

Attachment 5
CR 35 and 40 full text

CR-35 Attachment-Full text

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.

The City of Newark does not appear to have any excessive, exclusionary, discriminatory or duplicatory policies, rules and regulations that may constitute barriers to affordability in cost or incentives to develop and or maintain units. The City reviewed tax policies affecting real estate and other property, land use controls, zoning ordinances, building codes, code enforcement, fees and charges, growth limits, and policies that affect the return on residential (including supportive housing) investment. There is no rent control in Newark, and the City has taken several positive steps to reduce zoning costs burdens and to provide tax incentives for development of new and rehabilitated affordable housing.

The City is not aware of any major analyses of existing policies within the past five years. While there do not appear to be major systemic barriers to affordable housing at the local level, there are numerous state and federal policies that effectively hinder the ability of local governments to meet affordable housing goals. For example, the federal "Lead-Based Paint Hazard Reduction" requirements may make rehabilitation of Newark's older housing stock difficult to achieve. At the same time, lending requirements affecting the secondary mortgage market effectively limit home ownership possibilities to middle and upper income populations. State barriers include the lack of consistent funding for state programs, particularly the Housing Trust Fund and non-profit programs run by the Office of Community Development. Administrative obstructions include the Office of Community Development Residential Rehabilitation Standards and the rules applying to the use CDBG funds for new housing construction.

We helped to eliminate barriers to affordable housing by:

Providing funds to help Habitat for Humanity complete two new homes at 327 and 335 Washington Street. Providing funds for housing rehabilitation and emergency/minor home repairs;

Newark does not have any structural barriers to affordable housing, such as excessive zoning requirements or restrictive building practices.

Through the City's tenant/landlord program, efforts are made to encourage the use of more affordable housing when addressing landlords. Also, during the training of various housing providers, information is provided regarding the need and feasibility of providing safe and affordable housing. Special emphasis has been placed on housing for families and the disabled since this is an under-served population.

Barriers to affordable housing exist mostly in the area of finance.

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

The City took multiple actions to address obstacles to meeting the underserved needs of persons with low and moderate incomes in the CDBG FY 2025. Through the City's tenant/landlord program, efforts are made to encourage the use of more affordable housing when addressing landlords. Also, during the training of various housing providers, information is provided regarding the need and feasibility of providing safe and affordable housing. Special emphasis has been placed on housing for families and the disabled since this is an underserved population. CDBG RLF assistance was provided for three emergency/minor home repair projects, which prevented the homeowners from having to vacate their residences.

The preceding section provides a description of housing actions.

See CR25 and CR 25 Attachment for additional information

It is difficult to serve the many underserved needs of low and very low income people. The funding need is much greater than the dollars available

Overcoming Local Obstacles to meet unmet Needs

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

On September 15, 2000, HUD's "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance" regulation took effect to implement Section 1012 and Section 1013 of the Residential Lead-Based Paint Reduction Act of 1992. In general, this statute and implementing regulations requires certain lead-based paint hazard awareness and reduction efforts when federal funds are provided for certain kinds of housing activities (e.g. rehabilitation of housing).

The Department of Development undertook all of its federally assisted housing activities in compliance with the HUD regulation during the program year. The City of Newark believes that the issues surrounding lead-based paint hazards may significantly affect the housing market in Newark in the next five years. The bulk of Newark's housing stock was constructed prior to 1940 making it high risk for lead hazards. Lead hazard reduction activities can have a significant impact on housing rehabilitation.

All applicants participating in the City's housing programs receive the brochure entitled "The Lead-Safe Certified Guide to Renovate Right" as well as a copy of the risk assessment report and clearance reports where required by HUD's Lead Safe Housing Rule (24 CFR Part 35) and Section 3701-32 of the Ohio Revised Code. In households where children ages six and under are present, applicants are urged in writing, to have children tested for elevated blood lead levels by their family physician or at the Licking County Board of Health.

Contractors interested in participating in the City's Housing Programs are urged to earn EPA RRP worker and firm certifications as required by the EPA's Renovation, Repair, and Painting Rule. Contractors that were not properly certified are barred from performing work in homes built prior to 1978.

The aforementioned actions are outlined within the City's' CDBG Housing Program Policies and Procedures Manual and serve as standard operating procedures for all housing programs. The City's actions serve to evaluate and reduce lead paint hazards associated with CDBG housing rehabilitation activities.

Lead hazard remediation was completed on one owner occupied property in 2025.

The City was awarded a Lead Hazard Control Grant with a Healthy Homes component.

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

Poverty level persons are eligible to participate in CDBG funded programs.

In 2025, both housing and public service activities benefited extremely low income families.

Actions taken to reduce the number of persons living in poverty consisted of efforts to create jobs through the implementation of programs by the Newark Development Department and Newark Development Partners CIC by providing a mechanism whereby persons desiring to start their own businesses could receive technical assistance at no cost to them. Behavior Healthcare Partners also provides assistance to consumers in conjunction with housing supports to assist individuals to be self-sufficient and employed. Another nonprofit, Mental Health America of Licking County has a Bridges Out of Poverty program, which is a series of classes to develop job, life, and financial literacy skills.

The City's Anti-Poverty Strategy

Newark works with Licking County to alleviate poverty. Licking County receives the majority of public funds to help people in need. The City/County anti-poverty strategies focus on the goal of increasing self-sufficiency of low-income individuals and families. The following actions are taken in an effort to achieve this goal:

Supporting programs of the Continuum of Care and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless. City Council members and other city staff members serve on various non-profit agency boards including service providers, economic development companies and chambers of commerce. The City also assisted with the development a plan to end homelessness Continue to support non-profits in the delivery of basic services through the City of Newark CDBG emergency shelter, transitional case management, food, and low income energy assistance and weatherization programs. Support community vitality through activities that promote a diverse economic base and family wage jobs while providing opportunities for low- and moderate-income people to become financially independent. Implement planning policies that promote employment.

