

# Vibrant Communities Program

## Grant Funding Guidelines

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. This program recognizes that distressed communities often do not have adequate resources to support these types of economic development projects that can attract private investment and create new jobs opportunities. The Vibrant Communities Program intends to reduce risk and remove barriers the community faces in moving these investments forward. The definition of catalytic may vary community-to-community and JobsOhio intends to evaluate each project on its merits.

### 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.
- JobsOhio will support a diverse set of projects in varied geography of eligible communities across the state.



### Funding

- Duration of Program: July 2020 – June 2025
- JobsOhio Funding will typically not exceed \$1 million per Project and should not exceed 50% of eligible costs unless authorized by the JobsOhio President.

### Eligible Applicants and Communities

- Municipalities with populations under 75,000 and poverty rates that are at or above the state's average poverty rate are eligible for support.
- The lead applicant should be the eligible community or appropriate local/regional economic development organization. The Project Beneficiary (Beneficiary is the recipient of the grant funds) may be the owner of the building/property, developer, or other Project company. The beneficiary will be discussed as part of the application process. All key partners in the Project should be active participants in the application process and understand their commitments as presented in the application for the Program.
- Ideally, either the applicant or Project Beneficiary should have control of the property in question or have a cooperative agreement with property owners. However, at minimum, the community must present a feasible plan to control the property.
- The Project Beneficiary cannot be the contaminator of environmental issues, if such issues exist.
- The JobsOhio President may allow a project in townships contiguous to an eligible municipality if the project meets all other eligibility criteria.

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### Eligible Projects

- Projects must be in an eligible community as defined above in Eligible Applicants.
- Projects will typically be in downtowns or a similar commercial district.
- The Project site should be in an area where added inducement is needed to reduce risk and attract new investment.
- Projects may include renovation of existing buildings, new construction, or a combination of both.
- The Project may be defined as a single building or parcel, or multiple buildings and parcels in the same area.
- Projects must have an Eligible Anchor Tenant, or Tenants, committed to at least 30% of the Project's usable square footage. (See next section for Eligible Required Anchor Tenants and End Users.)
- Mixed-use projects are eligible and encouraged.
- Operated Shared spaces such as business incubators, accelerators, innovation centers, maker spaces, and co-working spaces that contribute to the business community as well as workforce may be an Anchor Tenant, however, must meet additional requirements, including:
  - » Shared spaces must target appropriate users, preferably within defined JobsOhio target industries but may also include small and early-stage businesses.
  - » Operation of the space must be managed by an experienced entity. Applications must include a business plan, financials and proforma for review.
  - » Co-working spaces must also provide programming such as small business assistance, technical training, and other workshops that assist businesses or individuals in a targeted way.

### Eligible Required Anchor Tenants and other End-Uses

Anchor tenants may fall outside of JobsOhio targeted industries; however, the number and quality of jobs are a program consideration.

- Eligible Anchor Tenants (must be at least 30% of usable square footage)
  - » Office
  - » Co-Working Spaces
  - » Business Incubators
  - » Business Accelerators
  - » Research and Development Spaces
  - » Innovation Centers
  - » Maker spaces
  - » Light Industrial
- Eligible as part of mixed-use developments
  - » Retail
  - » Housing
  - » Hotel
  - » Healthcare\*
  - » Education (i.e. Universities, Technical Centers)
- Ineligible
  - » Recreational Facilities and Parks
  - » Streetscaping (sidewalks, lighting, signage)
  - » Parking lots/garages\*
  - » Sports or entertainment venues
  - » 100% speculative development projects

*\*Special Consideration*

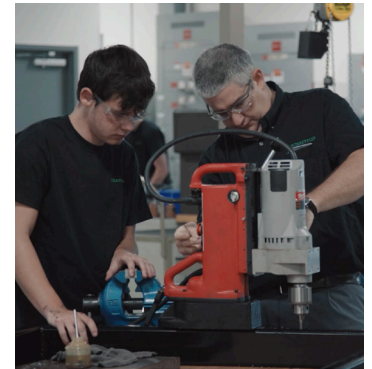
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### Project Selection and Funding Determination

