

# FY21-FY25 CONSOLIDATED PLAN FY2021 ACTION PLAN

October 1, 2021-September 30, 2022



## **Housing and Community Development Programs:**

Community Development Block Grant (CDBG) and CDBG-CV  
HOME Investment Partnership Program  
Emergency Solutions Grant and ESG-CV

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The FY2021-2025 Consolidated Plan and FY21 Annual Action Plan outlines the priorities and strategies of the federally funded Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) programs. Montgomery County is an urban county under the CDBG program and ESG program and a Participating Jurisdiction under the HOME program. The County receives direct allocations of funding for these programs based on an annual formula process and is considered an entitlement community.

The five-year Consolidated Plan outlines housing & community development needs within Montgomery County, with a focus being on balance of County areas, outside the City of Dayton and City of Kettering. Both these communities are designated entitlement communities and receive their own allocations of HUD funding. The one-year Action Plan describes the activities, funding recommendations, and proposed accomplishment for each project. CDBG funds will be used in FY21 by Montgomery County, nonprofit agencies, and local municipalities to address the needs of low-moderate income households through the provision of upgrades to housing, infrastructure, and other public improvements, and the elimination of spot slum & blight. Many activities will be undertaken in the County's designated target areas, but eligible activities will not be limited to these neighborhoods. Funds will also be used for economic development activities.

All of these activities will help further the objectives and overall plan goals of:

- **The provision of decent, safe and affordable housing**-to preserve and/or increase the availability of decent, safe and affordable housing for low-to-moderate income individuals in Montgomery County.
- **The provision of expanded economic opportunities**-to retain existing jobs or aid in the creation of new jobs, for low to moderate income individuals in Montgomery County, through the provision of loan funds by CountyCorp to companies, and through business façade improvements undertaken by several jurisdictions.
- **The provision of a suitable living environment**-to enhance the quality of life and promote healthy neighborhoods for low-to-moderate income persons through a variety of public services, infrastructure projects and other activities that address specific community needs.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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In preparing the Consolidated Plan and the one year Annual Action Plan, the County had to address those needs which met one of the statutory objectives of the CDBG program: benefit low and moderate income persons, eliminate slum and blighting conditions, or an urgent community development need. This is the first year of our new five-year Consolidated Plan. It is anticipated that funding levels may fluctuate due to budget concerns at the federal level. Montgomery County will plan five years into the future, knowing that there might be varying levels of support in Congress.

Montgomery County allocates funds among five primary areas: housing, economic development, public improvements, public services and fair housing. Funds are also set aside for general administration and typically this amount is significantly less than the allowed 20%. The physical improvements projects were submitted by the jurisdictions as part of an annual planning process. Projects were initially reviewed by staff for eligibility and reasonableness of cost. After this review, projects were then reviewed by a Community Development Advisory Committee that is appointed by the Board of County Commissioners. Recommendations were made to the Board of County Commissioners for FY21 funding and these recommendations will be approved by the Board of County Commissioners. Table is attached in projects in Annual Plan.

**3. Evaluation of past performance**

Montgomery County's past performance in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the intent of the federal legislation creating these programs. Through years of effective planning, partnership and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment and accessibility to economic opportunities in the greater Dayton area. The following is a summary of grantee past performance as reported to HUD in the 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

Montgomery County's mission in administering its HUD-funded housing and community development programs is to improve local quality of life factors by providing decent, affordable housing, improving neighborhoods and creating economic opportunities for low and moderate income (LMI) residents. Generally, Montgomery County expends about 35-40% off its entitlement resources to support housing programs, projects and services, and roughly 33% on improvements to public facilities and infrastructure in LMI neighborhoods.

Montgomery County expended \$1.7 million dollars in FY19, with \$1.35 million being expended on low/mod activities. This represents 91.82 percent benefit to low/mod activities. Montgomery County had an FY19 allocation of \$1,929,129 and program income of just over \$550,493.16. In August 2020, the County's timeliness ratio was met, with the expenditure goal of 1.5.

**4. Summary of citizen participation process and consultation process**

# Montgomery County FY21-FY25 Consolidated Plan

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The Montgomery County Community & Economic Development Department (CED) has designed this community-wide Citizen Participation Plan to provide for and encourage citizen participation in the Community Development Block Grant (CDBG) program. This Plan is an essential element of Montgomery County's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program as administered by CED and the Department of Housing and Urban Development (HUD). This plan was formally adopted by the Montgomery County Board of County Commissioners on May 16, 1995, by Resolution Number 95-984. Updates to this Citizen Participation Plan were approved by the Montgomery County Board of Commissioners on September 5, 1995, by Resolution Number 95-1735 and on December 14, 1999 by Resolution Number 99-2239. Minor changes have been made to the Plan since 1999. This Plan supersedes all other Citizen Participation Plans which may have been adopted by Montgomery County.

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate (in an advisory role) in the planning, implementation, and assessment of Montgomery County's CDBG program(s). The Plan establishes policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the Montgomery County Board of Commissioners. The Home Investment Partnership program (HOME) and the Emergency Solutions Grant (ESG) program may also be reviewed through this Citizen Participation Plan. Many of the activities currently being undertaken with these funds are reviewed and approved by the Homeless Solutions Policy Board and its respective committees.

Montgomery County held two public hearings, one virtually and one in person. We also take comments on our website through a Citizen Comment form. We engaged with a number of nonprofit agencies and jurisdictions on activities and programs that would benefit the community and enhance the quality of life for residents.

### **5. Summary of public comments**

No public comments were received during the development of the Consolidated Plan.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments would be accepted.

**7. Summary**

The development of this plan was slightly different than past plans. Part of this was due to having virtual meetings, rather than in person meetings. This allowed us to continue to have our information available on our Facebook page so that citizens could view at their leisure.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTGOMERY COUNTY	
CDBG Administrator		Business Services-CED
HOPWA Administrator		
HOME Administrator		Business Services-CED and HSPD
ESG Administrator		Business Services-CED and HSPD
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

Montgomery County Business Services-CED has taken the lead on the development and administration of the Consolidated Plan and related Action Plans for 40+ years. Though the name of the department may have changed periodically over the years, the goal has always been the same. That goal is to deliver projects and programs that meet the needs of Montgomery County households through a variety of partnerships, while ensuring the County leadership is aware and approves of the Plans.

### Consolidated Plan Public Contact Information

Tawana S. Jones, CED Operations Manager, 937.225.5704 or email at [jonest@mcoho.org](mailto:jonest@mcoho.org)

**PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

**1. Introduction**

The plan was developed through the participation of numerous agencies and organizations in the detailing of need, the analysis of the housing market, and the designing of the strategic plan. Consultation with citizens and with housing and social service entities was done by mail, phone, and public hearings. Public and private agencies consulted included those that provide health services, social and fair housing services, cooperating jurisdictions, the local housing authority and the Dayton/Kettering/Montgomery County Continuum of Care. Local jurisdictions were also contacted about housing and non-housing community development needs.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Montgomery County will continue to work with the local housing authority, Greater Dayton Premier Management, in the retention of and addition to affordable housing stock. GDPM will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Homeless Solutions Policy Board is the primary agency managing the Combined RFP for Housing and Homelessness and Continuum of Care. Both HOME and ESG program funds are part of this RFP and the Community Development Department collaborates with Human Services Planning & Development in the development and implementation of the Consolidated Plan and Annual Action Plans. Montgomery County will continue to partner with Countycorp and Rebuilding Together Dayton in implementation of housing rehabilitation, especially for repairs for seniors and those persons with disabilities. The County will also work with other nonprofit and social services agencies with funding for tenant-based rental assistance and job training/employment readiness programs.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Montgomery County Business Services-CED works very closely with the Continuum of Care (CoC) to address the needs of homeless persons and those at risk of homelessness. The Continuum of Care's lead agency in Montgomery County is housed in Human Services Planning & Development, with the Homeless Solutions team. CED and HSPD have coordinated efforts for several years now. CED staff sit on a number of committees that are part of the CoC, including the System Performance and Evaluation Committee (formerly Homeless Management Information System-HMIS), the Program Performance and Evaluation Committee, as well as attending the CoC meetings. HOME and ESG funds are received by CED

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but the funds are included in a Request for Proposals that HSPD implements, which also includes United Way, Human Services Levy funds, and City of Dayton ESG funds. All the agencies in the CoC that provide housing, shelter, prevention or rapid rehousing are eligible to respond to this RFP.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

As referenced in the section above, Human Services Planning & Development's Homeless Solutions is the lead office for the Continuum of Care. The 10-year Homeless Solution Plan was developed by staff in that office and subsequent planning related to implementation of that plan is also implemented by staff in that office. The Homeless Solutions Policy Board, which makes policy and funding decisions for the Plan, is also involved in the Continuum of Care. One of their committees, the Affordable Housing Options, has CED staff representation. ESG funds are part of the Combined RFP and agencies may respond to it. Funds are allocated based on need and what other resources are available. Performance standards and outcomes were established for ESG funds when the County received the second allocation of FY11 funds. HMIS is administered through Human Services Planning & Development, as well as staff from the County's IT team, and all funded agencies put data into HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**



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Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	CountyCorp
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with this agency about housing needs, how persons were recovering from the 2019 Memorial Day tornadoes, programs to assist in the development of affordable rental units, and homeownership opportunities. The expected outcomes include a contractual relationship to assist with housing rehabilitation and funding to assist with gap filling in the creation of affordable rental housing units.
2	<b>Agency/Group/Organization</b>	Miami Valley Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	fair housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations and emails with agency staff about fair housing needs in the community, what types of education and outreach are needed, what are some of the impediments in the community for persons to have access to housing, and also combined meetings with MVFHC and the Human Relations Council. The expected outcomes are continuing to provide funding for education and outreach, and being aware of trends in the community that could negatively impact both renters and homeowners.
3	<b>Agency/Group/Organization</b>	MONTGOMERY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services Planning & Development's Homeless Solutions team. Meetings and conversations around homeless needs, both how to serve those who are homeless and how to prevent other from becoming homeless. Continued meetings will be held, continued coordination of efforts between county departments.
4	<b>Agency/Group/Organization</b>	Rebuilding Together Dayton
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations with Executive Director of organization about housing needs for seniors and what kind of repairs are most needed. Knowing this allows us to provide funds for those seniors most in need through housing rehabilitation and allow them to continue to age in place rather than go into assisted living or nursing home environments.
5	<b>Agency/Group/Organization</b>	HomeOwnership Center of Greater Dayton
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conversations were held with this organization about housing counseling and downpayment assistance for first-time homebuyers. Anticipated outcomes are agreements to help with housing counseling and downpayment assistance.
6	<b>Agency/Group/Organization</b>	St. Vincent DePaul
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

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<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Conversations with this agency about homeless needs, needs in the shelters, ways to make the shelters safer especially during COVID-19. Agreements to address shelter operations, as well as ESG-CV funds to make the shelters more responsive to COVID-19.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Planning & Development	Montgomery County CED works closely with Montgomery County HSPD and the Homeless Solutions team to maximize resources. Montgomery County CED staff sit on a number of CoC committees, including System Performance, a Re-entry Housing subcommittee, and Program Performance Evaluation committee. HSPD also takes the lead on contracting HESG funds and the portion of the CDBG funds that are targeted to homelessness prevention.