One common goal among social service agencies and programs is to eliminate poverty so that individuals and families may determine their own destiny. It is difficult, if not impossible, for planners to devise programs that ultimately eliminate poverty because of the myriad of variables. At best, we can hope that our efforts reduce the effects of poverty and do not increase poverty rates.

The following CDBG funded activities were conducted and or completed in FY 2025, are in alignment with the City's Anti-Poverty Strategy, and aided in the reduction of poverty:

Economic Development:

Economic Development Technical Assistance

For the 2025 CAPER- Created 2/2/2026

How many existing businesses, new businesses, existing and expanding businesses, existing and relocating businesses did you assist **during 2025**

The City Department of Development Director provided technical assistance to five existing businesses and eighteen potential new businesses. No new jobs were created.

EXISTING BUSINESSES :

1. Owens & Yurik LLC; purchased existing bar- needs full service liquor license to re-open (TBD)
2. 30th St. Laundromat; wants to do expansion -existing and operational at this time
3. Colonial Shopping Center-Rehab needed – (12) units total – work to do TBD
4. Hope Timber-Pallet Co. expansion: # of employees added (10)
5. Terrace Gardens Hi Rise renovation: (1) Male & (2) Females employees– project still under construction.

NEW (N) or POTENTIAL (P) NEW BUSINESSES : (# employees)

- 1) Berkshire Hathaway Realty; Inquired re (4) properties for investment & CRA Info. (P)
- 2) Vision Development- Bob Long; inquiry re a potential mixed-use development project in (P)
- 3) VSI – Brian Hostler; Needs to discuss possible assisted and or independent living development (P)
- 4) McAnally – Build assisted living project # TBD (N)
- 5) Cherry Bend Apts. Phase 1 -Stoneworks Partners LLC -New residential apt. project (P)
- 6) Dunkin Donuts- Possible new Business – decided not to build at this time (P)
- 7) Fischer Homes – Possible (2) new sgl. family home developments on East end of town (P)
- 8) Metropolitan Housing – Possible new high end Apt project (P)
- 9) The Flats – New 170 unit Apt. project (# 3) (N)
- 10) Ohio Guidestone – looking for office space for to serve Licking County- still looking at location options (P)
- 11) Laverne Heath Properties LLC – Potential (8) new Apts. (#1) (P)
- 12) Moull St. Apts. – New 24 unit Apt project (# 2) (N)
- 13) Remley – Potential Arts / Crafts Consignment business (P)
- 14) Fischer Homes – Planters Ridge Phase #4 ; 18 new sgl family homes (N)
- 15) Equipment Share – Equipment & Tool Rental Co. (# 10) (N)

- 16) Vista Properties – New 308 unit Apt project ½ complete end of 2025 (#3) (N) (project is still under construction)
- 17) Float the River – possible new livery business (P)
- 18) Hopewell Square: Multi-family Developer (N) const. not yet commenced

ECONOMIC DEVELOPMENT: 1/2025 – 12/2025

Community Reinvestment Areas (CRAs): Participants in CRAs receive tax abatements on property improvements. The City currently has a total of (5) CRA’s.

- 2025 Applicant Inquiries: 40
- 2025 Applicants completed: 35
- 2025 Active Properties: 62
- Total Applicants: 640

Community Improvement Corporation: Public / Private partnership with city leaders and local stakeholders to incentivize investment and development in the City of Newark.

- Newark’s CIC was able to acquire the old historic “ARCADE” building in 2020. This property was in danger of becoming blighted and was already in disrepair. The CIC contracted with an architectural firm-Schooley Caldwell to do an extensive evaluation, record of existing conditions, and Re-design for reutilization of the building. The cost to rehab the building, accomplish the design criteria to put the building back in to a useful condition and become an income producing property, has been set at approximately \$20 Million dollars. *As of Dec. 2025*, the CIC has secured over \$14 million dollars in donations to date and *has received* both State & Federal Historic preservation tax credits of up to \$4 Million dollars, \$1Million in State capital improvement funds, and \$1Million in State Transformational Mixed Use Development Tax credits, to apply towards the final financial goal. This will secure the building and give it an opportunity to once again become a “jewel” for Newark’s Downtown. *Construction began on the structure in September 2022.* Newark is now well over \$180 MM (and growing!) in public and private investment since 2013, a huge amount for a city population of now 50,000. The City contributed \$110,000.00 of CDBG funds to the CIC in 2025. The Arcade renovation is now complete and it houses 19 residential apartments, 2 Air B&B, and approx. 20 commercial business

Tax Incentive Financing Districts (TIFs): The (5) City TIFs direct tax revenues to finance public infrastructure improvements. Current year and Lifetime Revenue **figures provided as of 4th Qtr. 2025**

- **TIFs 1 & 2** (Deo Drive west) - \$117,169.00 (through 12/2022) / \$2,823,359.00 (Lifetime) **EXPIRED Yr. End 2022**
- **TIF 3** (Mt. Vernon/Deo Drive east) - \$393,563.00 (Jan - 12/2025/ \$3,926,281.00 (Lifetime)
- **TIF 4** (Longaberger – East Main Street) - \$11,538.00 (Jan- 12/2025) / \$5,148,017.00 (Lifetime)
- **TIF 5** (River Rd) - \$305,543.00 (Jan- 12/2025) / \$2,199,921.00 (Lifetime)

- **TIF 6** (Evans / Baker Project)- \$ 134,928.00 (Jan- **12/2025**) / \$902,617.00 (Lifetime)
- **TIF 7 (Downtown-(2) 300 ac parcels)** Newly formed TIF in **2024 will not have payable taxes until 2026** – No revenue figures yet.

