

# Vibrant Communities Program

## Grant Funding Guidelines

This program recognizes that distressed communities often do not have adequate resources to invest in transformational development projects that can attract private investment and create new job opportunities in downtowns. The Vibrant Communities Program was established to assist distressed, small and mid-sized cities with catalytic development projects that fulfill a market need and represent a significant reinvestment in the community.

### Program Details

- Maximum grant of \$2 million
- Funding of up to 50% of eligible costs
- Pre-vet process to identify project readiness

### Guiding Principles for Program

- The primary focus is on generating reinvestment in eligible distressed communities that have experienced chronic disinvestment.
- Projects must have at least one identified end-user, however, this end-user does not have to align with JobsOhio target industries.
- Projects will lead to significantly improved quality of place in order to improve employer and employee retention and attraction. The projects should be catalytic in nature, making the surrounding area more attractive for future development.
- JobsOhio seeks to invest in projects that demonstrate leverage of outside funds and encourages the utilization and formation of public private partnerships.
- Projects will align with broader JobsOhio goals and programs. As such they will increase real estate inventory, real estate appraisal value, attract capital investment, and job creation potential in participating communities.



### Eligible Applicants

- Eligible applicants include businesses, non-profits, developers, port authorities, or local governments.
- Ideally, the applicant should have control of the property in question or a cooperative agreement with property owners. However, at minimum, the applicant must present a feasible plan to control the property.
- Beneficiary cannot be the contaminator of environmental issues, if such issues exist.
- Communities with populations between 5,000 and 75,000 and poverty rates that are at or above the state's average poverty rate are eligible for support. Applicants for support must be from or applying for support of a project in an eligible community. Refer to attached map, which is updated annually, referencing currently eligible communities.

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### Ineligible Applicants

Universities, educational institutions, and healthcare providers: These may be part of the project as investors or end users, but will not typically be the primary applicants without special consideration.

### Eligible Projects

Eligible projects fall generally into two broad categories: 1.) Real Estate Development Projects 2.) Operated Shared Spaces

#### 1. Real Estate Projects:

- Projects are often in the city's downtown or similar commercial district. Mixed use projects are eligible, however industrial development projects are not eligible for this program.
- The proposed investment must be able to demonstrate measurable economic and community impact, including a high likelihood of attracting follow-on investment in the surrounding area as a result of the project.
- Projects should be identified as a priority in the city's strategic plan and have strong community support.
- Projects must have an eligible anchor tenant, or tenants, committed to at least 30% of the project's usable square footage. Projects without an anchor tenant will not be considered. Anchor tenants may fall outside of JobsOhio targeted industries; however, the number and quality of jobs are a program consideration.
- Examples of Real Estate projects may include, but are not limited to:
  - » Redevelopment of significant community assets that has been left vacant and in need of repurposing. Examples include hospitals or other civic facilities that are being redeveloped for new uses.
  - » Downtown, mixed-use development or redevelopment projects that infill, reduce blight, and are anchored by an end-user.
  - » Renovation of outdated retail spaces for non-retail uses, for example office, mixed-use, manufacturing, or research and development.

#### 2. Operated Shared Spaces:

- Spaces such as business incubators, accelerators, innovation centers, and co-working spaces that contribute to the business community as well as workforce.
- Projects must target appropriate users, preferably within defined JobsOhio target industries but may also include early-stage businesses.
- Operated Shared Space projects must be managed by a developer, existing shared space company, or other strong entity that can present a business plan, historical financials and a 5-year pro-forma for review.
- Co-working spaces must provide programming such as small business assistance, technical training, and other workshops that assist businesses or individuals in a targeted way.