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Local governments were consulted on non-housing community development needs. This includes public facilities, demolition, senior centers, and economic development. Local governments were also consulted on housing needs, whether there is a need for new housing, housing rehabilitation, rental housing. Local governments receive CDBG funds from the County for a variety of projects that are awarded through a competitive process.

The County has been working with the state on a CDBG-DR grant, and it is the intent to provide CDBG and/or HOME funds to leverage those funds. CDBG will also be used to complete neighborhood projects that complement these housing efforts.

**Narrative (optional):**

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**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Montgomery County has an advisory committee who assists in making funding recommendations to the Board of County Commissioners on how CDBG funds will be expended. The Community Development Advisory Committee (CDAC), has members that are predominantly elected and appointed officials, and members are recommended for appointment by the Mayors and Managers Association and the Township Trustees Association. For ESG and HOME funded activities, proposals are reviewed by different committees, with a final funding recommendation made by the Homeless Solutions Policy Board. All funding is approved by the Board of County Commissioners at regularly scheduled meetings.

Informal listening sessions and conversations were held with a number of nonprofit groups to gather input and feedback on housing and community development needs. Those conversations helped the County develop programs and projects for the Action Plan and helped lay the framework for the 5-year plan.

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**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Public hearing was held virtually on February 25th. There were 370 views.	No comments were received.		<a href="https://www.facebook.com/96342371132/videos/260448175580175">https://www.facebook.com/96342371132/videos/260448175580175</a>
2	Public Hearing	Non-targeted/broad community	Public Hearing on July 9th-meeting held in person. None in attendance other than staff.	No comments received.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	one-on-one phone calls/meetings	nonprofit organizations	Generally, these were targeted conversations with providers of services, agencies that we have worked with historically, making sure we are funding the right types of programs and what funds can be provided	agencies generally agreed that services that were being funded were correct but that there is always a need for more resources		

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The federal CDBG and HOME funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning and administration.

The housing, special needs and community development priorities established as part of the Consolidated Plan developed through a housing needs assessments, public hearings, phone calls with nonprofits and units of government with a high priority on meaningful citizen engagement. Additionally, the priorities reflect consultation with the Continuum of Care, the local public housing authority and the Fair Housing Center, specifically with the Analysis of Impediments to Fair Housing Choice.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects was as such:

- Meeting the statutory requirements of the CDBG and HOME programs
- Focusing on low and moderate income areas or direct benefit to low and moderate income persons
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term effects
- The ability to demonstrate measurable progress and success



**NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

**Summary of Housing Needs**

Increasing the supply of affordable housing through both preserving existing units as affordable and expanding the supply of new affordable units is an ongoing priority. Housing priorities include maintaining existing housing through code enforcement and rehabilitation, preserving housing that could be lost from the affordable housing stock, modernizing public housing, building new, affordable housing, including housing for special needs populations and for those who need moderately-priced housing who may work in, but cannot afford to live in, the county.

Housing assistance will be provided to households whose incomes are at 80% or less of area median income. There are more households in the 50-80% AMI, but persons whose income are at 50% or less have the greater number of housing problems, like substandard housing, overcrowding and zero income. One of the greatest housing problems is the number of both owner and renter households with a housing cost burden greater than 50% of their income, with 9,305 of renter households paying more than 50% of their income on housing and 6,266 owners exceeding 50% of their income on housing costs.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	334,190	342,265	2%
Households	137,059	143,220	4%
Median Income	\$43,815.00	\$47,045.00	7%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,738	15,405	24,339	15,634	73,119
Small Family Households	5,228	4,650	7,872	6,079	35,984
Large Family Households	832	893	1,377	871	5,174
Household contains at least one person 62-74 years of age	2,669	3,202	6,009	3,704	17,941
Household contains at least one person age 75 or older	1,930	3,410	4,607	2,058	7,006
Households with one or more children 6 years old or younger	3,149	2,498	3,606	2,259	5,296

**Table 6 - Total Households Table**

Data Source: 2013-2017 CHAS

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**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	339	93	179	65	676	100	35	85	10	230
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	35	35	0	100	4	60	14	39	117
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	230	184	299	34	747	4	45	63	79	191
Housing cost burden greater than 50% of income (and none of the above problems)	6,093	2,251	310	80	8,734	3,333	1,698	1,199	213	6,443

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	969	4,347	3,894	369	9,579	648	2,248	3,552	2,009	8,457
Zero/negative Income (and none of the above problems)	789	0	0	0	789	511	0	0	0	511

Table 7 – Housing Problems Table

Data 2013-2017 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,703	2,575	819	180	10,277	3,443	1,848	1,364	342	6,997
Having none of four housing problems	2,305	6,092	10,145	5,262	23,804	986	4,900	12,004	9,844	27,734
Household has negative income, but none of the other housing problems	789	0	0	0	789	511	0	0	0	511

Table 8 – Housing Problems 2

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Data 2013-2017 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,242	2,683	1,664	7,589	919	1,000	1,211	3,130
Large Related	540	353	185	1,078	166	285	256	707
Elderly	1,332	1,635	1,185	4,152	2,249	2,237	2,447	6,933
Other	2,469	2,196	1,285	5,950	723	509	857	2,089
Total need by income	7,583	6,867	4,319	18,769	4,057	4,031	4,771	12,859

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,883	704	40	3,627	824	469	273	1,566
Large Related	505	125	0	630	116	130	30	276
Elderly	1,078	683	310	2,071	1,815	899	680	3,394
Other	2,129	828	20	2,977	599	202	229	1,030
Total need by income	6,595	2,340	370	9,305	3,354	1,700	1,212	6,266

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	169	204	243	34	650	4	70	69	103	246
Multiple, unrelated family households	95	14	20	0	129	0	35	8	15	58
Other, non-family households	10	10	69	0	89	4	0	0	0	4
Total need by income	274	228	332	34	868	8	105	77	118	308

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Single family households continue to need housing units that are affordable and are habitability, without having to be severely cost burdened. These units need to be close to public transportation.

An estimate of the number of single person households needing assistance would be a minimum of 5000, with roughly 3000 needing shelter and transition to permanent housing; housing for youth who are transitioning from shelter and from Opportunity Housing provided by Daybreak; and housing for persons who were dislocated as a result of the 2019 Memorial Day tornadoes and may be living in overcrowded and/or cost-burdened situations.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

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The YWCA of Dayton is the local emergency shelter for victims of domestic violence. For estimating the number and type of families needing housing assistance, Montgomery County utilized 2020 numbers:

- 74 clients worked with the YWCA in 2020 as sexual assault victims
- 233 hours of counseling related to sexual assault services
- 672 clients were assisted with emergency shelter
- 12,171 nights of stay in the emergency shelter
- 2,887 calls to the Crisis Hotline

The Artemis Center also provides works with survivors of domestic violence, with the following statistics from 2020.

- 5,921 persons received services in 2020
- Over 4500 calls were received through the Hotline Crisis number
- 42 temporary hotel stays were provided
- Clients were 97% female and 64% white

**What are the most common housing problems?**

The most common housing problem is housing cost burden, both renter and owner, for households having 0-30% AMI, and those with zero income. Another significant problem is the lack of available rental units in the market, especially those prioritized for low and moderate income persons. In consultation with the Continuum of Care, we are still seeing single adults in shelter as the most prominent population, but do see occasional spikes in the Gateway Shelter for Women and Family. In the CoC system, we actually have seen a 39% reduction in families with children during the period of 2015-2020. First time homeless persons % declined in 2020 23% from 2019 and for the period of 2015-2020, the percentage of first-time homeless has declined 23% as well.

**Are any populations/household types more affected than others by these problems?**

Very low income households are most affected, as well as single-parent households. Seniors living in their own homes often rely on fixed incomes and often don't have the resources to undertake maintenance projects and/or complete ADA projects to allow them to have mobility both in and outside their homes.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

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Characteristics and needs of low-income individuals and families with children often include housing cost burden, overcrowding, and job security. Another large factor for families is dependable, affordable childcare. Older children may get "thrown away" or left to fend for themselves. They may couch-hop or double-up, until that is no longer an option, and may need the services of Daybreak, the primary provider of runaway/throw away youth. Persons often rely on food stamps and food pantries to make sure that their families do not go hungry. Without some form of subsidy, these families are at imminent risk of being at the Women and Family Shelter.

For those persons receiving rapid re-housing assistance, the needs continue to be case management and making sure that those persons are ready to move on, i.e. are they receiving all the benefits they are eligible for (Medicaid, SSI, Social Security); if they are a veteran, do they have the right forms and paperwork; are there legal considerations that can be addressed through organizations like Legal Aid and ABLA, or through the Mediation Center or Ombudsman Office.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

We know that roughly 3800 households experienced at least one night of shelter in 2020. At least 11% of persons in Montgomery County return to homelessness in 6 months.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing cost burden; inefficient heating, and cooling resulting in increased utilities, which could lead to arrearages; overcrowding; poverty levels and not having the right training for employment; substance abuse and mental health issues.

**Discussion**

Montgomery County has a number of housing needs that federal funds can assist with. However, these resources need to be maximized with other federal, state, local, private and philanthropic funds, to really create the number of housing units needed and provide the services that are required for housing stability.



**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Using the data below, no ethnic or racial group appears to have a disproportionately greater need in comparison to the needs of that category of need as a whole. Whites and blacks/African Americans are the two primary races in Montgomery County, and both seem to be impacted similarly.

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,771	1,673	1,300
White	7,780	1,098	930
Black / African American	3,245	460	294
Asian	54	0	25
American Indian, Alaska Native	30	25	0
Pacific Islander	0	0	50
Hispanic	385	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,011	4,379	0
White	7,816	3,289	0
Black / African American	2,500	834	0
Asian	254	65	0

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	198	39	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,647	14,699	0
White	6,902	11,019	0
Black / African American	2,030	2,850	0
Asian	99	143	0
American Indian, Alaska Native	39	14	0
Pacific Islander	0	0	0
Hispanic	184	383	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,872	12,761	0
White	2,256	10,127	0
Black / African American	379	2,101	0
Asian	65	177	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	39	200	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Clearly, those households in Montgomery County with lower incomes lack complete kitchen facilities, lack complete plumbing facilities, are overcrowded and/or are cost burdened.

Montgomery County can continue to focus funds for housing rehabilitation to bring housing units up to code and provide better amenities. It is also important that the County provide funds to address funding gaps when developers are creating affordable housing units.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205**

**(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Using the data below as an assessment tool, it does not appear that the need of any racial or ethnic group in the balance of Montgomery County is disproportionately greater need in comparison to the needs of that category as a whole.