Joint Economic Development (JED) Programs: These programs were created by ED staff and involves the City collecting and distributing income tax revenues from the sites located outside of the City. The City benefits by retaining a portion of those revenues for use in the City.

- **JEDZ-1** (Etna Corporate Park in Etna Township): **Figures as of 3rd Qtr. 2025**
 - Total Income Tax Revenue - \$ 372,557.00 (2025) / \$8,050,035.00 (Lifetime)
 - City Portion -(12.5%) – \$48,777.00 (2024) / \$1,031,369.00 (Lifetime)
- **JEDZ-2** (Etna Corporate Park in Etna Township): **Figures as of 3rd Qtr. 2025**
 - Total Income Tax Revenue - \$2,131,842.00 (2025) / \$23,852,960.00 (Lifetime)
 - City Portion (10.625 %) - \$181,207.00 (2025) / \$3,742,112.00 (Lifetime)
- **JEDD-P** (Pataskala Corporate Park in Pataskala):
 - Total Income Tax Revenue - \$2,350,336.00 (2025) / \$2,502,640.00 (Lifetime)
 - **Figures as of Dec. 31, 2025**
 - City Portion (7%) - \$164,524.00 (2025) / \$174,381.00 (Lifetime)

Business Retention & Expansion (BRE) Program and new business generation: This program focuses on supporting both existing businesses within the City and helping to create new business opportunities.

- Continue to work with Packaging Corp of America located in Newark. Potential reinvestment dollars in to the community of close to \$225,000,000.00. Progress was delayed in 2023 by COVID and economic issues. However, in 2024 a decision was made by PCA to resume work on the project, with construction scheduled to start in 2025. Construction commenced in early 2025. Project is expected to be complete by Aug. 1st, 2026 with production of product at about this same time. A city Enterprise Zone tax abatement was used to incentivize this project. For required roadway improvements that service the site and other local traffic, we partnered with the local Port Authority for financing & funding, the Oh. Dept of Development for roadway improvement 629 funds, the Oh. Jobs & Commerce dept. for roadway improvement funds, and our County Transportation Improvements District funds.
- Worked with developer to annex property in to the city of Newark for a new single-family residential neighborhood on Horns Hill Rd. called Connors pass. Construction of over 100 new single family homes are either completed or under construction as of end of 2024. Project was completed early 2025.
- Worked with developer to find a way to finance a new residential development on Cherry Valley Rd. in Newark. Solution was to create a “New Community Authority”, to help pay for the infrastructure costs instead of using a TIF. In 2022 the New Community authority was created and construction of the project infrastructure started in Fall of 2023. Construction continued in 2024. There are a total of 66 building lots. Construction of new homes continued through 2025.
- Worked with several developers and Granville School District, on potential residential projects on River Rd. during 2021. The Willow Bend site work construction began

Spring 2023. New home construction began in 2024. New home construction continued through 2025. Upon completion there will be 68 new homes built in this development.

- Developer began construction in Fall 2022, for new residential multi-family housing project at the corner of 11th St. and West Main St. Bonding issues caused project to be put on hold thru 2023. In 2024 a new developer approached the city about taking on the project. Developer expects construction to begin in 2025. This project will qualify for a City Community Reinvestment Area tax abatement.
- The City successfully worked with Developer- Vista Residential Partners; to build a new 308 unit multi-family apartment community. This project will be affordably priced for work force housing. Construction commenced in late 2024 and continued through 2025. First new tenants began to move in mid-December 2025. Project anticipated to be fully completed around July 2026. A City Community Reinvestment Area tax abatement was used to incentivize this project.
- Business Retention meetings for 2025 were resumed. A total of (5) were completed until a complete staffing change at the GROW Licking County C.I.C, caused a pause to occur for the remainder of the year. The changes in their staffing meant they were unable to partner with the city to finish the intended BRE's for the year.

1. **The Licking County Business Retention and Expansion Taskforce** is run through the Grow Licking County Community Improvement Corporation. It concentrates on assisting commercial, industrial and warehouse businesses, throughout the County, with issues identified during a structured interview process. The City of Newark Economic Development Dept. Coordinates with the County to conduct interviews for companies located in Newark.

2. **Newark Business Retention and Expansion Program** was developed in September 2011 to concentrate on interviewing local small and large commercial, manufacturing, and industrial businesses, with the intent of providing assistance in meeting goals and overcoming challenges.

3. **Technical Business Assistance** – regular and supportive responses to inquiries from potential businesses and existing local businesses including business relocations and expansions

Brownfield Program: This program focuses on assessment and potential remediation of contaminated properties for the purposes of job creation, new developments, and business growth.

1. **Newark Processing Company site** – 68 acre brownfield site remediated through a Clean Ohio Revitalization

Fund grant and on-going oversight is from the Ohio E.P.A. Annual reports submitted to OEPA.

- Site is being conserved as open space
- Ongoing property maintenance and operations

- Semi-annual mowing
- Semi-annual inspections are completed by City staff and indicated no deficiencies onsite
- AEP Energy and the City engaged in design and contract negotiations to construct a Solar Array power facility on this property. This solar array continues to provide electricity to the City's waste water treatment plant.
- A 1.01 MW solar array, now supplies approximately 28% of the electrical needs of the city sewage treatment plant, which is the City's largest user of electricity.

2. Former Quality Chemicals site (209-217 South 21st Street) –

- State of Ohio, Brownfield Remediation Grant funds were used to do additional Phase 1 & 2 assessments. In 2024 it was determined that an Urban setting Designation should be done for this property and surrounding properties. The long -term plan is to use these updated assessments to be able to do a remediation plan for the underground contaminates present. Cleanup of these contaminates will allow for future productive development to be done at this site. IN 2025 the updated Phase 1 &2 assessments were completed and the GRANT was closed out. Discussions are being had for the future potential uses of this property.

