

Urban Land Assistance Program (ULAP) Overview

September 2010

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 reimburses costs incurred by CDBG eligible communities in Hamilton County. ULAP is administered by Hamilton County Development Company and Hamilton County Department of Community Development.

Any activities must be conducted on sites either owned by a municipality or 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.

Assessment refers to identification of contamination in blighted sites and structures. Qualified 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 activities include building demolition, soil extraction, engineering controls, minor grading and seeding.

ULAP's limited budget rarely can fund projects in excess of \$40,000. Typical project costs are in the \$10,000 - \$25,000 range.