**0%-30% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,146	3,291	1,300
White	6,660	2,212	930
Black / African American	2,835	874	294
Asian	54	0	25
American Indian, Alaska Native	30	25	0
Pacific Islander	0	0	50
Hispanic	370	20	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,423	10,992	0
White	3,073	8,057	0
Black / African American	1,010	2,314	0

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<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	144	175	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	113	119	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,183	22,149	0
White	1,627	16,289	0
Black / African American	335	4,530	0
Asian	30	212	0
American Indian, Alaska Native	0	53	0
Pacific Islander	0	0	0
Hispanic	105	457	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	522	15,106	0
White	386	11,987	0
Black / African American	75	2,415	0
Asian	0	237	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	25	214	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

Those households in Montgomery County with lower incomes (0-30% especially) lack complete kitchen facilities, lack complete plumbing facilities, are overcrowded and/or are severely cost burdened.

Montgomery County can continue to focus funds for housing rehabilitation to bring housing units up to code and provide better amenities. It is also important that the County provide funds to address funding gaps when developers are creating affordable housing units.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

Based on the information below for housing cost burden, no race seems to have a disproportionate greater need. Of concern, is the 36,000+ households in Montgomery County paying over 30% of their income on housing.

Tenant-based rental assistance and job training opportunities may be possible ways to reduce cost burden and increase income.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	104,792	20,893	16,142	1,342
White	85,930	15,256	11,223	965
Black / African American	13,549	4,354	3,885	294
Asian	2,198	304	213	25
American Indian, Alaska Native	88	74	34	0
Pacific Islander	0	4	0	50
Hispanic	1,525	207	489	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2013-2017 CHAS  
Source:

**Discussion:**

The County must continue to utilize federal resources (and maximize with local and state funds) to ensure we have the right programs in place and have them easily accessible.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

There is a definite concern for those persons with zero and/or negative income, and how they are impacted by housing costs.

**If they have needs not identified above, what are those needs?**

It could be that they have been unable to secure disability or SSI, for a variety of reasons, including the complexity and the amount of time it takes to complete this process. Another need might be a substance abuse/mental illness that is inhibiting their ability to stay in housing or employment. We have seen the impact of COVID-19 on income, for those persons who were unable to work and might not have been able to access relief programs.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

These groups are scattered throughout the community, with a concentration in the western part of the County.



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**NA-35 Public Housing – 91.205(b)**

**Introduction**

Montgomery County partners with Greater Dayton Premier Management (GDPM) whenever possible to help address the needs of public housing residents. GDPM is the single largest provider of housing to low and moderate income households within Montgomery County. GDPM's mission is "to develop housing solutions for individuals, seniors and families; seek to improve neighborhoods by offering diverse housing options; require that families, employees and partners demonstrate responsible character, which strengthens the economic health, vitality and humanity of the Miami Valley." GDPM has approximately 2800 public housing units, with the bulk of them being in the City of Dayton. There are roughly 430 public housing units scattered throughout the County, with an annual vacancy rate of 1%. The numbers reflected below include the City of Dayton.

**Totals in Use**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	186	36	2,523	34	3,463	46	0	0
			<b>Total</b>					
			3,575					

**Table 22 - Public Housing by Program Type**  
**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Voucher Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	4,288	5,679	7,536	9,777	14,113	9,692	6,604	0
Average length of stay	2	3	5	4	5	4	0	0
Average Household size	1	2	1	2	4	2	1	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	10	0	538	550	0	544	2	0
# of Disabled Families	36	2	658	1,111	6	1,087	9	0
# of Families requesting accessibility features	186	36	2,523	3,575	34	3,463	46	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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**Race of Residents**

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant - based	Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	94	2	545	711	1	687	17	0	0	0
Black/African American	92	34	1,957	2,838	33	2,750	29	0	0	0
Asian	0	0	6	8	0	8	0	0	0	0
American Indian/Alaska Native	0	0	12	9	0	9	0	0	0	0
Pacific Islander	0	0	3	9	0	9	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant - based	Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	1	1	81	85	0	81	4	0	0	0
Not Hispanic	185	35	2,442	3,490	34	3,382	42	0	0	0

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**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**  
**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Greater Dayton Premier Management has a 504 Transition Plan to create additional units of accessible housing for public housing tenants and applicants on the waiting list for accessible units. Over the past five-seven years, units were modernized at Wilmington Hi-Rise, at Riverview Terrace, and at Madrid Estates. Using Capital Fund Program funds, additional units will be completed over the next 2-3 years.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

1216 families on wait list for public housing with 1154 of those families being extremely low income, with 272 families with children, with 882 African-American head of households, and 1005 1-BR characteristic.

5896 families on wait list for Housing Choice Vouchers, with 80% of those applicants being extremely low income and 80% being African-American head of households.

The most immediate need is for landlords to accept the voucher, the units being able to pass inspection, and tenants paying their portion of rent and responding to annual income certifications.

**How do these needs compare to the housing needs of the population at large**

Households with incomes from 0-30% of AMI are most impacted, whether they are seeking public housing, Housing Choice Vouchers, tenant-based rental assistance, rapid rehousing or need housing rehabilitation funds to age in place or have access. These households will always tend to have the highest housing cost burden.

**Discussion**

GPDM is the largest provider of affordable housing in the Dayton region. GPDM has received approval from the U.S. Department of Housing and Urban Development to convert a significant number of their units to Rental Assistance Demonstration, which is a tool to preserve and improve public housing, and address deferred maintenance in GPDM units.

**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction:**

Montgomery County used data from the Homeless Management Information System and the Point in Time Count to answer the questions below.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	138	1,302	350	0	0
Persons in Households with Only Children	0	1	158	150	0	0
Persons in Households with Only Adults	49	550	3,182	2,900	0	0
Chronically Homeless Individuals	2	16	16	16	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	4	29	230	212	0	0
Unaccompanied Child	1	40	408	0	0	0
Persons with HIV	0	4	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is:  Has No Rural Homeless

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**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

In calendar year 2020, there were 288 families with children who experienced homelessness. Families with children represent 8.3% of all homeless households in Montgomery County in 2020. There has been a 39% decrease in families experiencing homelessness for the period of 2015-2020. There were 182 homeless veterans in 2020, which represents 5% of the overall homeless population in 2020.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

African Americans are overrepresented in the homeless population in Montgomery County. 21% of Montgomery County residents are African American, while 45% of those entering emergency shelter are African American.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Over the course of a year, 4% of people experiencing homelessness were unsheltered and never spent a night in emergency shelter. The overwhelming majority of households experiencing homelessness spend at least one night in emergency shelter.

**Discussion:**

Montgomery County has a well-organized approach to addressing homelessness and the prevention of homelessness. There are Gateway Shelters for populations, a youth shelter, and a shelter for survivors of domestic violence. There are also a number of prevention programs, as well as diversion and rapid rehousing. The Housing First Model is utilized. Most of the resources in the community for



homelessness originate through the CoC and its partners, with some other federal, state and local programs that help fill gaps.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Montgomery County will continue to serve the needs of its special needs populations, through a strong regional network of public, private and nonprofit housing and service providers. Montgomery County will promote physically accessible housing through partnerships with GDPM, nonprofit agencies, other appropriate agencies and advisory committees. All of the County's programs that are supported by federal funds, including CDBG, HOME, ESG and CoC, are targeted to assist low and moderate income individuals, many of whom fall into special needs categories. Special needs populations are targeted in some of the County's planned activities, such as public service activities and housing rehabilitation that will assist elderly homeowners to age in place and accessibility improvements for persons with disabilities.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	0
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

**Data Source Comments:**

**Describe the characteristics of special needs populations in your community:**

There is a great need for permanent supportive housing for persons with mental, physical and/or developmental disabilities, for victims of domestic violence, for both the elderly and frail elderly, and for persons with substance abuse. The need for veterans' services continue to grow. We also have a great need for affordable housing, workforce housing, and for affordable assisted living units.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

These populations need assistance to age in place, including home renovations and home health aids. Housing First has tended to work for persons with substance abuse/mental illness. The Housing First model basically is just that...house the person and then provide the supportive services and wraparound case management. These needs are determined by the CoC/Homeless Solutions Policy staff through information provided by the housing and supportive service providers.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

There are 1,568 persons living with a diagnosis of HIV infection in Montgomery County. The data source is Ohio Department of Health, HIV/AIDS Surveillance Program, data reported through Jun 30, 2020. Of the 1568, 1237 are male, 331 female. 1,045 are age 40+, with 633 white, 810 black/African American, and the balance of Hispanic, Asian, American Indian or unknown.

According to estimates that apply generally among HIV/AIDS populations, around 50% of those who have been infected will require housing assistance, including transitional housing or permanent supportive housing. Some individuals with HIV are being served by non-HIV housing programs.

**Discussion:**

Montgomery County must continue to prioritize funding for special needs populations. HUD funds is an important tool to assist with housing and supportive services, whether it is Community Planning and Development funds or Continuum of Care funds, these resources should be leveraged with local resources, like Human Services Levy funds to have a greater impact on these populations.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Montgomery County has a continued need for public facilities such as senior centers, homeless facilities, parks and recreational facilities, neighborhood facilities and childcare centers.

### **How were these needs determined?**

Annually, we take applications from jurisdictions for public facilities, public improvements, and demolition projects. Typically, we receive 3-4 applications for senior centers, parks, and other neighborhood facilities. In FY20, we funded two park projects, one in Miami Township and one in Carlisle. It is expected that during the span of the FY21-FY25 Consolidated Plan, we will continue to see these types of projects.

Also, as the population continues to age and the baby boomers begin to retire, the need for these types of facilities will tend to increase.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvements projects are continually needed in Montgomery County. These types of projects include street improvements, sidewalks, water and sewer projects, flood drainage improvements, parking facilities and tree planting. As communities who participate in the County's programs continue to have state and federal budget constraints, they will look to CDBG to address these issues in lower income neighborhoods, so that other funds can be leveraged elsewhere.

### **How were these needs determined?**

These needs were determined by the types of proposals that we receive annually, from meetings that we hold with local governments, from our knowledge of the Ohio Public Works Commission, which funds street and infrastructure projects.

### **Describe the jurisdiction’s need for Public Services:**

Montgomery County has historically been well under the public services cap of 15% of CDBG. This may change in the not-so-distant future. There continues to be great need for homeless programs, handicapped services, transportation and childcare services, fair housing services, and employment training. This is evidenced by the numbers of persons served at the local Job Center, potential reduction in funding both from the Human Services Levy and United Way, and concerns raised from the

Continuum of Care regarding the need for employment training and how to transition persons to permanent housing.

