

Urban Land Assistance Program (ULAP)

Program Information

What is ULAP?

ULAP is funded by HUD Community Development Block Grant (CDBG) funds and are used for the purpose of assessment and improvement that directly aid in the removal of blight on commercial/industrial sites. The program is administered by HCDC and the Hamilton County Community Development Division.

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.

What communities are eligible?

Funding is available only to CDBG participating communities. Non-participating communities as of April 2016 include: Amberley Village, Blue Ash, Evendale, Glendale, Indian Hill, Madeira, Mariemont, Milford, Newtown, Symmes Township and Terrace Park. Hamilton County does not manage CDBG funding for the City of Cincinnati, therefore making those areas ineligible.

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 are granted to the local jurisdiction. Currently the program has a budget of roughly \$75,000 for 2016. Projects are expected to be completed within 6 months of approval.

What is the process?

An eligible community submits an application to the Hamilton County Development Company (HCDC). HCDC reviews the application, works with the applicant to fill in any blanks and submits it to the ULAP Advisory Committee. The applicant then makes a formal presentation to the Advisory Committee. If the Advisory Committee approves the application then HCDC creates a Memorandum of Understanding between HCDC and the applicant.

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

The State has a partially-forgivable loan program and is drafting a new grant program for remediation of municipal owned gas stations. Ohio EPA can also provide Phase 1 and limited Phase 2 funding through their Targeted Brownfield Assessment (TBA) program.

For more information contact:

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