requesting the City inspector be notified when the repairs are complete to allow for a

re-inspection of the property. The project files were updated with the notice, completion of work, and reinspection notes.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All funded projects must comply with the City's Affirmative Marketing Policies and Procedures.

For rental housing, a marketing plan must be submitted that complies with fair housing laws. For rental and homeownership, information on race and ethnicity of assisted households is obtained and is reflected in IDIS data.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

2023 program income was committed to the Elevate 340 project, in the amount of \$484,482.76. The project is still in construction, therefore there are no tenant characteristics at this time.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City of Columbus culminated a multi-year, multi-department, collaborative zoning code update that will remove the zoning variance requirement for select corridors for variances such as the height of new buildings and required parking. The roll out of the new code is targeted to 12,300 parcels along future planned improvements for bus rapid transit lines throughout the city. Removal of the barriers of the complex former code will serve to reduce the time and expense to housing developers.

The City continues to grant CDBG funds to the Legal Aid Society of Columbus to provide legal services for fair housing complaints and investigation. Through this contract, and supported with additional funding directly from HUD, Legal Aid was able to use fair housing defenses in multiple eviction cases to prevent evictions or reach resolutions that protected residents and maintained housing.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	421	58
Tenant-based rental assistance	152	147
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

The accomplishments of the HOPWA program 2024 are as follows: 147 households received TBRA (Tenant Based Rental Assistance), 58 households received STRMU (Short-Term Rent, Mortgage and Utility Assistance) 48 households received PHP (Permanent Housing Placement) and 226 households received supportive services. Approximately 90% of persons living with HIV and AIDS in the EMSA reside in Franklin County. The surrounding counties in the EMSA are more suburban in nature. Most households that received assistance were in the Franklin County area. All of the project sponsors are able to assist eligible personnel in Franklin County. The majority of funds for each grant agreement went to TBRA and Supportive Services to be administered by each project sponsor. This allowed for staff to manage the program, including expanding program staff in some instances, as well as the utilization of funds for long-term stable living environments for eligible clientele in conjunction with the 2024 Action Plan Goal: Provide Housing and Services for Persons with AIDS.

All activities saw an increase in assisted households in 2024.

Faith Mission and Equitas Health were awarded a majority of the funds. As Equitas Health increased capacity, the HOPWA program was able to start assisting clientele on Faith Mission's waitlist. However, with marketing for the program increasing, all Project Sponsors reached capacity in 2024 and have

running waitlists.

Lancaster Fairfield Community Action Agency and Licking County Coalition for Housing increased the number of households assisted with STRMU, with LFCAA utilizing all of their funds before the end of the program year.

In order to achieve targets better for the 2025 program year, the Columbus HOPWA program will continue to utilize policies instituted last year which includes:

- The sharing of a yearlong submission calendar indicating when reports are due.
- Continued Institution of monthly office hours with the grantee for any questions or concerns.
- Continue quarterly meetings for updates and sharing of ideas.
- The Columbus HOPWA program will also continue to work with other Columbus Housing programs to find affordable housing options for eligible clientele. The program manager will continue to receive referrals from the Tax Abatement, Rental, Lead and Healthy Homes programs of available affordable units that can be forwarded on to the project sponsors.

In 2024, Columbus' HOPWA program attended the HOPWA Institute. The training and knowledge gained will be used frame better programming going forward.

The Columbus HOPWA program also is still looking to include additional project sponsors in the future to increase the capacity of the entire program and to continue to remove persons from the waitlist and into housing.

The grantee (City of Columbus Department of Development), implemented a new Grants Management infrastructure for federal grants to ensure program compliance across with Uniform Guidance. This new infrastructure will allow for the HOPWA program manager to effectively monitor and assess program sponsors and ensure they remain in compliance with Uniform Guidance and HOPWA regulations.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	1	0	0	0
Total Labor Hours	35,252	827			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	1				
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	3				
Held one or more job fairs.	3				
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.	1				
Assisted residents to apply for, or attend vocational/technical training.	1				
Assisted residents to obtain financial literacy training and/or coaching.	1				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.	2				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	1	1			

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The City includes the Section 3 Clause in all bid openings and contracts, and Grants Management Section staff attend pre-bid and pre-construction meetings whenever possible to ensure that Section 3 standards are communicated. Grants Management staff assist contractors with compliance and reporting questions when needed to ensure successful compliance with Section 3 standards, including email exchanges, phone calls, and one-on-one meetings. Grants Management staff attend the Department of Development's annual multi-family developer meeting, which convenes representatives from multi-family developers across the City, to present on Section 3 standards required for HOME-assisted projects.

The Grants Management Section has evaluated the City's overall economic development and resident services programs to identify services that support low-income residents in increasing their access to jobs and economic opportunity. These efforts are being reported this year to better reflect the work being done to meet Section 3 objectives.

Grants Management assesses and seeks to improve Section 3 reporting processes, including developing a web-based reporting form in 2024 with the hope of improving accessibility and ease of reporting on contractors.