**How were these needs determined?**

These needs were determined from the Housing Needs Assessments that were filled out by local nonprofits who have great knowledge of the clientele and what their needs are. These needs have also been discussed by the United Way of Greater Dayton, Montgomery County, the City of Dayton, and other local governments.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Montgomery County has 155,986 residential property units, with 76% being one-unit or 119,189 being one-unit detached structures, per the 2013-2017 ACS data. Approximately 65% of the units are owner-occupied, or 96,966 units, 26% are rental units (40,093 units) and the balance are vacant. Seventy-four percent or 72,222 of the owner-occupied units were built before 1980, with only 7% built in 2000 or later. For rental units, only 6% or 2,447 units were built 2000 or later.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

In Montgomery County, balance of county, which is the areas outside the Cities of Dayton and Kettering, there are 155,986 total housing units. 70% or 109,215 are 1-unit detached structures, meaning stand-alone single family dwelling units. The second largest property type after single family is 5-19 units structures, making up 12% of the total housing units. 85% of the owner-occupied housing units in the balance of the county are 3 or more bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	109,215	70%
1-unit, attached structure	9,974	6%
2-4 units	11,826	8%
5-19 units	18,136	12%
20 or more units	4,595	3%
Mobile Home, boat, RV, van, etc	2,240	1%
<b>Total</b>	<b>155,986</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	1,109	2%
1 bedroom	752	1%	9,316	19%
2 bedrooms	13,709	14%	20,568	43%
3 or more bedrooms	80,619	85%	17,020	35%
<b>Total</b>	<b>95,180</b>	<b>100%</b>	<b>48,013</b>	<b>99%</b>

Table 30 – Unit Size by Tenure

Data Source: 2013-2017 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Montgomery County will target CDBG funds toward those households having incomes less than 80% of AMI and will primarily be owner-occupied. HOME funds will be focused on rental units, with occupants having incomes less than 50% of AMI. It is anticipated over the life of the Consolidated Plan we will assist 250 residents with home-owner repairs and 250 residents with tenant-based rental assistance.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost during this Plan period. In the event it is learned that units are at risk, it would be our intent to work with local nonprofit organizations and developers active in this space, to preserve those units.

**Does the availability of housing units meet the needs of the population?**

Montgomery County has a need for more rental units that are affordable and accessible. Montgomery County also needs to target funds to assist homeowners with housing rehabilitation to help them age in place/accessible housing. Montgomery County currently seems right-sized with the number of permanent supportive housing units in the community. Montgomery County must work diligently with agencies like Homefull, Miami Valley Housing Opportunities and Eastway (organizations that have active landlord relationships) to maintain and increase the number of landlords who will house extremely low income households.

**Describe the need for specific types of housing:**

- More Housing Choice Vouchers
- More public housing units
- More accessible, affordable rental units
- More garden-style, 1-story, zero grade housing

**Discussion**

Montgomery County will work with for profit developers and nonprofit organizations to increase the number of affordable rental units. Much of the local affordable housing stock is either owned by GDPM, has a subsidy through GDPM or is built through either 9% or 4% Low-Income Housing Tax Credit (LIHTC) funding. Montgomery County intends to partner with those developers who are successful in securing LIHTC to fill funding gaps so that projects can move forward. Montgomery County also knows that hundreds of affordable rental units were impacted by the 2019 Memorial Day tornadoes and hundreds of them are lost. Working with the State of Ohio, Montgomery County and its partners, including the Miami Valley Long Term Recovery Group, will be eligible for funds to create homebuyer housing units for renters who were impacted by the tornadoes. The state will also provide approximately \$10 million dollars through the CDBG-DR funds for the creation of affordable rental housing units. It is the hope that over 300 new affordable rental units can be developed through this program.



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

In Montgomery County, as in many communities across the state and the country, the median home value has increased. Though the numbers below show the most recent year as 2017, and a 5% decline in median home value, what we know that in 2020 and 2021, housing costs increased significantly. Some of this was due to low inventory, some due to low interest rates. We have continued to see the cost of rental units increasing significantly as well, and know that many households are cost burdened.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	117,700	112,100	(5%)
Median Contract Rent	519	592	14%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,458	25.9%
\$500-999	30,845	64.2%
\$1,000-1,499	3,528	7.3%
\$1,500-1,999	626	1.3%
\$2,000 or more	547	1.1%
<b>Total</b>	<b>48,004</b>	<b>99.9%</b>

Table 32 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	25	No Data
50% HAMFI	64	11
80% HAMFI	11	40
100% HAMFI	No Data	49
<b>Total</b>	<b>100</b>	<b>100</b>

Table 33 – Housing Affordability

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	563	647	836	1,122	1,214
High HOME Rent	563	647	836	1,122	1,214
Low HOME Rent	563	647	836	984	1,098

Table 34 – Monthly Rent

Data Source Comments:

### Is there sufficient housing for households at all income levels?

There are not enough housing units for persons at all income levels, but there is certainly a lack of sufficient housing for persons at 0-30% of area median income, evidenced by the waiting lists maintained by the local public housing authority.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Home values in the Dayton area have been impacted by low inventory and low interest rates. Homes are selling within days of coming onto the market. Those properties with mortgages are often bought back by the banks and become real estate owned (REO) properties. REOs may be held from open market sales indefinitely, impacting home values in both distressed and non-distressed neighborhoods, and that appears to be what happened in 2020 and most of 2021. There are limited numbers of properties being offered through Sheriff's Sale, and those properties that are available, sell for well above the appraised amount. The Dayton Area Board of Realtors (DABR) releases sales data, and for the period of Jan-December 2020, the average sales price in Montgomery County was \$171,625. The median sale price in 2021 (Jan-June) is \$205,000, a 15% increase from last year.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent in 2021 is \$865. Fair Market Rent for a one-bedroom unit, as listed above, is \$647. Both low and high HOME rent limits is \$647 so it appears that many existing renters are paying what the fair market rent. However, without some form of subsidy, whether it be a Housing Voucher, HOME-funded tenant-based rental assistance, or rapid re-housing, many households with incomes less than 50% of area median income will have a housing cost burden, paying more than 30% of their income on rent.

## Discussion

Rent subsidies will continue to contribute to housing affordability. Also, as a result of COVID-19 and the impact on residents living in rental units, there are a number of emergency rental assistance programs active in Montgomery County. And throughout much of 2020 and part of 2021, there was an eviction moratorium. This helped keep the number of residents being evicted down. However, when the moratorium is lifted and if programs cannot respond quickly enough, eviction numbers will increase.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Condition of housing within Montgomery County varies widely from one community to another. In terms of supply and demand, in many of Montgomery County's communities there are enough housing units, but not always affordable ones. 81% of the owner-occupied housing stock has no conditions; 58% of the rental units has no conditions.

### Definitions

Montgomery County's definition for substandard condition is lacking complete plumbing facilities and lacking complete kitchen facilities, as well as roof and exterior walls deteriorated to such a point that the cost of rehab is 150% over the value, and is rodent infested. Substandard but suitable for rehab is the plumbing and kitchen issues and cost of rehab and a loan to value after rehab that is at least 80% of the area median home sales price.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	17,909	19%	19,346	40%
With two selected Conditions	233	0%	922	2%
With three selected Conditions	0	0%	62	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	77,060	81%	27,708	58%
<b>Total</b>	<b>95,202</b>	<b>100%</b>	<b>48,038</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 36 – Year Unit Built

Data Source: 2013-2017 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	6,042	0%	3,336	0%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

More funds need to be targeted toward rental rehabilitation than owner-occupied based on the number of conditions in the units shown above. Montgomery County, however, will continue to invest CDBG funds in owner-occupied rehabilitation to keep individuals housed where they are. This will ease the burden on the rental housing market. Using HOME funds, Montgomery County can invest in projects to keep rental units habitable.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

It is estimated that approximately 50% of the units that have the risk of lead-based paint hazards are occupied by low and moderate income families.

### Discussion

Montgomery County should work with local jurisdictions and housing nonprofits on code enforcement efforts, subsequent housing rehabilitation programs, and where lead-based paint is evident, ensure that the work is performed by contractors who have the proper training and certifications.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Greater Dayton Premier Management's (GDPM) works closely with the cities of Dayton and Kettering, and Montgomery County, as communities with Consolidated Plans, to ensure that the housing activities of the PHA are aligned with the housing needs of the community. All three jurisdictions provide data to GDPM for their PHA planning process and complete the housing needs assessment for their annual plan. Accordingly, GDPM provides information with the jurisdictions on public housing needs and projects for the development of the Consolidated Plan. GDPM's mission is to develop housing solutions for individuals, senior and families. They seek to improve neighborhoods by offering diverse housing options. They require that families, employees and partners demonstrate responsible character, which strengthens the economic health, vitality, and humanity of the Miami Valley. However, the need for affordable housing far outweighs the number of affordable housing units.

### Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Disabled *	
				Project-based	Tenant-based	Veterans Affairs Supportive Housing		
# of units vouchers available	182	33	2,809	91	3,703	342	1,101	754
# of accessible units								
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition								

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Consolidated Plan

MONTGOMERY COUNTY

Greater Dayton Premier Management, in the 5-Year Plan/Annual Plan, showed a Housing Choice Voucher waiting list of 5896 (this is countywide data, including the Cities of Dayton and Kettering). The majority of persons comprising this list are at less than 30% of area median income (AMI), with 4715 families or 80% being extremely low income. The balance is 30-80% of AMI, with only 7% being 50-80% of AMI. The list is significantly shorter for asset management or public housing, with 1216 families on the wait list, 94% being less than 30% AMI, and 20% with families.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Greater Dayton Premier Management	86

**Table 40 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

GDPM has a number of rehabilitation projects underway, some for modernization and some related to the Rental Assistance Demonstration program. This includes the Southern Montgomery County. Replacement Housing Factor and Capital Fund Financing, as well as Rental Assistance Demonstration conversion programs, are the primary funds used for public housing units updates.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

GDPM utilizes ROSS (Residents Opportunities for Self-Sufficiency) grants to improve the living environment of LMI families living in public housing. GDPM will use the ROSS grant to provide computer training at their sites. GDPM conducted 24 sessions about housekeeping, case management, health care screening, and health & wellness education. Also, a MOU was implemented with the Dayton Food Bank related to food access and insecurity. GDPM is also working on a broadband plan to have connectivity for residents living in public housing. Montgomery County was able to assist with \$3 million of CARES Act funds in CY2020.

**Discussion:**

GDPM is a high performing housing authority and has many programs underway to enhance the living environment of residents in their public housing units. Some of those programs include demolition, as well as reducing density and increasing public housing units in opportunity areas.



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The tables below reflect the inventory of shelter and housing beds in Montgomery County, regardless of funding source.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	108	0	18	492	0
Households with Only Adults	285	60	116	940	0
Chronically Homeless Households	0	0	0	528	0
Veterans	12	0	40	219	0
Unaccompanied Youth	28	0	46	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream services are critical to help persons experiencing homelessness obtain and retain housing. Case managers in shelter and housing programs connect people to mainstream benefits including SSI, TANF, WIOA and other employment services, as well as behavioral health services from community non-profits.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Services and facilities include: emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing (facility-based and scattered site).

