

# Ohio Balanced Growth Program

## Incentives

[balancedgrowth.ohio.gov](http://balancedgrowth.ohio.gov)



### Local Roles:

Local governments should be involved in the designation of Priority Areas. Once Priority Areas have been chosen, local governments should:

- Update existing land use plans using Priority Areas as guidance.
- If no land use plan exists, develop a plan that includes minimum standards and uses the Priority Areas as guidance.
- Adopt local ordinances/resolutions based on the guidance for Best Local Land Use Practices.
- Direct local capital expenditures to support Priority Areas, as existing roads and sewers are maintained or expanded.

### State Roles:

If local governments can agree on areas where development is to be encouraged (PDAs), areas where conservation activities are to be promoted (PCAs), and areas where agriculture is to be preserved (PAAs), the State of Ohio will support those decisions by aligning state programs to support those decisions. The state will also:

- Provide for public education about Balanced Growth
- Review and endorse Watershed Balanced Growth Plans
- Provide technical support to watershed planning projects
- Continue to develop and maintain state incentives for watershed planning

### Why Incentives?

To support and encourage watershed-based planning, the state has created an incentives package that is available to Watershed Planning Partnerships and their participating local jurisdictions with an endorsed plan.

### Objectives of the State Incentives Package

The objectives of the state incentives package for Balanced Growth include:

Promoting economically and environmentally sound watershed-based planning by local governments.

Providing incentives for development in locally determined Priority Development Areas.

Promoting redevelopment in locally determined Priority Development Areas.

Providing incentives to promote conservation activities in locally determined Priority Conservation Areas.

Preserving agricultural industry in Priority Agricultural Areas.

The special incentives include specific grant and technical assistance programs that offer added consideration for projects that are within PCAs and PDAs.

### Elements of the State Incentive Package

There are four elements of the state incentive package:

The **State Program Inventory** lists state programs and funding sources that support conservation in the Priority Conservation Areas, development or redevelopment in the Priority Development Areas, and agricultural industry in the Priority Agricultural Areas.

Local governments also may work with state agencies through the **State Assistance Work Group** – this group of state agency managers can assist participating local governments in identifying and obtaining technical and financial resources to support their planning efforts.

The State Assistance Work Group will develop methods to provide more advance **Predictability and Streamlining** for site related decisions in Priority Areas.

A list of **Financial and Technical Special Incentives** is provided in the Ohio Balanced Growth Strategy. The special incentives include specific grant and technical assistance programs that offer added consideration for projects that are within Priority Areas.





### The State Assistance Work Group

One of the state incentives for local governments is the opportunity to work with the State Assistance Work Group. The State Assistance Work Group is charged with assisting the Watershed Planning Partnerships and participating local governments in identifying technical and financial resources that can support Priority Development Areas, Priority Conservation Areas, and Priority Agricultural Areas.

The member agencies of the Ohio Lake Erie Commission and the Ohio Water Resources Council are represented, including the Ohio Departments of Natural Resources, Transportation, Agriculture, and Health, the Ohio Environmental Protection Agency, the Ohio Development Services Agency, the Ohio Water Development Authority, the Ohio Public Works Commission, and the Office of the Governor.

### What are the goals of the State Assistance Work Group?

- Help Watershed Planning Partnerships and individual local governments identify state programs that will support the Priority Areas.
- Provide the agencies with knowledge about each Balanced Growth Plan and the local development and conservation goals.
- Evaluate proposed new rules or rule revisions by the state agencies and provide comments that best incorporate balanced growth considerations. Review funding priorities to provide suggestions on how to be supportive of Balanced Growth.
- Identify any additional programmatic resources or policy changes that will help align state programs and policies with local goals.
- Guide the development of public information resources.

The **Financial and Technical State Incentives** consist of existing state programs that have implemented additional consideration (extra priority ranking, interest rate discounts, or special support) for local activities that will implement Priority Development Areas, Priority Agricultural Areas, or Priority Conservation Areas in Balanced Growth participating communities. These programs provide state incentives:

#### Ohio Environmental Protection Agency:

- Section 208 Planning
- Clean Water Act Section 319 Implementation Grants
- Water Pollution Ctrl Loan Fund
- Water Supply Revolving Loan Account

#### Ohio Development Services Agency:

- Redevelopment Technical Assistance

#### Ohio Department of Transportation:

- Transportation Review Advisory Council (TRAC) Funds

#### Ohio Lake Erie Commission:

- Lake Erie Protection Fund

#### Ohio Water Development Authority:

- Dam Safety Loan Program
- Community Assistance Loan Program
- Fresh Water Loan Group

#### Ohio Department of Natural Resources:

- Coastal Mgmt Assistance Grant
- Watershed Coordinator Grant
- Market Development Grant
- Scrap Tire Grant
- Land & Water Cons. Fund
- Nature Works
- Streams & Storm Water Program
- Ohio Lake Erie and Scioto River Conservation Reserve Enhancement Program
- Wetland Restoration Program
- National Flood Insurance Program Community Rating System
- Floodplain Management Technical Assistance Program
- Dam Safety Technical Assistance
- Statewide Geologic Mapping
- Recreation Harbor Evaluation Program

#### Ohio Department of Agriculture:

- Clean Ohio Agricultural Easement Purchase Program
- Agricultural Security Area

The list of programs that include state incentives for local Balanced Growth actions changes frequently and may be added to or removed from this list at any time. For the most up to date and complete information, please contact the Ohio Balanced Growth Program directly. Also see the "Special State Incentives" list at <http://balancedgrowth.ohio.gov/Home/FactSheets.aspx>.



**Water Resources Council  
Lake Erie Commission**

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