3. 15 South 4th St. and 47-49 West Main St.

- Site is presently a flat surface parking lot.
- The City conducted an updated Phase 1 Site Assessment in 2024.
- A Phase 2 Assessment was done in 2024.
- City is working with a potential developer for the site

4. Junior Achievement: Biz Town facility created at Newark City School District Facility on Granville St.

- City was approached by Jr. Achievement to bring this amazing life skills educational facility to Newark in 2024.
- The Jr. Achievement Newark learning Center opened in early 2025.
- Newark City Biz Town booth created to help teach middle school students life skills as they relate to city government. This Jr. Achievement facility continues to be a tremendous educational asset to all our local schools.

End of Report for 2025

Community Improvement Corporation

Newark Development Partners CIC provided technical assistance to 19 new businesses and 37 existing businesses. 60 new jobs were created.

Emergency/Minor Home Repair-Provided immediate assistance to 5 low-moderate and moderate-income households consisting of 11 household members. 2/5 were elderly, 2/5 were female head of household. The households were experiencing severe home maintenance

problems due to situations that could result in the home being declared substandard, unsafe, or uninhabitable under local housing codes

Siding for Seniors PY 2024-Provided energy efficient improvements to 3 households consisting of 5 members in 2025. No funding was spent on the 2025 activity.

Sidewalks- PY 2023- During 2025, 3 sidewalk replacement projects were completed for low-moderate income. The 3 households consisted of 4 household members. 1/3 was female head of household, 1/3 was disabled and 2/3 were elderly.

Homeless Needs

Behavioral Healthcare Partners Homeless Prevention activity. 8 households comprised of 16 household members. were assisted. Households: 8 White, 1 Hispanic. 6 extremely low income and 2 low-moderate income. 7/8 were homeless, 5/8 were female head of household, and 8 were disabled.

St. Vincent de Paul Diocesan Council of Columbus

The St. Vincent de Paul activity will provide housing payments to prevent homelessness for LMI persons. 32 people in 18 households were assisted. Households include: 13 White, 0 Hispanic and 2 Black/African American, 0 Hispanic, 3 Black/African American & White, 0 Hispanic. 5 female Head of Household (HOH) 2 disabled HOH. 18 households were extremely low income. 77 nights at hotels were provided.

St. Vincent Haven

4 households (single men) assisted with 760 shelter nights. 2 White, 0 Hispanic, 2 Black/African American, 0 Hispanic.

2 were extremely low and 2 were low-moderate income single males.

The Licking County Coalition for Housing activity provided adequate transitional housing and supportive services for families with severe housing needs. 5 persons were assisted within 5 households. Households: 4 White, 0 Hispanic, 1 Black/African American, 0 Hispanic. 4 were extremely low income and 1 was low income.

The Woodlands, The Center for New Beginnings activity served victims of domestic violence and their children. New Beginnings must maintain supplies to keep the shelter open, such as food and utilities. Overnight shelter was provided to 63 households comprised of 104 household members. Households: 53 White, 0 Hispanic, 6 Black/African American, 0 Hispanic, 4, Other multi-racial, 3 Hispanic.

All were extremely low income.

The Salvation Army provided 400 nights of emergency shelter to 11 households with 15 household members. Households: 9 White, 0 Hispanic, 2 Black/African American, 0 Hispanic 7 were female Head of Household (HOH),

3 elderly, 1 veteran , 4 disabled

10 extremely low and 1 low income

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

The availability of housing and housing programs is important. The Analysis of Impediments, found that affordable housing barriers include: a lack of affordable housing, lack of accessible housing, barriers limiting housing choice, and a lack of fair housing awareness.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing:

Barriers Limiting Housing Choice-Support and promote the development of affordable housing for low income persons and support and promote sound planning and zoning

Lack of Fair Housing Awareness-Continue to educate residents of their rights under the Fair Housing Act and the American with Disabilities Act and support public services which provide Fair Housing education and training

Lack of Accessible Housing-Provide assistance through the housing rehabilitation activities to qualifying homeowner to allow for improvements and modifications to improve accessibility

Enforce the American with Disabilities Act and Fair Housing Act with regards to programs operated and funded by the City

Promote the need for accessible housing by encouraging developers and non-profits to develop, construct, and rehab housing that is accessible

Lack of Affordable Housing- Provide funding to preserve existing affordable housing stock through housing rehabilitation activities and promote the need for affordable housing to developers and non- profits to develop, construct and rehab housing that is affordable

The City of Newark collaborates with the Licking County Housing Authority and nonprofit agencies to assist with projects designed to provide affordable rental and owner occupied housing, including assistance to people with disabilities and homeless individuals and families. The following information on the AI is located here due to space issues.

Fair Housing Enforcement

Recommendation

Continue to develop the current fair housing component to provide fair housing education, outreach and enforcement to residents. These activities should include education, outreach and enforcement under the Federal Violence Against Women's Act, as well as through the newly passed Newark ordinance which adds sexual orientation as a protected class, in addition to the portions of the federal and state fair housing statues.

1. Accessibility

Increase the amount of affordable and accessible housing stock in the community and ensure that persons with physical or mental disabilities can fully enjoy their housing

Community organizations and individuals cite the lack of handicap accessible housing as a significant barrier to one's ability to find housing

Recommendation

Educate developers, nonprofit organizations and architects about ways they can enhance the accessibility of existing units and increase the availability of accessible units

Systematically inform housing providers and residents about the right to reasonable accommodations and modifications under fair housing law through the development and distribution of materials

Evaluate contact points where citizens, with accessible housing and other housing concerns contact various city agencies and develop a strategy to improve efficiency and effectiveness (quality of the City's response).