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

It is the policy of the Continuum of Care (CoC) to expand permanent supportive housing and affordable housing units rather than provide funding for additional emergency shelters. However, during the winter season, the number of emergency shelter beds is increased to meet the demand to keep people safe. There are five different program types in the Dayton/Kettering/Montgomery County Homeless Assistance System as of January 2021, with the number of total units next to each. There is Emergency Shelter (452), Transitional Housing (203), Rapid Re-Housing (unknown), Safe Haven (25) and Permanent Supportive Housing (757), for a total of 1437 CoC units.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 42– HOPWA Assistance Baseline

Data Source Comments:

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Montgomery County leverages CDBG, HOME and ESG funds with CoC, United Way, Human Services Levy funds to maximize supportive housing in the community. Montgomery County has a number of programs that are assisted with Human Services Levy program funds including frail elderly. The County's Alcohol, Drug Addiction, Mental Health Services (ADAMHS) Board works closely with a number of community partners to provide services to those persons with addiction and mental health needs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Continuum of Care (CoC) has the following protocols in place to ensure that people are not routinely discharged into homelessness:

- Foster care-Each public children's services agency shall provide appropriate services and support to former foster care recipients.
- Health care-the Ohio General Assembly has enacted laws governing the transfer and discharge of residents in nursing homes and residential care facilities, adult care facilities and community alternative homes. Appropriate regulations must be followed.
- Mental Health-it is the policy of the Ohio Department of Mental Health that homeless shelters are not appropriate living arrangements for persons with mental illness. Patients being discharged from ODMH organizations are not to be released to shelter or to the street. Appropriately approved emergency housing plans are required to be in place.
- Corrections-it is the policy of the Ohio Department of Rehabilitation and Corrections to not discharge persons to the street or shelter. Reentry planning will address an offender's needs, linkages to the community and appropriate supervision activities subsequent to release.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Montgomery County CED will partner with the Homeless Solutions Policy staff and with CoC to prevent homelessness. This may be accomplished through public services funds (there is \$61,000 committed in FY21 CDBG funds), as well as provide TBRA assistance through the HOME program and prevention and rapid rehousing funds through the ESG program.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Montgomery County is not in a HOME consortium, but does work closely with the Cities of Dayton and Kettering in providing housing and supportive services to persons with special needs. Montgomery County will work with the Continuum of Care as it implements a Housing First model and will provide tenant-based rental assistance for those persons who may need subsidy to stay housed. The CoC will provide funds through the Doors program and other programs with case management. Street Outreach will work to get those on the street housed and the appropriate wraparound services.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Montgomery County must continue to promote public policies that will have positive impact on affordable housing and residential investment. Barriers to affordable housing exist in every community. Analysis of existing studies were undertaken during the past year, as well as informal and formal meetings with other county departments and nonprofit groups. Analysis looked at whether or not the cost of housing or the incentives to develop, maintain or improve affordable housing are affected by public policies. Some of items examined were tax policies, zoning ordinances, fees and charges, building codes and housing loan programs and regulations, specifically on how policies impacted negatively (1) housing cost, (2) incentives to develop, and (3) incentives to maintain or improve housing. Analysis of the progress in meeting the goals of the Regional Fair Housing Action Plan, especially with regard to barriers is ongoing. Current efforts are being concentrated in the area of building codes and the affect building and zoning codes might have on the availability of accessible units. Montgomery County will be working with the cities of Dayton and Kettering in CY2020 to begin a new Analysis of Impediments to Fair Housing, and from that Analysis will come up with a new Regional Fair Housing Action Plan.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Montgomery County has 125, 246 workers according to the data below. During our last FY18-20 Con Plan, we showed 154,393. This represents over 29,000 workers lost. Education and health care services has the largest number of workers, with 28,250. The manufacturing sector, which has suffered tremendous losses in the Dayton area, still has the second most workers with 19,062. The unemployment rate is 5.7% but is far more for those persons 16-24, with their unemployment rate over 20%. By occupational sector, the greatest number of people, or 57,599, are in the management, business, financial sector. Montgomery County has little trouble with commuting, with 76% of the people having less than 30 minutes travel time, and only 3%, having a travel time exceeding an hour. Educational attainment continues to be a focus for the region, especially to increase kindergarten readiness, proficiency on 3rd grade Ohio Achievement Test (OAT), and more persons with college degrees or comparable training. Currently, only about a 1/4 of the total population in the civilian labor force have a bachelor's degree or higher.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	376	271	0	0	0
Arts, Entertainment, Accommodations	16,101	17,715	13	15	2
Construction	5,562	6,226	4	5	1
Education and Health Care Services	28,250	22,151	23	18	-5
Finance, Insurance, and Real Estate	7,839	6,834	6	6	0
Information	3,149	4,237	3	3	0
Manufacturing	19,062	18,054	15	15	0
Other Services	4,194	3,872	3	3	0
Professional, Scientific, Management Services	12,517	10,349	10	8	-2
Public Administration	0	0	0	0	0
Retail Trade	16,233	19,231	13	16	3
Transportation and Warehousing	5,346	6,042	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	6,717	6,913	5	6	1
Total	125,346	121,895	--	--	--

**Table 43 - Business Activity**

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	171,810
Civilian Employed Population 16 years and over	160,625
Unemployment Rate	6.54
Unemployment Rate for Ages 16-24	24.17
Unemployment Rate for Ages 25-65	4.01

**Table 44 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	23,505
Farming, fisheries and forestry occupations	376
Service	16,233
Sales and office	4,194
Construction, extraction, maintenance and repair	5,562
Production, transportation and material moving	24,408

**Table 45 – Occupations by Sector**

Data Source Comments:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	128,857	75%
30-59 Minutes	42,953	25%
60 or More Minutes	0	0%
<b>Total</b>	<b>171,810</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source Comments:

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	41,912	0	0



Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	116,077	0	0
Some college or Associate's degree	149,610	0	0
Bachelor's degree or higher	106,075	0	0

**Table 47 - Educational Attainment by Employment Status**

Data Source Comments:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	488	1,022	1,317	2,602	4,655
9th to 12th grade, no diploma	5,298	4,790	4,076	9,134	8,530
High school graduate, GED, or alternative	14,885	16,269	13,821	39,832	31,270
Some college, no degree	21,933	20,570	15,446	33,847	20,032
Associate's degree	2,081	7,467	7,228	14,970	6,036
Bachelor's degree	4,139	14,418	10,869	22,868	12,802
Graduate or professional degree	297	7,170	7,747	15,366	10,399

**Table 48 - Educational Attainment by Age**

Data Source Comments:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 49 – Median Earnings in the Past 12 Months**

Data Source Comments: This data is unknown

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Montgomery County has transitioned somewhat to a "meds, eds, and feds" community, with the major employment in the civilian work force being education and healthcare. Wright-Patterson Air Force Base

employs over 30,000 persons. The second largest employment sector, perhaps surprising to some, is still manufacturing.

**Describe the workforce and infrastructure needs of the business community:**

Montgomery County must continue to improve and upgrade workforce development by getting more people on track for credentials needed for in-demand jobs. This can be implemented initially by identifying the three top employment growth sectors and creating training programs to link unemployed or underemployed individuals with specific companies struggling to hire qualified workers. We also have created a Mobile Workforce Center that can travel to companies, business fairs, and other locations to meet employers and employees where they are and reduce a potential transportation obstacle.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Montgomery County will work actively to support small businesses via our economic development programs, local and federal grants and contracts. One vehicle would be to re-allocate and target up to \$1 million per year of ED/GE funds to small and emerging businesses that show good potential for creating significant new and well-paying jobs. Another would be to include language in our agreements with vendors, contractors and grantees to encourage inclusion of fully qualified, small and emerging businesses as primary participants and subcontractors. A third initiative would be to lead an effort to encourage more businesses to support fully qualified, small and emerging business as primary participants and subcontractors, using Section 3 as a CPD tool. Finally, through the acceleration of efforts to bring state-of-the-art broadband and high speed, fully network enabled wireless capacity to every business and residence throughout the county, the community would be more attractive to businesses to expand in or relocate to.

We were impacted significantly by a series of tornadoes in May 2019. We are still recovering from that but we have had the opportunity to receive Economic Development Administration funds to develop a Comprehensive Economic Development Strategy (CEDs). This plan will position the Dayton Region to apply for additional funding opportunities related to the recovery.

Comprehensive strategic planning is going on with the Dayton Development Coalition and JobsOhio. A very new initiative is one focused on entrepreneurs. This program may affect job and business growth opportunities during the planning period.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Ongoing education and training of the workforce is necessary for employment opportunities to provide the skill sets necessary to be successful. This training will be provided through Sinclair Community College, the University of Dayton, Wright State University, and other colleges in the area, as well as training provided at the Job Center and the County's new Westown Employment Opportunity Center. We should partner also with career technology centers to ensure that we are creating a pathway to employment, especially for those sectors in high demand (like construction, cyber-security, and healthcare).

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Sinclair Community College is very involved in workforce training initiatives, especially those related to Unmanned Aerial Vehicles (UAV). The University of Dayton Research Institute (UDRI) is involved in technical and scientific research services and has received contracts and grants from the Department of Defense. Montgomery County has recently worked with the City of Trotwood on a truck driving academy. We are also positioned at the "Crossroads of America," at I-70 and I-75, and have seen a number of companies locate recently in this area. These are primarily logistics and distribution companies, like Chewy and Spectrum, and Amazon recently announced plans to build an expansive warehouse near the Dayton International Airport. More companies are expected to follow this trend, as long as the workforce is available and work-ready.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

This strategy is currently in development and is being spearheaded by the Miami Valley Regional Planning Commission and the Dayton Development Coalition. A significant number of stakeholders are also involved, including the City of Dayton and Montgomery County.

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

In Montgomery County, there are a few areas where multiple housing problems are concentrated. We define this concentration as communities that have multiple areas of focus. We define these areas as those neighborhoods that have concentrations of low to moderate income persons, exceeding 51%; also, these neighborhoods that are designated as slum/blight areas. Communities in Montgomery County that have multiple target areas are Harrison Township, Jefferson Township, Riverside, Moraine, Trotwood, and Huber Heights.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

An area of concentration is defined as an area that has a percentage of minority population that is larger than the total in the balance of County area. In the balance of the county, three communities meet this criteria. They are Trotwood, Harrison Township and Jefferson Township.

### **What are the characteristics of the market in these areas/neighborhoods?**

In these areas, the housing stock is typically smaller, and by today's standards, might be considered obsolete. A significant amount of the housing is built on a concrete slab, is less than 1000 square foot, has 2-3 small bedrooms, 1 bathroom, no garage. In the townships, they have no sidewalk, curb or gutter. The areas around the residential areas may be limited in commercial opportunities for residents, including places to dine, grocery stores, movie theaters, etc. All housing stock in these neighborhoods are not like, just a significant amount. Distressed housing stock is common, often with some foreclosed, vacant, abandoned structures.