Projects will be evaluated on criteria to include:

- Financial feasibility and strength of capital stack
- Experience and strength of developer, anchor tenant(s), and/or entity leading the Project
- Degree of community and economic impact
- Job Creation and Retention
- Level of community distress
- 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)
- Demonstrated need/funding gap



### Eligible & Ineligible Project Costs:

- Eligible
  - » Building construction & expansions
  - » On-site infrastructure
  - » Environmental remediation
  - » Demolition, removal & disposal of universal construction waste
  - » Asbestos abatement
  - » Lead-based paint abatement
  - » Machinery & equipment (fixed assets)
  - » Building Renovation
- Special Consideration (must be approved in advance)
  - » Administrative or general project management costs
  - » Engineering services
  - » Planning fees and material costs
  - » Other relevant professional fees
  - » Parking lots and structures
  - » Real estate acquisition
  - » Legal fees associated with engagement & site marketing
  - » Tenant improvements
  - » Furniture & fixtures
  - » Marketing & site visit education
  - » Off-site infrastructure
  - » Phase I studies
  - » Phase II studies
  - » IT equipment
- Ineligible
  - » Signage, lighting, landscaping
  - » Environmental insurances & clearances
  - » Operational costs
  - » Meals, entertainment, travel expenses
  - » Fees or owed promised money such as
    - Fines & costs from violation of law
    - Contributions & donations
    - Interest on borrowed money
    - Debt servicing
    - Rolling stock
    - Taxes
    - Lease & rent payments
    - Retirement of bonds or other interest vehicles
    - Legal fees



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### Application Process

- Eligible communities should contact their JobsOhio Regional Network Partner to discuss eligibility and preliminary vetting of the Project.
- While program eligibility requirements exist, meeting those requirements is not indicative the Project will receive approval or support.

### Eligible Cities

- Municipalities with a population of under 75,000 and a poverty rates equal to or greater than the state's average poverty rate are eligible. Data source is the U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, updated annually. Current eligibility is based on the most recently available data, which is 2015-2020.

Aberdeen	Beach City	Buckeye Lake	Circleville	Dellroy
Ada	Beallsville	Buckland	Clarington	Dennison
Addyston	Beaver	Bucyrus	Clarksburg	Dillonvale
Adelphi	Beaverdam	Byesville	Clay Center	Dresden
Adena	Bedford Heights	Cadiz	Cleveland Heights	Dunkirk
Alger	Bellaire	Caldwell	Cloverdale	East Cleveland
Alliance	Bellefontaine	Cambridge	Coal Grove	East Liverpool
Amsterdam	Bergholz	Camden	Coalton	Elmwood Place
Andover	Bethel	Campbell	College Corner	Elyria
Ansonia	Bethesda	Canton	Congress	Empire
Antioch	Beverly	Cardington	Conneaut	Euclid
Apple Creek	Blakeslee	Castalia	Corning	Fairborn
Arlington Heights	Blanchester	Castine	Coshocton	Fairport Harbor
Ashland	Bloomington	Cedarville	Craig Beach	Fairview
Ashley	Bloomingtondale	Chatfield	Crestline	Fayette
Ashtabula	Bowerston	Chauncey	Cridersville	Fayetteville
Athalia	Bowling Green	Chesapeake	Crooksville	Felicity
Athens	Bradford	Chesterhill	Crown City	Florida
Bainbridge	Bremen	Chesterville	Custar	Fostoria
Baltimore	Brewster	Cheviot	Cygnets	Frankfort
Barberton	Bridgeport	Chillicothe	Danville	Franklin
Batavia	Broughton	Christiansburg	Defiance	Frazeesburg