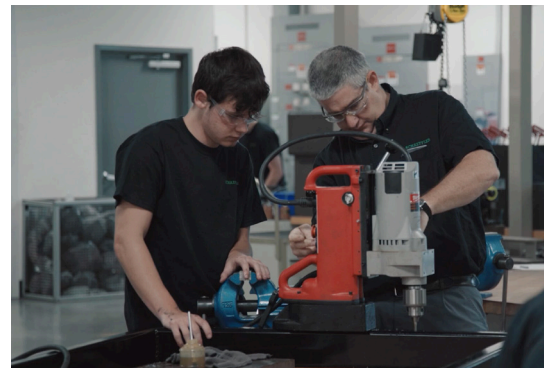


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### End-Users

- Eligible
  - » Office
  - » Mixed-Use Developments
  - » Co-Working Spaces
  - » Business Incubators
  - » Business Accelerators
  - » Research and Development Spaces
  - » Innovation Centers
- Eligible as part of mixed-use developments, though should not total more than 75% total project in combination.
  - » Retail
  - » Housing
  - » Hotel
  - » Healthcare
  - » Community Centers
  - » Education (i.e. Universities, Technical Centers)
- Ineligible
  - » Recreational Facilities and Parks
  - » Streetscaping (sidewalks, lighting, signage)
  - » Parking lots/garages\*
  - » Entertainment venues
  - » 100% speculative development projects



*\*Special Consideration*

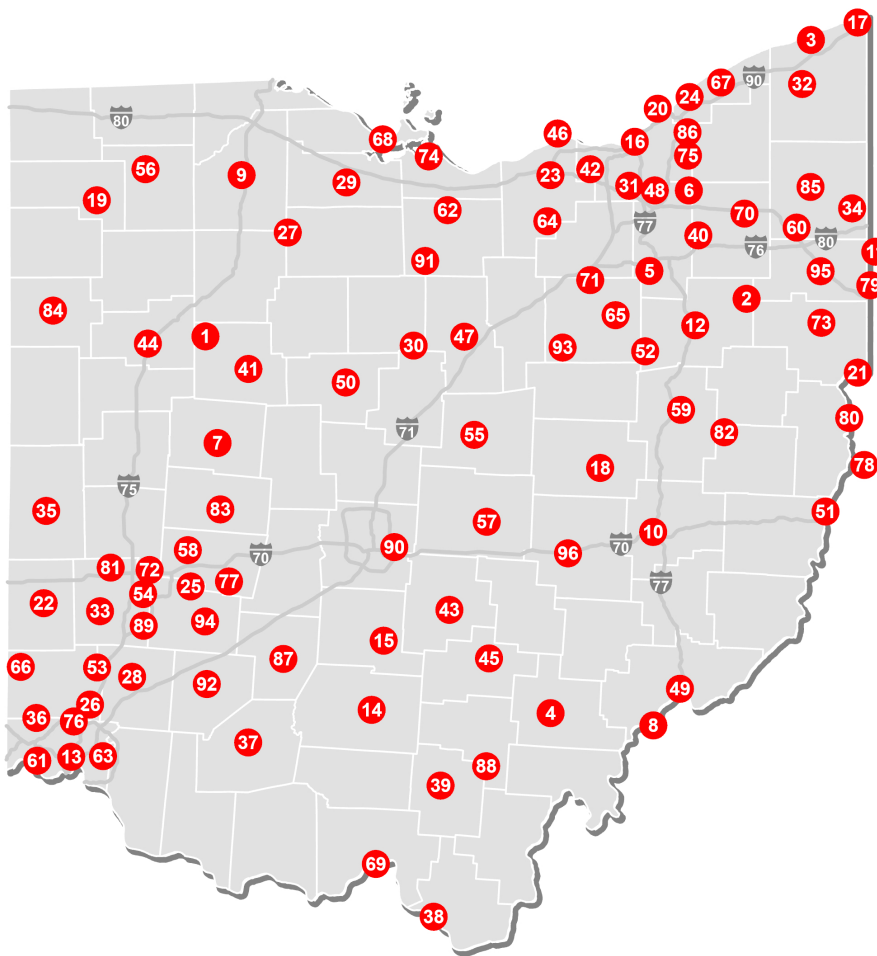
### Project Selection and Funding Determination