### **Are there any community assets in these areas/neighborhoods?**

There are community assets in these areas. Typically, there are several churches that are located in these neighborhoods. The cost of housing is very affordable, and transportation is readily available. Many of the residents have lived there long-term, own their home and are committed to the area.

### **Are there other strategic opportunities in any of these areas?**

There are opportunities to purchase abandoned housing, demolish and build new. It would take several parcels to create infill housing but certainly, it has been accomplished in the balance in the County, in neighborhoods like Ft. McKinley in Harrison Township, in Ridgewood Heights in Jefferson Township, and in Old Downtown in West Carrollton.



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

There continues to be a need for broadband wiring and connections for LMI households and neighborhoods. Montgomery County is partnering with local agencies and governments where possible to assist with these efforts. With CARES Act funds last year, Montgomery County worked with GDPM to provide enhancements for equipment and WiFi access. Other opportunities exist to work with nonprofit groups like Miami Valley Communication Council to extend fiber into underserved areas.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There is a need for increased competition, and we have seen this grown somewhat in the past couple of years. We will continue to explore opportunities to provide funds to communities that might be engaging in conversations with providers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Montgomery County was significantly impacted by tornadoes in May 2019. We are not sure if this series of tornadoes were associated with climate change, but we had not seen this level of activity in the areas where the storms hit. We have been participating in a number of meetings since May 2019 around resiliency and making sure that we are prepared for future events. This planning actually was beneficial during the local response to COVID-19, having that framework in place.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Owners of housing units where low and moderate income persons reside should have back-up generators available. These units must be built to code and must be inspected by the appropriate building officials. Communities must ensure that tornado sirens are placed logistically and that they are tested regularly to make sure they are working properly.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Montgomery County's Consolidated Plan will cover the period of FY21-FY25, beginning October 1, 2021 and running through September 30, 2026. In FY21, Montgomery County will receive CDBG, HOME and ESG funds to assist in meeting the needs of low-to-moderate income persons.



## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Not a target area
	<b>Area Type:</b>	Not applicable
	<b>Other Target Area Description:</b>	Not applicable
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Montgomery County, as an urban county, has 28 participating jurisdictions that it serves. This includes towns, villages, urban and rural townships. All eligible communities sign cooperation agreements every three years to opt into Montgomery County's CDBG program. Projects are allocated based on need, on the applicant community's prioritization and to a certain extent, on geographic distribution within the County. Approximately \$750,000 is made available for a competitive process among the jurisdictions. CD staff works with the communities on projects that will impact neighborhoods, parks, seniors, etc, but communities ultimately decide what project they want to submit. The two advisory committees make funding recommendations on these projects. Housing projects are scattered throughout the County, with CDBG funds being used for emergency and accessibility projects. HOME funds are used for tenant based rental assistance and for capital projects. Tenants have choice on why

they want to reside. ESG funds are provided for shelters, prevention and rapid re-housing. Almost all of the gateway shelters for the homeless are located in downtown Dayton or just outside of downtown.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 51 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Housing Programs

	<b>Description</b>	Affordable housing, both rental and owner-occupied continues to be needed within Montgomery County. Using CDBG funds, CountyCorp, Rebuilding Together Dayton, and other housing advocates will provide grants/loans up to \$7500 to make emergency repairs and accessibility improvements. With HOME funds, tenant-based rental assistance will be provided. Also, HOME funds will be used to increase the number of affordable rental units, through new construction and/or rental rehabilitation. Downpayment assistance is also a focus with HOME funds.
	<b>Basis for Relative Priority</b>	Affordable Housing is a top priority. Leveraging CDBG and HOME funds with other resources is critical in making the necessary improvements.
2	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Public Improvements
	<b>Description</b>	Montgomery County will partner with participating jurisdictions on infrastructure projects, such as storm sewer, sanitary sewer and water improvements projects. The County will also provide funds for street improvements and handicapped accessibility projects. Senior center and park improvement projects continue to be a priority for some communities.
	<b>Basis for Relative Priority</b>	Montgomery County, as an urban county, is committed to work with cooperating jurisdictions to undertake non-housing community development projects that they deem their top priority. Areas typically served with infrastructure projects are low to moderate income areas. The county does undertake a few projects each year that meet the needs of low-mod limited clientele.

3	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Economic development continues to be a high priority for the County, especially as companies continue to recover from the impact of COVID-19. One of the ways to address it is to target economic development assistance to small businesses. Economic Development/Government Equity (EDGE) funds may be reallocated and targeted to these businesses. CDBG funds could be leveraged with these funds to create and/or retain additional job opportunities. Also, a small amount of CDBG funds could be targeted to microenterprise, as well as to hard-to-employ persons who might need additional training.
	<b>Basis for Relative Priority</b>	Economic Development is a high priority for the Board of County Commissioners and to the County Administrator. It is a high priority because jobs create opportunities for county residents-- opportunities to own a home, for disposable income to dine out, to increase property and sales taxes, but most importantly, to increase the quality of life and standard of living. With increased job opportunities and appropriate job readiness training, there will be favorable circumstances for increased income, which should enhance the chances of an increased quality of life.
4	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Other
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Montgomery County contracts with the Miami Valley Fair Housing Center to implement a number of activities related to fair housing. This includes education and outreach to consumers, lenders, realtors, and governmental entities. Fair housing testing is also undertaken.
	<b>Basis for Relative Priority</b>	Montgomery County has a long-standing relationship with the Miami Valley Fair Housing Center (MVFHC). MVFHC provides fair housing services throughout the County, including to consumers, the housing industry and the lending community. The MVFHC is a lead agency in the Analysis of Impediments study and the resulting Fair Housing Action Plan. the MVFHC also does testing for discrimination and is a leader in assisting persons who may have been victims of predatory lending or unscrupulous lending practices.
5	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Homelessness Prevention

	<b>Description</b>	ESG funds will be directed to projects that will provide housing assistance for persons who are homeless or who are at risk of homelessness. HOME funds will be used for tenant-based rental assistance and for capital projects to provide additional units of affordable and/or permanent supportive housing units. ESG funds will be used for shelter, prevention and rapid re-housing activities.
	<b>Basis for Relative Priority</b>	Montgomery County's Homeless Solutions Plan was created in 2006. This was a ten-year strategy to end chronic homelessness and reduce overall homelessness. As we enter the 15th year of addressing homelessness in a coordinated fashion and with the start of the FY21-FY25 Consolidated Plan, it is imperative that we continue to provide HOME and ESG funds to support the upcoming new Homeless Solutions Plan. This support will help contribute to the creation of additional units of permanent supportive housing and additional units of affordable housing, both goals of the Homeless Solutions Plan.
6	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Individuals
	<b>Geographic Areas Affected</b>	Not applicable
	<b>Associated Goals</b>	Homelessness Prevention Public Services
	<b>Description</b>	Public services, such as employment training, services to homeless, etc. are funded by Montgomery County. Public services are limited to 15% of grant award.
	<b>Basis for Relative Priority</b>	Public services are typically funded by other County departments, like Job and Family Services and Human Services Planning & Development. CDBG funds are used occasionally for new programs or to fill gaps in programs that are resulting in significant services improvements.
7	<b>Priority Need Name</b>	Demolition
	<b>Priority Level</b>	High

<b>Population</b>	Low Moderate Non-housing Community Development
<b>Geographic Areas Affected</b>	Not applicable
<b>Associated Goals</b>	Demolition
<b>Description</b>	Demolition of vacant, abandoned housing stock within neighborhoods will continue to be a priority for the County. Demolition of commercial structures to make the site development ready will also be a priority. Demolition activities will not be funded every year through CDBG, especially as the County still has a relatively small amount of Neighborhood Stabilization Program (NSP) funds to expend, but demolition activities will certainly be considered a high priority throughout the FY21-25 Consolidated Plan period.
<b>Basis for Relative Priority</b>	Reducing the number of substandard housing units is a priority for the County. Wherever possible, units will be maintained. However, if it is a high priority for the cooperating jurisdiction (such as Harrison Township, Jefferson Township, Trotwood or any of the other 25 jurisdictions that participate in the County's CDBG program), then it will generally be a high priority for the County as well.

**Narrative (Optional)**



**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Available housing units that are not affordable without HOME subsidy, especially for persons at 50% or less of area median income
TBRA for Non-Homeless Special Needs	Available housing units that are not affordable without HOME subsidy, especially for persons at 50% or less of area median income, with a special need such as handicapped, HIV/AIDS, mental illness/substance abuse.
New Unit Production	There is a lack of affordable housing in the community. There are a significant number of vacant units that could be rehabilitated. Any new units produced are likely to come through the Low-Income Housing Tax Credit program; a small amount of HOME funds could be leveraged with this program to produce up to 250 new units over the Consolidated Plan period.
Rehabilitation	Rehabilitation continues to be a need in the community. Unfortunately, a significant number of units need substantial rehabilitation funds and these funds are limited. CDBG funds are expected to assist 40-50 homeowners per year, or up to 250 homeowners over the Consolidated Plan period. Utilizing HOME funds, approximately \$350,000-\$500,000 per year is spent on capital rental projects, with most of this being leveraged by the LIHTC program.
Acquisition, including preservation	Montgomery County, through CHDO funding provided to Homestart Inc., and/or HOME funding through the Combined RFP, may purchase up to 8 units annually, depending on other projects submitted.

**Table 52 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Montgomery County, Ohio's allocations for FY21 are as follows: Community Development Block Grant (CDBG) is \$2,027,329; Home Investment Partnerships (HOME) is \$1,067,487 and Emergency Solutions Grant (ESG) is \$162,263. All program funding levels are comparable to FY20. Program income is expected to be generated primarily from housing and economic development programs administered by CountyCorp.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,027,329	250,000	0	2,277,329	Funds are used for a variety of high priority activities, including housing, public improvements, public services, demolition. Also includes general program administration.
						7,527,671	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,067,487	25,000	0	1,092,487	4,000,000	Funds are used primarily for capital programs, downpayment assistance, TBRA. Also includes general program administration. Funds also included for CHDO.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	168,263	0	0	168,263	Funds are used primarily for shelter and financial assistance
						656,737	

Table 53 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HOME funds will be matched by either carry-forward match contributions or through match identified through new construction/rehabilitation projects. ESG funds will be matched by the local Human Services Levy fund, at a 100% match. ESG funds will allow for a portion to be used on shelter, as well as on prevention and rapid re-housing. Some of the ESG will leverage directly Continuum of Care efforts. Local projects being implemented with CDBG funds often have local share and those commitments are reflected in IDIS.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned land is intended to be used to address needs identified in the plan.