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### Eligible Cities

Freeport	Higginsport	Lincoln Heights	Matamoras	New Bloomington
Fremont	Highland	Lindsey	Mechanicsburg	New Boston
Fulton	Highland Hills	Linndale	Melrose	Newburgh Heights
Galion	Hillsboro	Lisbon	Metamora	New Carlisle
Gallipolis	Hollansburg	Lockbourne	Middleport	Newcomerstown
Garfield Heights	Holloway	Lockland	Middletown	New Concord
Garrettsville	Hopedale	Lodi	Midland	New Holland
Geneva	Irondale	Logan	Midway	New Lebanon
Georgetown	Ironton	Lorain	Mifflin	New Lexington
Gibsonburg	Jackson	Lore City	Miltonsburg	New London
Gilboa	Jackson Center	Loudonville	Mineral City	New Miami
Girard	Jacksonville	Lowell	Minerva	New Paris
Glouster	Jamestown	Lower Salem	Mingo Junction	New Philadelphia
Golf Manor	Jefferson	Lynchburg	Montpelier	New Straitsville
Gratiot	Jeffersonville	Lyons	Moraine	New Vienna
Graysville	Jerry City	McArthur	Moscow	Ney
Greenfield	Jerusalem	McGuffey	Mount Healthy	North Baltimore
Greenville	Junction City	Macksburg	Mount Orab	North College Hill
Greenwich	Kent	Malta	Mount Sterling	Norwalk
Grover Hill	Kenton	Malvern	Mount Vernon	Norwood
Hamden	Killbuck	Manchester	Mowrystown	Oak Hill
Hamersville	Lakeview	Mansfield	Murray City	Oakwood village (Cuyahoga County), Ohio
Hamilton	Lancaster	Mantua	Napoleon	Oberlin
Hanoverton	La Rue	Maple Heights	Navarre	Octa
Harrisburg	Laurelville	Marietta	Nellie	Old Washington
Harrisville	Leesburg	Marion	Nelsonville	Orwell
Hartford (Croton)	Leipsic	Martinsburg	Nevada	Ottawa
Haviland	Lewisville	Martins Ferry	Neville	Owensville
Hebron	Lima	Massillon	Newark	

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### Eligible Cities

Oxford	Riverside	South Zanesville	Venedocia	Windham
Painesville	Rock Creek	Sparta	Vinton	Woodlawn
Patterson	Rogers	Spencer	Walbridge	Woodsfield
Payne	Rome (Stout)	Spencerville	Wapakoneta	Woodstock
Peebles	Roseville	Springdale	Warren	Xenia
Perrysville	Rossburg	Springfield	Warrensville Heights	Yorkville
Philo	Roswell	Steubenville	Washington Court House	Youngstown
Piketon	Rushsylvania	Stockport	Washingtonville	Zanesfield
Pleasant City	Rushville	Stratton	Wayne	Zanesville
Pleasantville	Russells Point	Struthers	Waynesburg	
Pomeroy	Russellville	Summerfield	Wellston	
Portage	Sabina	Syracuse	Wellsville	
Port Clinton	St. Paris	Tarlton	West Carrollton	
Portsmouth	Salem	Thurston	West Farmington	
Port William	Salineville	Tiltonsville	West Lafayette	
Potsdam	Sandusky	Tiro	West Manchester	
Powhatan Point	Sardinia	Toronto	Weston	
Proctorville	Savannah	Tremont City	West Union	
Racine	Scio	Trimble	West Unity	
Rarden	Seaman	Trotwood	Wharton	
Ravenna	Sebring	Tuscarawas	Whitehall	
Rawson	Shawnee	Uhrichsville	Williamsburg	
Rayland	Silverton	Union City	Williamsport	
Rendville	Somerset	Urbana	Willshire	
Rio Grande	South Charleston	Urbancrest	Wilmington	
Ripley	South Euclid	Valleyview	Winchester	
Rittman	South Salem	Van Wert		