2. Affordable Rental Housing

The increase in demand for affordable rental housing is becoming a major problem. Negative attitudes and community hostility towards affordable housing area critical barrier to increasing affordable rental stock.

Recommendation

Continue to support the cooperative efforts of the City's code inspectors and Health department and other agencies to provide a rapid response to correct code and health violations and thus increase the supply of safe affordable rental housing

Continue to utilize funds from CDBG, HUD, State of Ohio and other sources to improve and expand affordable housing units.

3. Safe and Good Quality Rental Housing

One of the biggest issues in terms of rental housing for the City is the number of rental housing units that are in need of major repairs and are still being rented. This was a big issue in 2025 and continues

Recommendation

The City should work to strengthen its current rental housing requirements and its Property Maintenance Office so tenants can expect to live in safe and sanitary units. This issue has the greatest impact on female headed households with children.

Strengthen the Division of Property Maintenance Office. During 2025, there were 3,562 inspections, 885 were new. We had complaints of high grass, trash, blighted properties, junk motor vehicles and homeless in trailers, garages, etc. We collected \$1,250.00 for Rooming House Licenses, \$1,855.00 for clean-up, board-up & grass cutting services, \$17.25 in

miscellaneous income, \$36,900.00 in fines, \$207,456.12 from fire insurance claims, \$266,447.80 for Property Maintenance Liens & \$32,957.300 from the Special Assessment & TIF Detail, and \$54,268.25 in reimbursement from the Licking County Land Bank for demolitions.

FAIR HOUSING CONTRACTOR-2025

The City of Newark was in contract and with Legal Aid of Southeast and Central Ohio as of 1/1/2025. Outreach is typically conducted on a monthly basis. Brochures are provided on an ongoing basis. addressing lead based paint hazards, repairs to rentals, Fair Housing, Tenant/Landlord issues, foreclosures, and Right of Service to Animals.

78 households with 159 members. 65 White, 0 Hispanic; 8 Black/African American, 0 Hispanic; 2 Other Multi Racial, 2 Hispanic; 2 American Indian/Alaskan Native, 0 Hispanic; 1 Black/African American & White, 0 Hispanic were served by Legal Aid of Southeast and Central Ohio. 56 households were extremely low income; 18 were low to moderate income, and 4 were moderate income.

January

Distributed 2 fair housing cards

February

Licking County Fair Housing Expo-2/12/25

Number of fliers by topic sent to clients-8 fair housing cards, 4 repairs to rentals, 3 Community Guide to Fair Housing, 6 reasonable accommodation, 2 LGBT, 7 domestic violence, 1 respondent objections, 5 children, 1 tester

Number of fliers by topic sent to clients-1 reasonable accommodation, 4 disability, 4 domestic violence, 1 fair housing card, 2 children

Licking County Tenant Assistance Project (TAP)

2/6/25-Number of fliers by topic- 1 Community Guide to Fair Housing

2/19/25-Number of fliers by topic- 1 Community Guide to Fair Housing

2/20/25-Number of fliers by topic- 1 Community Guide to Fair Housing

March

Licking County Clinic held 3/19/25

1 client took Community Guide to Fair Housing

Number of fliers by topic sent to clients in March: 2 reasonable accommodation, 5 disability, 2 children 1 domestic violence, 2 fair housing cards

Licking County TAP

11 copies Community Guide to Fair Housing Guide distributed

April

Licking County Clinic-4/16/25

Number of fliers by topic- 1 Community Guide to Fair Housing

National Youth Advocacy Program-4/23/25-30 attendees, sign in sheet provided, virtual attendees as well

Veterans' Service Commission-4/24/25 Fair Housing Presentation-6 attendees, sign in sheet provided

Number of fliers by topic sent in April-1 reasonable accommodation, 1 disability, 1 domestic violence

Licking County TAP

Number of fliers by topic- 1 reasonable accommodation, 2 disability, 3 children, 2 domestic violence, 1 fair housing card

May

Number of fliers by topic sent in May-1 disability, 1 children

Licking County TAP

Number of fliers by topic- 5 reasonable accommodation, 3 disability, 3 children, 8 domestic violence

June

Number of fliers by topic in June- 4 reasonable accommodation, 1 disability, 1 children, 1 fair housing card

Licking County TAP

Number of fliers by topic- 2 disability, 3 children

July

Licking County TAP

Number of fliers by topic- 1 disability, 3 children, 1 domestic violence, 2 fair housing cards

August

Number of fliers by topic in August- 1 children

Licking County TAP

Number of fliers by topic- 2 children, 4 domestic violence

September

Veterans Stand Down-9/20/2025

Number of fliers by topic in September- 1 Community Guide to Fair Housing, 2 repair to rentals, 1 reasonable accommodation

Licking County Re-Entry Resource Fair-9/23/202

Number of fliers by topic- 5 Community Guide to Fair Housing

October

5 audit tests conducted

Licking County TAP

Number of fliers by topic- 2 disability, 1 domestic violence, 2 Community Guide to Fair Housing

November

Legal Clinic-11/19/25

Distributed Fair Housing materials

Licking County TAP

Number of fliers by topic- 10 children, 2 domestic violence, 1 Community Guide to Fair Housing

December

Number of fliers by topic in December- 1 Community Guide to Fair Housing

Review of Open Cases

May

Elderly & disabled with mobility and mental health conditions-Apartment not tidy and landlord wants to evict-SEOLS making reasonable accommodation request

June

Client with cerebral palsy-Furniture arranged for access in small space failed inspection

July

Client's landlord attempting eviction due to number of domestic violence calls

August

Client needs emotional support animal

October

Client's mental health and diagnoses have made it very difficult for them to communicate with management and deal with their extreme fears of a dog next door. The property is attempting to evict them for violating the neighbor's quiet enjoyment because they repeatedly reports the neighbor to the dog warden for the dog, who has not been aggressive. We made a reasonable accommodation request and are attempting to keep them housed and find other tools for them to cope.

