




Department of Developmental Disabilities

Ted Strickland, Governor
John L. Martin, Director

MEMORANDUM

To: Non ICF Licensed Facility Administrators

From: Kevin Aldridge, Assistant Deputy Director
ODODD, Policy and Constituent Supports,
Office of the Director 

Subject: Special Fund for Rehab and Accessibility Projects for Non ICF Licensed
Facilities

Date: 21 June, 2010

This memo is to introduce and present guidance for a special one-time availability of funds for non ICF licensed facilities originally purchased or built with assistance from state funds. The Department has set aside \$1.5 million for this purpose and has consulted with the Ohio Provider Resource Association and providers in formulating the parameters of this fund not already mandated through rule. The fund will be distributed through existing applicable rule (5123: 1-1-17, Distribution of funds for the residential accessibility project (RAP) and residential renovation project (RRP), available on the DODD Website) on a first come first serve basis filtered through priority categories detailed below. These funds are for rehabilitation and accessibility renovations only and cannot be used for maintenance projects (OAC 5123:1-1-17 (D)(10)(a)).

Application

Application will be made through the completion of the standard Letter of Intent (LOI) form (available on the DODD Website) **and** the completed checklist of priorities, located in the **Selection** section of this memo. These priority categories are in addition to the priority categories detailed in OAC 5123: 1-1-17 (D)(1)(a &b). **If this checklist is not completed it we will assume there are no priority categories in the project.** Please present a Letter of Intent along with a copy of the checklist in this memo for each building address as we track these projects by address. Application must be made on or before close of business on Friday, 24 September, 2010 to Steve Matas, DODD, 30 East Broad Street, 12th Fl, Columbus, OH 43215.

Selection

As mentioned, selection will be made on a first come first serve basis within a ranking of the priority categories checked below. Applications received after the deadline will be ranked and funded as possible if any funding remains. Please check the priority category or categories that apply to the facility for which you are applying for funds. **If this checklist is not completed we will assume there are no priority categories in the project.**

_____ Currently have conditions that would result in
Code Violations

_____ Currently have conditions that are potentially
Unsafe for residents and/or staff

30 E. Broad Street
12th Floor
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- _____ Accessibility renovation needs that cannot be met through waiver funding
- _____ Have rehabilitation and/or renovation needs that, if completed, would result in significantly increased energy efficiency.

Funding Formula

The formula used in funding will be a shared contribution model. DODD will allocate a flat \$20,000 to each project. Beyond this cap, DODD will share the cost on a 50/50 basis up to a hard cap of 35% of the appraised value of the facility/home.

Examples: Assume a facility is appraised at \$100,000. The Hard Cap is 35% or \$35,000.

- If a project is valued at \$50,000 the department will contribute \$27,500 (\$20,000 flat contribution + half of \$15,000 (the difference between \$20,000 and \$35,000), \$7,500. The provider will commit to funding the remainder, \$22,500.
- If a project is valued at \$30,000 the department will contribute \$25,000 and the provider will contribute the remaining \$5,000.
- If the project is valued at \$17,000 the department will contribute \$17,000.

The formula will be applied for calculation purposes upon approval of the project to determine the maximum contribution. It will be reapplied to the actual cost of the project to re-determine the maximum contribution and could therefore reduce the Department's contribution if the project costs are less than projected. The allocation **will not** be increased if the actual cost increases.

Additional Requirements

All requirements listed in OAC 5123: 1-1-17 adheres to this fund. It should therefore be noted that:

- A current appraisal of the property is required for all projects valued over \$10,000. The appraisal must be within the last 180 days.
- All renovation projects require prior participation in State funding. Accessibility projects are not restricted by this requirement.
- Community Capital Assistance can only be used with Non-Profit entities, not properties owned by an individual or a for profit entity.
- Participation in Community Capital Assistance through this project brings with it a use lien of 15 years. This means that the property must be used for people with a developmental disability receiving supported living services.
- The facility to be renovated must house not more than eight (8) individuals (OAC 5123:1-1-17 (D)(4)).