- Projects must be located in an identified Eligible City for consideration, defined as cities with a population between 5,000-75,000 and a poverty rate that is equal to or above the state's average poverty rate. The program is open year-round; however, funding is competitive. Meeting all program eligibility and requirements does not indicate project approval or funding.
- Interested applicants should reach out to JobsOhio to discuss project eligibility. Project proposals can be submitted for a pre-vet process for review by JobsOhio and the JobsOhio Regional Network Partner.
- Projects will be evaluated on criteria to include:
  - » Financial feasibility and strength of capital stack
  - » Experience and strength of developer or entity leading the project
  - » Economic Impact
  - » Job Creation and Retention
  - » Community Impact
  - » Alignment with broader JobsOhio goals
  - » Alignment with community plan and vision
  - » Local support for project, including public and private stakeholders
  - » Additional public or private sector participation (Additional Funds leveraged)

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## Eligible Cities

Cities with populations between 5,000 and 75,000 and poverty rates that are at or above the state's average poverty rate are eligible to submit proposals for JobsOhio consideration.



## Eligible Cities

Alphabetical

- |                      |                           |
|----------------------|---------------------------|
| 1 Ada                | 49 Marietta               |
| 2 Alliance           | 50 Marion                 |
| 3 Ashtabula          | 51 Martins Ferry          |
| 4 Athens             | 52 Massillon              |
| 5 Barberton          | 53 Middletown             |
| 6 Bedford Heights    | 54 Moraine                |
| 7 Bellefontaine      | 55 Mount Vernon           |
| 8 Belpre             | 56 Napoleon               |
| 9 Bowling Green      | 57 Newark                 |
| 10 Cambridge         | 58 New Carlisle           |
| 11 Campbell          | 59 New Philadelphia       |
| 12 Canton            | 60 Niles                  |
| 13 Cheviot           | 61 North College Hill     |
| 14 Chillicothe       | 62 Norwalk                |
| 15 Circleville       | 63 Norwood                |
| 16 Cleveland Heights | 64 Oberlin                |
| 17 Conneaut          | 65 Orrville               |
| 18 Coshocton         | 66 Oxford                 |
| 19 Defiance          | 67 Painesville            |
| 20 East Cleveland    | 68 Port Clinton           |
| 21 East Liverpool    | 69 Portsmouth             |
| 22 Eaton             | 70 Ravenna                |
| 23 Elyria            | 71 Rittman                |
| 24 Euclid            | 72 Riverside              |
| 25 Fairborn          | 73 Salem                  |
| 26 Forest Park       | 74 Sandusky               |
| 27 Fostoria          | 75 South Euclid           |
| 28 Franklin          | 76 Springdale             |
| 29 Fremont           | 77 Springfield            |
| 30 Galion            | 78 Steubenville           |
| 31 Garfield Heights  | 79 Struthers              |
| 32 Geneva            | 80 Toronto                |
| 33 Germantown        | 81 Trotwood               |
| 34 Girard            | 82 Uhrichsville           |
| 35 Greenville        | 83 Urbana                 |
| 36 Hamilton          | 84 Van Wert               |
| 37 Hillsboro         | 85 Warren                 |
| 38 Ironton           | 86 Warrensville Heights   |
| 39 Jackson           | 87 Washington Court House |
| 40 Kent              | 88 Wellston               |
| 41 Kenton            | 89 West Carrollton City   |
| 42 Lakewood          | 90 Whitehall              |
| 43 Lancaster         | 91 Willard                |
| 44 Lima              | 92 Wilmington             |
| 45 Logan             | 93 Wooster                |
| 46 Lorain            | 94 Xenia                  |
| 47 Mansfield         | 95 Youngstown             |
| 48 Maple Heights     | 96 Zanesville             |

Source: Census.gov ACS 5-Year Estimates 2014 - 2019

Criteria:  
City population 5,000 - 75,000  
City poverty rate  $\geq$  14.0%