December

Client used to use a cane, but as their disability progressed, now needs to use an electric wheelchair. We are making reasonable accommodation requests to help him move to a more appropriate unit that is accessible.

Fair Housing Report Information-types of cases by month and number of cases

January

Counsel and Advice- 2

Contested Court Decision- 1

Issues

Federally Subsidized Housing- 1

Private Landlord/Tenant- 14

Mobile Homes-1

Housing Discrimination- 1

Mortgage Foreclosures (Not Predatory Lending/Practices)- 6

Other Housing-1

February

Counsel and Advice- 6

Limited Action- 1

Negotiated Settlement With Litigation- 10

Uncontested Court Decision- 1

Contested Court Decision-3

Issues

Federally Subsidized Housing- 1

Home ownership/Real Property (Not Foreclosure)-1

Private Landlord/Tenant-20

Housing Discrimination- 2
Mortgage Foreclosures (Not Predatory Lending/Practices)- 3
69 Other Housing-2

March

Counsel and Advice- 8
Limited Action- 1
Negotiated Settlement With Litigation- 5
Uncontested Court Decision-1
Contested Court Decision-1
Issues
Federally Subsidized Housing- 2
Private Landlord/Tenant- 19
Housing Discrimination- 3
Other Housing-2

April

Counsel and Advice- 4
Negotiated Settlement With Litigation- 4
Contested Court Decision-2
Issues
Federally Subsidized Housing- 3
Private Landlord/Tenant- 16
Public Housing- 2
Mobile Homes- 1
Housing Discrimination- 2
Mortgage Foreclosures (Not Predatory Lending/Practices)- 2
Other Housing-1

May

Counsel and Advice-3
Negotiated Settlement With Litigation-5
Contested Court Decision-1
Issues
Federally Subsidized Housing- 5
Private Landlord/Tenant- 17
Public Housing- 1
Housing Discrimination-1
Mortgage Foreclosures (Not Predatory Lending/Practices)- 2
Other Housing-1

June

Counsel and Advice- 7
Issues
Federally Subsidized Housing: 5
Private Landlord/Tenant: 13
Housing Discrimination: 2
Other Housing-2

July

Counsel and Advice-12

Limited Action- 1
Negotiated Settlement without Litigation- 1
Negotiated settlement with litigation-4
Issues
Federally Subsidized Housing- 12
Private Landlord/Tenant-18
Mobile Homes- 1
Housing Discrimination- 1
Other Housing-1

August

Counsel and Advice-7
Limited Action-2
Negotiated Settlement With Litigation-6
Contested Court Decision-2
Issues
Federally Subsidized Housing- 6
Private Landlord/Tenant- 24
Mobile Homes- 1
Housing Discrimination-2
Mortgage Foreclosures (Not Predatory Lending/Practices)- 1
Other Housing-2

September

Counsel and Advice-9
Limited Action-3
Negotiated Settlement With Litigation-7
Uncontested Court Decision-1
Contested Court Decision-2
Legal advice only-1
Issues
Federally Subsidized Housing-5
Private Landlord/Tenant-17
Public Housing- 1
Mobile Homes-3
Housing Discrimination-6
Mortgage Foreclosures (Not Predatory Lending/Practices)-2
Other housing-1

October

Counsel and Advice-6
Contested Court Decision-3
Negotiated settlement with litigation-4
Issues
Federally Subsidized Housing- 3
Private Landlord/Tenant- 16
Mobile Homes-2
Housing Discrimination-1
Mortgage Foreclosures (not predatory lending/practices)-1

November

Counsel and Advice-1

Limited Action 1

Negotiated settlement with litigation-6

Issues

Federally Subsidized Housing-2

Private Landlord/Tenant-18

Mobile Homes: 1

Mortgage Foreclosures (not predatory lending/practices-2

December

Negotiated settlement with litigation-5

Counsel and Advice-12

Limited Action-1

Issues

Federal subsidized housing-5

private landlord/tenant-18

public housing-2

mobile homes-1

mortgage foreclosures(not predatory lending/practices-3

Other housing-1

Additional Accomplishments for 2025

During 2025, the City issued the following zoning permits: 59 single family residences, 23 single family condo permits, 8 commercial new builds, 3 multi-family buildings, 3 multi-family condos.

The Planning Commission reviewed:

1845 W. Main-building expansion

2205 Cherry Valley Road-zoning change to general business

274 North Cedar-change to multi-family

255-265 Northtowne Court-request RV storage buildings

SW corner of Sharon Valley and Country Club-request change to church school institutional district

1239 Cherry Valley Road-Cherry Bend Apartment Development- request multi-family residential apartments, 7 unit, 1 building apartment building

2236 River Road-Retreat at Newark Condominium Development-132 unit multi-family condominiums

1315 N. 21st Street-Walmart building expansion

170 O'Bannon-request zoning change to limited industrial

1855-57 Cherry Valley Road- lot split

1239 Cherry Valley Rod-Planter's Ridge-Phase IV

105 Builders Drive- West Main Warehouses request for new storage units

134 E. Main Street- Change zoning to DC Downtown

330 Thornwood-change zoning to multi-family hi-rise

360 Thornwood-change to multi-family hi-rise

71 Sandlewood-expand storage units

1125 E. Main-request new building addition at Star Wipers

645 W. Church-request new building addition to Don and Sue's Pizza

2250 Horns Hill Road-request new equipment garage at Moundbuilders' Country Club

171 Riverside Drive-request new equipment wash bay

278 S. 24th Street-change to 2 family residence

141 Union Street-request for new wood pallet storage building-pole barn at Hope Timer

1380-1390 Londondale-site plan review for apartments-change tennis courts to 6 condo units, parking, & garage

According to Zillow, The average Newark, OH home value is \$234,562, up 1.9% over the past year The median sale price was \$231,133 (12/31/2025).

