

# Urban Land Assistance Program (ULAP)

## Program Information

### What is ULAP?

ULAP is funded by HUD Community Development Block Grant (CDBG) funds for environmental assessment, acquisition, demolition, and/or remediation of slum and blighted commercial properties. The program is administered by HCDC and the Hamilton County Planning + Development Department.

Assessment refers to the identification of contamination in blighted sites and structures. Qualified blight identification activities are phase 2 environmental assessments, soil remediation plans, asbestos/demolition surveys and other similar investigations. Phase 1 environmental assessments are no longer considered a qualified activity except under exceptional cases. Demolition and remediation are considered to be direct improvements of the property through the process of removal. Eligible removal activities include building demolition, soil extraction, engineering controls, minor grading and seeding.

Projects must follow all CDBG regulations including competitive bidding, federal prevailing wage rates as established by Davis Bacon regulations and Section 3 and MBE documentation.

### What communities are eligible?

Funding is available only to CDBG participating communities which can be found at this link: [http://www.hamiltoncountyohio.gov/government/departments/community\\_development/for\\_local\\_governments/](http://www.hamiltoncountyohio.gov/government/departments/community_development/for_local_governments/)

### What projects are eligible?

Any activities must be conducted on sites either owned by a municipality or a CIC. There are two exceptions:

1) Private property in which an arm's length change of ownership is being considered (active purchase option) in conjunction with a redevelopment project supported by the local municipality.

2) Private property wherein the owners are unable or unwilling to deal appropriately with blight. A lien will be placed on the property by the community for the cost of assessments and removal of blight. The community must obtain the legal right to take any actions.

### How much funding is available?

Grants typically range from \$5,000 to \$30,000 and average \$15,000. The grants are provided to the local jurisdiction. Currently the program has a budget of roughly \$90,000 for 2017. Projects are expected to be completed within 6 months of approval.

### What is the process?

An eligible community submits an application to HCDC. The applicant then makes a formal presentation to the Committee. If the Advisory Committee approves the application, HCDC creates a Memorandum of Understanding between HCDC and the applicant.

### What other grant sources are available for brownfield investigation and remediation?

The Ohio EPA Abandoned Gas Station Cleanup Grant for Class C sites. The State also provides Phase 1 and limited Phase 2 funding through their Targeted Brownfield Assessment (TBA) program.

### For more information contact:

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