According to the National Low-Income Housing Coalition:
Ohio
438,108 OR 27%
Renter households that are extremely low income
-264,083
Shortage of rental homes affordable and available for extremely low income renters
\$30,150
Average income limit for 4-person extremely low income household
\$46,825
Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.
71%
Percent of extremely low income renter households with severe cost burden

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

During CDBG FY 2025, the City of Newark continued to utilize its resources to strengthen the institutional structure. The Department of Development reports to the Mayor and a Director oversees the Community Development Block Grant (CDBG) programs. The staff has over 53 years of institutional experience. The Mayor and City Council approve strategies contained in the Consolidated Plan and annual plans. Their input, support, and assistance are present during the tenure of the Plan's implementation.

The City monitors all CDBG activities to ensure compliance with State and Federal policies related to programming and fiscal management. Ongoing monitoring of program activities also served to ensure that timeliness/objectives, to include reporting standards were met as planned.

The City Department of Development staff members serve on local boards and committees. These affiliations serve to promote increased coordination, communication and consultation with other organizations that serve at risk and low income persons. The relationships also enable the City to gauge emerging needs/trends, and maintain ties necessary for program sustainability.

In addition to the actions noted above, the City leveraged added funding sources (State, local, and Federal) throughout FY 2025 in order to maximize program effectiveness and enhance collaborative relations hips on the State, local, and Federal levels

Several non-profit agencies have continued to improve their capacity to develop affordable housing. Some of those agencies are listed below:

LEADS, local Community Action Agency, established its Housing Management division during FY 1997 and have successfully continued to acquire existing affordable housing properties and maintain their use.

Habitat for Humanity-Mid Ohio plans to continue constructing single family homes for eligible low income people. During 2025, construction was completed at 327 and 335 Washington Street. The City of Newark partnered with Habitat for Humanity-Mid Ohio on the project will expend \$20,000 from the HOME Revolving Loan Fund. The City is also actively involved with a group of local housing agencies that each provided various components of housing counseling programs. Currently these agencies are learning what counseling each agency offers and how services may be able to be combined. Some of the entities involved are: Habitat for Humanity-Mid Ohio, Licking County Housing, Inc., Licking County Coalition for Housing, and LEADS. Currently, the Licking County Coalition for Housing is a HUD-approved Housing Counseling Agency.

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

Coordination is essential in successful CDBG program administration. The City of Newark throughout FY 2025 continued to maintain its high level of coordination with multiple government, health, nonprofit, charitable, housing and social service agencies. The City works

with LEADS, the local community action agency to assist with energy audits. We have developed a strong relationship with Habitat for Humanity-Mid Ohio and have an MOU agreement in place to utilize HOME RLF funds for new construction of homes for low to moderate income families. The City is represented on multiple nonprofit boards focused on housing and social service needs, such local Continuum of Care-Licking County Housing Initiatives. We had subrecipient partnerships with nonprofits that aided our coordination efforts between public and private housing and social service agencies. They include St. Vincent de Paul, St Teresa of Calcutta, St. Vincent Haven, Salvation Army, Behavioral Healthcare Partners Inc. The Woodlands-New Beginnings, and Licking County Coalition for Housing. We also have an ongoing relationship with the Licking Metropolitan Housing Authority.

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

Extensive analysis was undertaken in the City's Analysis of Impediments to Fair Housing Choice. There are no local public policies creating barriers to affordable housing. Housing decency is addressed through multiple activities using CDBG, CDBG RLF, HOME RLF, and Lead RLF. The CDBG funded Emergency/Minor Home Repair activity serves, in part, to address the problem of housing decency. The City's use of HOME RLF dollars in partnership with Habitat for Humanity-Mid Ohio also helps address housing decency by building affordable housing for low to moderate persons. In addition, the Lead RLF funds lead remediation projects helps housing for low and moderate income persons. A component of the Lead RLF addresses Healthy Homes issues in housing. One lead safe remediation was completed during the PY 2025 on an owner occupied property. In addition, the City was awarded a HUD Lead Hazard Control Grant with a Healthy Homes component. Work is expected to begin in the first quarter of 2026.

Affordable Housing is a goal of our Consolidated Plan and will continue to be a focal point with each annual plan submission. The City is committed to finding avenues to ensure decent and affordable housing in the community. We will continue partner with nonprofits such as the Licking County Coalition for Housing, Behavioral Health Care Partners, The Main Place, and our local community action agency, LEADS to meet the housing needs of low to moderate income and special needs populations.

CR-40 - Monitoring 91.220 and 91.230

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

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

CDBG are required to submit quarterly progress reports during a program year.

The City's Department of Development monitors compliance with regulations and continues efforts to ensure timely expenditure of funds. Monitoring activities include on site and office reviews. The expenditure requirement was met during the 2025 program year.

Housing activities, such as emergency/minor home repair are monitored to ensure that affordability terms are met. Projects are either grants or secured with a mortgage.

Minority and Women's Business outreach requirements are included in the City's CDBG and non CDBG City procurement projects. An annual report is provided to HUD. It is difficult to secure minority and women's businesses.

Section 3 compliance is included in written agreements and encouraged when compliance is not triggered. An annual report is provided to HUD. It is difficult to secure Section 3 businesses.

Public notices are provided to the daily paper in Newark, The Advocate as well as the City website, Licking County Libraries, and WNKO radio station. Special assistance is made available if requested.

Citizen participation plan requirements are adhered to comprehensive planning requirements. The Department of Development staff inputs data into IDIS on a consistent basis. This practice along with the PR 03 reports enabled the City to gauge progress on an ongoing basis. The staff at the Newark Department of Development interacts with CDBG stakeholders on a regular basis. This communication flow is an important part of monitoring. In order to continuously implement improvements, the City will regularly assess programmatic operations, policies and procedure throughout the CDBG program year. The City will also continue to utilize all established monitoring practices that have proven effective. See CR 40 additions-

CR 40 additions

During FY 2025, the City completed Year 1 of the (FY2025 through FY2029) Consolidated Plan. Activities undertaken help to implement goals and objectives set by the City for this time period. The City believes that it has generally made progress in meeting the housing and non-housing community development needs outlined in that plan. Development staff continued to network with other community-based organizations in developing programs or projects that will

help to provide decent housing, a suitable living environment, and expansion of economic opportunities, principally for low- and moderate-income persons.

The City also continues to seek new funding sources, form strategic alliances, and enhance its capacity to meet identified needs. The identified activities helped the City generally achieve many of its Consolidated Plan goals and objectives as well as addressing high priority community needs:

The City partnered with Habitat for Humanity-Mid Ohio in 2025. Habitat new builds were completed at 327 and 335 Washington Street. The City contributed \$20,000 to each project.

During 2025 lead hazard control remediation was completed on 1 owner occupied property within the City of Newark. This property had an EBL investigation order placed on it from the Ohio Department of Health.

A total of \$50,018.00 was spent in 2025 out of the CDBG Revolving Loan Fund for the activities below.

905 (2024 Emergency/Minor Home Repair) - \$50,018.00

923 (2025 Emergency/Minor Home Repair) - \$0.00

905 – 2024 Emergency/Minor Home Repairs

5 emergency/minor home repair projects were completed under Activity #905 during 2025 which prevented the homeowners from having to vacate their residences. These repairs included: 1 interior electrical update, 1 central air replacement, 1 boiler & hot water tank replacement, and 2 roof replacements.

5 households comprised of 11 people were assisted. 2/5 households were female headed. 1/5 were disabled and 2/5 were elderly. Ethnicity and Race – 3/3 were non-Hispanic and 4/5 were white and 1/5 were black/African American. 2/5 had income between the 31-50% LMI ranges and 3/5 had income between the 51-80% LMI ranges.

923 – 2025 Emergency/Minor Home Repairs

There were no emergency/minor home repair projects completed under this activity in 2025.

875 – 2023 Sidewalks - \$26,423.38

3 sidewalk replacement projects were completed under Activity #875 during 2025, they all also included tree removal of trees that were impacting the sidewalks.

3 households comprised of 4 members were assisted. 1/3 households were female headed. 1/3 were disabled and 2/3 were elderly. Ethnicity and Race – 3/3 were non-Hispanic and 2/3 were white and 1/3 were black/African American. 1/3 had income lower than the 30% LMI range and 2/3 had income between the 31-50% range.

Implementation Costs - \$3,013.38

Project Costs - \$23,410.00

871 – 2023 Clearance/Demolition - \$558.30

No projects were completed under this activity during 2025. However, 2 projects were put out to bid and went under contract at the end of 2025 with the actual demolitions to be taking place in the beginning of January 2026.

Implementation Costs - \$558.30

Project Costs - \$0.00

907 – 2024 Clearance/Demolition

No projects were completed under this activity during 2025.

Implementation Costs - \$0.00

Project Costs - \$0.00

867 – Energy Efficiency Improvements (CV Roof Replacements) - \$125,780.00

10 energy efficiency improvements were completed under activity #867 during 2025. These improvements included roof replacements w/gutter replacements when needed.

10 households comprised of 21 members were assisted. 1/10 households were female headed. 2/10 were disabled and 4/10 were elderly. Ethnicity and Race – 10/10 were non-Hispanic and 7/10 were white and 3/10 were black/African American. 4/10 had income lower than the 30% LMI ranges and 6/10 had income between the 51-80% LMI ranges.

906 – 2024 Siding for Seniors - \$40,875.00

3 Siding for Seniors energy efficiency improvements were completed under Activity #906 during 2025.

3 households comprised of 5 household members were assisted. 0/3 households were female headed. 1/3 were disabled and 3/3 were elderly. Ethnicity and Race – 3/3 were non-Hispanic, 1/3 were White and 2/3 were Black/African American. 2/3 had income lower than the 30% LMI ranges and 1/3 had income between the 51-80% LMI ranges.

924 – 2025 Siding for Seniors - \$0.00

There were no projects completed under Activity #924 during 2025.

FY 2025 HFH new builds:

We partnered with Habitat for Humanity for two new builds during 2025. Construction was completed at 327 Washington Street and 335 Washington Street during 2025.

FY 2025 Lead Hazard Control/Healthy Homes RLF:

During 2025 Lead Safe remediation was completed on 1 owner occupied property within the City of Newark.

2024 Lead Hazard Control Grant

Through the landlord/tenant services, efforts are made to encourage the use of more affordable housing when addressing landlords. Also, during the training of various housing providers, information is provided regarding the need and feasibility of providing safe and affordable housing.

During the program year there were no activities falling behind schedule and all major goals were on target. The City believes that it has done a good job executing the one-year plan and that there are few adjustments or improvements that are required. The City continues to look for other funding opportunities and evaluate ways to reduce administration costs and other program costs so as to maximize the amount of funds available to assist low/mod individuals and neighborhoods.

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

The City Department of Development issues press releases to notify residents and other interested parties of upcoming meetings, fund availability, and how to submit comments. These ensure a multi-media approach of notifications including the local daily paper, City website posting, physical posting in City Hall, local radio stations, Licking County Library Newark locations.

2/10/2026 public hearing notice published in The Newark Advocate, posted on City website (www.newarkohio.gov)

2/26/2026 public hearing at Newark City Hall, 40 West Main Street

2/26/2026 draft made available on City website and Licking County Libraries

Comments will accepted prior to March 31, 2026.