**Discussion**

Federal resources may vary throughout the term of the FY21-25 Consolidated Plan but it our hope that allocations will remain consistent and/or slightly increase to ensure no funding gaps in the current institutional delivery structure.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CountyCorp	Non-profit organizations	Ownership Rental neighborhood improvements	Jurisdiction
Rebuilding Together Dayton	Non-profit organizations	Ownership neighborhood improvements	Jurisdiction
Miami Valley Fair Housing Center	Non-profit organizations	public services	Jurisdiction
HomeOwnership Center of Greater Dayton	Non-profit organizations	Ownership	Jurisdiction
St. Vincent De Paul Social Services, Inc.	Community/Faith-based organization	Homelessness	Jurisdiction
Homefull	Non-profit organizations	Homelessness	Jurisdiction
YWCA	Community/Faith-based organization	Homelessness Rental	Jurisdiction
LEGAL AID OF WESTERN OH, INC	Non-profit organizations	public services	Region

**Table 54 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Montgomery County Business Services-CED is responsible for managing jurisdictions within the County (outside of Dayton and Kettering) in the development of CPD projects. Other partners are public agencies, private service providers and local non-profit organizations through which it will carry out the Consolidated Plan. This office has the lead responsibility for coordinating the development of the Consolidated Plan and the development and timely implementation of each annual action plan. Other key agencies involved in the implementation of the Consolidated Plan include the City of Dayton, City of Kettering, CountyCorp, and the Miami Valley Fair Housing Center. Greater Dayton Premier Management will continue its role as primary provider of low-income public housing and administrator of Housing Choice Voucher programs. The Homeless Solution Policy Board will be the lead agency with which the city will partner to provide policy guidance and oversight for addressing the needs of the homeless.

All communities within the Consolidated Plan service area are eligible to submit projects during the planning process. Most areas with low to moderate income persons have the potential to benefit from one or more CDBG or HOME-funded project. Montgomery County staff provides technical assistance, support and guidance to participating jurisdictions to maximize the impact of community development and housing projects, and to leverage CDBG, HOME, and other federal and state grant programs.

Additional funds to meet the needs of the community will also be a gap. Strengths in the system are housing and supportive services nonprofits.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

Table 55 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Persons are assessed both on the street and at shelter. Wherever possible, diversion is utilized to keep people from entering shelter. If they do enter shelter, a Front Door Assessment is completed and a case manager is assigned. Services are then offered to the clients. A number of programs are already in place, including Homeless Crisis Response Program which is coordinated by Homefull, but the need for more effective programs will always exist.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The CoC is very comprehensive, with projects consistently being funded from year to year. The system overall is strong but funds are limited and the ability to create affordable, accessible housing in the next few years may also be limited. More landlords are needed for the Rapid Re-Housing programs being implemented, as we saw some agencies having unspent funds this past year as affordable housing units could not be identified for clients.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

It will be necessary to be responsive to all possible grants and loans, and to continue to explore foundation opportunities. Another possible strategy will be nonprofits and/or governments combining resources, potentially merging, to create more economy of scale and reduce overhead costs. The County is looking at a strategy to provide incentives to landlords to get them engaged in housing programs.



**SP-45 Goals Summary -- 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Programs	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs	Not a target area	Affordable Housing	CDBG: \$3,750,000 HOME: \$5,092,487	Rental units constructed: 200 Household Housing Unit  Rental units rehabilitated: 50 Household Housing Unit  Homeowner Housing Rehabilitated: 200 Household Housing Unit  Direct Financial Assistance to Homebuyers: 100 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
2	Public Improvements	2021	2025	Non-Housing Community Development	Not a target area	Non-Housing Community Development	CDBG: \$3,750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2021	2025	Economic Development	Not a target area	Economic Development	CDBG: \$500,000	Jobs created/retained: 25 Jobs Businesses assisted: 25 Businesses Assisted
4	Fair Housing	2021	2025	Fair Housing	Not a target area	Fair Housing	CDBG: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 12500 Households Assisted
5	Homelessness Prevention	2021	2025	Homeless Non-Homeless Special Needs	Not a target area	Homelessness Prevention Public Services	ESG: \$825,000	Homeless Person Overnight Shelter: 1500 Persons Assisted Homelessness Prevention: 750 Persons Assisted
6	Demolition	2021	2025	Non-Housing Community Development Demolition	Not a target area	Demolition	CDBG: \$1,000,000	Buildings Demolished: 75 Buildings
7	Public Services	2021	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	Not a target area	Public Services	CDBG: \$305,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Table 56 – Goals Summary

**Goal Descriptions**

Consolidated Plan

MONTGOMERY COUNTY

<b>1</b>	<b>Goal Name</b>	Housing Programs
	<b>Goal Description</b>	Funds will be used for housing rehabilitation, tenant based rental assistance, rental rehabilitation, new construction of affordable rental units and downpayment assistance for first time homebuyers.
<b>2</b>	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Funds will be used primarily to complete infrastructure-related projects that are submitted through a competitive process. This includes street improvements, ADA curb and ramp, water and sewer projects. Other types of public improvements are also eligible.
<b>3</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Program income funds will be used for economic development purposes. Countycorp administers an economic development revolving loan program for job creation/job retention. Program income from loan payments is used to make additional loans. If funds are available, the County will continue to work with Miami Valley Community Action Partnership and other program partners on a microenterprise grant program that the county has been implementing since August 2016.
<b>4</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Montgomery County contracts with the Miami Valley Fair Housing Center to implement a number of activities related to fair housing. This includes education and outreach to consumers, lenders, realtors, and governmental entities. Fair housing testing is also undertaken.
<b>5</b>	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Emergency Solutions Grant funds can be used for shelter, prevention and rapid re-housing. Other efforts, using CDBG, to reduce homelessness are captured under public services.
<b>6</b>	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Funds will be used to complete demolition of both residential and commercial structures. The demolition outcome will be to remove a spot slum/blight situation or ready a neighborhood for infill housing. Commercial demolition can also foster new economic development and growth.

7	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Funds will be used to provide public services for persons who are homeless, at risk of homelessness, and those who might need job training. We may also use for other types of public service needs that may arise over the next five years. Montgomery County's level of public services funding has historically been fairly small and over the next five years, that is not likely to change.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

It is estimated that 600 households will benefit from HOME funds during the FY21-25 Consolidated Plan term. Of the 600 households, it is estimated that 450 will be extremely low income, 100 will be low income and 50 will be moderate income families.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

GDPM will continue to modernize units using Capital Fund Program funds and will seek HUD approval of several unit conversions. The requests will be made to allow the authority to modernize units in an effort to move into compliance with the units existing bedroom count during modernization of the unit that includes added accessibility features.

### **Activities to Increase Resident Involvements**

GDPM has developed a "ladder to success" program for all public housing and Section 8 families, with the ultimate goal of providing client households with homeownership opportunities. To date, GDPM has facilitated almost 300 homeownership transactions, including 61 through the Section 8 homeownership program. Each spring, GDPM's Agency Plan proposes homeownership initiatives. No homeownership activities are planned for FY 2021, though tenants are working toward this with the offering of training and education in becoming a homeowner. GDPM encourages participation in a wide range of resident housing initiative programs and services offered to tenants. These include family self-sufficiency (FSS) programs and activities developed by the Authority to assist public housing and Section 8 households to become homeowners. DMHA strives to improve staff and resident accountability through its 12-step comprehensive Community Improvement Plan (CIP). GDPM does not maintain a resident council at each individual public housing site, but residents are encouraged to become involved in guiding management operations and determining modernization needs. GDPM operates the following programs to improve the quality of life for residents. Family Self Sufficiency (FSS) The FSS program is intended to provide economic independence for public housing residents by offering comprehensive supportive services. By encouraging self-sufficiency, this program positions participants to break the cycle of dependency on public assistance and rental subsidy programs. Coupled with the Authority's standard case management services, FSS includes the following: Senior Wellness: This program provides for the preventative resources necessary for senior public housing residents to maintain high-quality, independent lifestyles. Computer Literacy: This program provides computer skills training to public housing residents and their families.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**



## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Montgomery County must continue to promote public policies that will have positive impact on affordable housing and residential investment. Barriers to affordable housing exist in every community. Analysis of existing studies were undertaken during the past year, as well as informal and formal meetings with other county departments and nonprofit groups. Analysis looked at whether or not the cost of housing or the incentives to develop, maintain or improve affordable housing are affected by public policies. Some of items examined were tax policies, zoning ordinances, fees and charges, building codes and housing loan programs and regulations, specifically on how policies impacted negatively (1) housing cost, (2) incentives to develop, and (3) incentives to maintain or improve housing. Analysis of the progress in meeting the goals of the Regional Fair Housing Action Plan, especially with regard to barriers is ongoing. Current efforts are being concentrated in the area of building codes and the affect building and zoning codes might have on the availability of accessible units. Montgomery County will be working with the cities of Dayton and Kettering in CY2020 to begin a new Analysis of Impediments to Fair Housing, and from that Analysis will come up with a new Regional Fair Housing Action Plan.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Barriers to affordable housing exist in every community. Analysis of existing studies were undertaken during the past year, as well as informal and formal meetings with other county departments and nonprofit groups. Analysis looked at whether the cost of housing or the incentives to develop, maintain or improve affordable housing are impacted by public policies. Some of the items examined were tax policies, zoning ordinances, fees and charges, building codes, and housing loan programs.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Consolidated Plan aligns with the Continuum of Care and with the Homeless Solutions 10-Year Plan to end homelessness. HOME and ESG funds are provided for prevention, rapid rehousing and shelter. Funds are dedicated to Street Outreach through the PATH Outreach program.

### **Addressing the emergency and transitional housing needs of homeless persons**

60% of ESG funds annually will be utilized for shelter, with the balance going to prevention and rapid rehousing. St. Vincent DePaul operates both Gateway Shelters locally and it is anticipated that will continue will into the future. Many improvements were made to the shelters in 2020 and 2021 to make them safer for homeless persons, in light of COVID-19. Places, Daybreak, the YWCA and Homefull will receive funding to meet the needs of persons who need shelter vs. those who need transitional housing. HOME funds will be used for permanent supportive housing as well.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Montgomery County Development Services-CED works with the CoC to provide funding to fill gaps or assist in starting new programs. We rely on the CoC and HMIS data for development of those programs.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Montgomery County CED provides funding to Daybreak which is a youth shelter to keep them from being homeless, through TBRA and services from ESG. Montgomery County also provides funds to Places for homeless persons who have substance abuse and/or mental health considerations. The County has previously provided TBRA funds to the YWCA for survivors of domestic violence. The County provides funds to Homefull and the YWCA for supportive services and case management. The County also works with Legal Aid to provide legal services to survivors of domestic violence. These legal services will often enable them to transition to permanent housing.





## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Montgomery County shall continue to undertake education and outreach efforts, and provide training as funds permit. This is important not only when using federal funds but when common home renovation activities are being completed by homeowners/landlords/management companies so that this work is not inadvertently creating lead hazards. Activities include sanding, cutting, and demolition which can create hazardous lead dust and chips by disturbing lead-based paint. Renovation activities should be performed, except when being undertaken by the homeowner, by certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

Demolition of vacant, abandoned, obsolete housing built before 1978 will also increase access as it will eliminate potentially high-risk housing stock.

Montgomery County and their potential lead partners will determine if lead-based paint hazard control funds should be applied for in the future. These partners include the cities of Dayton and Kettering, Public Health Dayton Montgomery County, and a number of nonprofit housing agencies who utilize federal funds in their housing programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Education and outreach will be primary activities undertaken to reduce lead poisoning and hazards. This is due to the current limited amount of funds available to address lead-based paint hazards and to complete other housing rehabilitation. Also, a significant amount of housing stock pre-1978 has substantial deferred maintenance, thereby increasing the costs to address both lead-based paint hazards and code violations (often including mechanical systems upgrades).

### **How are the actions listed above integrated into housing policies and procedures?**

Unfortunately, Montgomery County's strategies for addressing lead-based paint hazards changes are without a grant from HUD's Office of Healthy Homes and Lead Hazard Control. Without this funding to address hazards, more of our efforts must be targeted toward prevention. Prevention means educating families about lead-based paint hazards (including telling them that lead dust is a far more common way for kids to get poisoned, rather than eating a paint chip) and ways to reduce the risk of lead-based paint poisoning. Ways to reduce the risk are cleaning both hardwood and carpeted surfaces weekly, making sure friction surfaces (door jambs, window wells) have intact paint, a healthy diet for children, and having children's blood lead levels tested.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Montgomery County is committed to reducing the number of families in poverty. Efforts will be undertaken through partnerships and collaborations at the local, state and federal levels. A number of programs are offered by nonprofit service providers at the Job Center. The Job Center is one of the largest one-stop employment and training center nationally, with a public-private partnership of over 30 organizations. The Job Center's mission is "to serve as a resource for labor market exchange and workforce development while providing families and individuals with financial, medical and other support services essential to strengthening the quality of life." The Job Center was renovated in the past couple of years to make the building more user-friendly. Just to name a few of the programs: job seeking skills; promotion of economic self-sufficiency by providing donated, professional business attire for men and women; intake assessments for job search, placement, readiness and retention; resources to both job seekers and employers to promote maximum employment and to meet the personnel needs of Miami Valley businesses; and access to Ohio Works First, Title XX, Medicaid, food stamps, Prevention, Retention and Contingency (PRC). With the renovation, Child Support and Enforcement also located there, and created easier access to these services.

Also, Montgomery County, through the Human Services Levy funds, supports the initiatives of local organizations that serve low income residents by providing emergency shelter, transitional housing and social services. During the past 7-10 years, Montgomery County has partnered with the City of Dayton and United Way on a Combined Request for Proposals, which has somewhat streamlined the process for service providers to apply for funding. Funding sources have included HOME funds, Emergency Solutions Grant funds, United Way, and Human Services Levy funding. Ideally, the Continuum of Care (CoC) funding could be packaged with this proposal. Unfortunately, budget timing and not being a unified CoC currently prohibits this transition to allow the CoC funding process to align with the RFP.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Montgomery County's Consolidated Plan is aligned with poverty reducing goals, programs and policies. A significant amount of the HOME program and all of the Emergency Solutions Grant program are targeted toward persons who are homeless or who are at risk of homelessness. These funds provide tenant-based rental assistance, capital funds for rental rehabilitation/new construction, emergency shelter, prevention of homelessness, and rapid re-housing. Using the Housing First model, agencies like Places, Inc., and Miami Valley Housing Opportunities partner to provide housing to their clients, then provide the supportive services to them.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The primary purpose of the monitoring standards and procedures are to ensure that all projects funded through the Consolidated Plan comply with the applicable federal regulations. The monitoring strategy will also ensure that projects are effectively meeting their stated goals in a timely manner, provide a reporting mechanism on performance, and maintain a high level of transparency and accountability.

The monitoring process will begin with the approval of the annual budget and continue through the closeout of each project. The process will allow the County to review projects to assess strengths, weaknesses, the ability to perform and accomplishments. Monitoring will emphasize the timely and effective conduct of the subrecipient. Monitoring will be conducted through desk review, on-site monitoring, and audit review.

Desk review or desk monitoring will review documents throughout the project, including pay requests, contractor invoices, payroll reports, and other reports. This process will ensure compliance with various issues including national objectives, Davis-Bacon, Section 3, job creation, and minority business outreach. The County will also conduct on-site monitoring for each funded subrecipient. The purpose of the on-site monitoring visit is to conduct an in-depth review of the project, provide technical assistance as necessary, and discuss future projects. During the visit, staff will utilize the appropriate checklists from the HUD CPD Grantee Monitoring Handbook. Detailed notes will be compiled on the checklist and will be maintained both in a monitoring file and in the project file.

Montgomery County will also monitor HOME-funded projects to ensure compliance with rent and occupancy standards. As part of the monitoring strategy, the County will send out letters annually to HOME-funded projects that are still in their period of affordability. As part of this process, they will provide annual certifications and a roster of tenants. An on-site visit will be made to review files and meet clients, to further ensure eligibility and compliance.

## Expected Resources

### AP-15 Expected Resources -- 91.220(c)(1,2)

#### Introduction

Montgomery County, Ohio's allocations for FY21 are as follows: Community Development Block Grant (CDBG) is \$2,027,329; Home Investment Partnerships (HOME) is \$1,067,487 and Emergency Solutions Grant (ESG) is \$162,263. All program funding levels are comparable to FY20. Program income is expected to be generated primarily from housing and economic development programs administered by CountyCorp.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,027,329	250,000	0	2,277,329	7,527,671	Funds are used for a variety of high priority activities, including housing, public improvements, public services, demolition. Also includes general program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,067,487	25,000	0	1,092,487	Funds are used primarily for capital programs, downpayment assistance, TBRA. Also includes general program administration. Funds also included for CHDO.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	
						4,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	168,263	0	0	168,263	Funds are used primarily for shelter and financial assistance
						656,737	

Table 57 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HOME funds will be matched by either carry-forward match contributions or through match identified through new construction/rehabilitation projects. ESG funds will be matched by the local Human Services Levy fund, at a 100% match. ESG funds will allow for a portion to be used on shelter, as well as on prevention and rapid re-housing. Some of the ESG will directly leverage Continuum of Care efforts. Local projects being implemented with CDBG funds often have local share and those commitments are reflected in IDIS.



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned land is intended to be used to address needs identified in the plan.

### **Discussion**

Federal resources may vary throughout the term of the FY21-25 Consolidated Plan but it our hope that allocations will remain consistent and/or slightly increase to ensure no funding gaps in the current institutional delivery structure.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Programs	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs	Not a target area	Affordable Housing	CDBG: \$500,000 HOME: \$800,615	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Public Improvements	2021	2025	Non-Housing Community Development	Not a target area	Non-Housing Community Development	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Economic Development	2021	2025	Economic Development	Not a target area	Economic Development	CDBG: \$100,000	Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing	2021	2025	Fair Housing	Not a target area	Fair Housing	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
5	Homelessness Prevention	2021	2025	Homeless Non-Homeless Special Needs	Not a target area	Homelessness Prevention	ESG: \$168,263	Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 150 Persons Assisted
6	Demolition	2021	2025	Non-Housing Community Development Demolition	Not a target area	Demolition	CDBG: \$200,000	Buildings Demolished: 15 Buildings
7	Public Services	2021	2025	Homeless Non-Homeless Special Needs Non-Housing Community Development	Not a target area	Public Services	CDBG: \$61,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 58 – Goals Summary

**Goal Descriptions**

1	Goal Name	Housing Programs
	<b>Goal Description</b>	Funds will be used for owner-occupied rehabilitation, construction and/or rehabilitation of rental units, tenant based rental assistance, and homebuyer assistance.

<b>2</b>	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Funds will be used for infrastructure related projects, which includes street improvements, ADA curb and ramp, water and sewer, business facade. Other types of public improvements are also eligible.
<b>3</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	
<b>6</b>	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	
<b>7</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Montgomery County will undertake a number of projects and activities within the FY21 fiscal year. Many of these activities, over 90%, will primarily benefit low-to-moderate income persons. Projects and activities will include housing rehabilitation, public improvements, economic development, fair housing, public services, and administration.

### Projects

#	Project Name

Table 59 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Montgomery County provides funds to 28 participating jurisdictions in Montgomery County for public improvements, housing, and demolition projects.

**AP-38 Project Summary**  
**Project Summary Information**

Consolidated Plan

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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Montgomery County will provide funding throughout the County with its CDBG funding. There are a number of areas that have concentrations of low and moderate income persons. Other projects will impact seniors, those persons with physical disabilities, and direct benefit to low and moderate income persons (through housing rehabilitation, downpayment assistance and tenant based rental assistance).

### Geographic Distribution

Target Area	Percentage of Funds
Not a target area	100

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Montgomery County, as an urban county, has historically provided funds throughout the County, rather than focusing entirely on target areas. Funds are allocated based on projects received from applicants; those that are prioritized higher by the applicant are considered first. Target areas are defined as those areas having a concentration of 51% or more low-to-moderate income persons. Though CDBG funds are currently not being focused exclusively to target areas, CDBG-funded projects will be a direct benefit, such as housing rehabilitation, sanitary lateral connections and waterline connections. Other projects will benefit a limited clientele, such as seniors and persons with disabilities.

### Discussion

Montgomery County has a number of neighborhoods in communities where CDBG projects can be utilized. We prioritize projects from communities that are located in those areas and try to provide annual resources in those neighborhoods to have strategic revitalization. Other local communities leverage CDBG projects in areas where redevelopment plans and studies show where investments should be made.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Montgomery County, using CDBG, HOME and ESG, will continue to work to provide affordable housing units. CDBG funds will primarily be used for owner-occupied rehabilitation that makes emergency repairs or increases accessibility. A small amount of CDBG funds may be dedicated to energy efficiency improvements to make units more sustainable and less expensive to maintain. HOME funds will be used for tenant-based rental assistance and for capital funds to acquire rental units to rehabilitate, with CHDO funds being used for rental housing. ESG funds will be used for shelter, prevention and rapid re-housing.

One Year Goals for the Number of Households to be Supported	
Homeless	500
Non-Homeless	170
Special-Needs	0
Total	670

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	40
Rehab of Existing Units	60
Acquisition of Existing Units	20
Total	170

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Housing funds will be targeted for TBRA (rental assistance), construction of new affordable units, rehabilitation of both owner-occupied and rental units and direct homebuyer assistance for acquisition of existing units.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Montgomery County partners with Greater Dayton Premier Management (GDPM) whenever possible to help address the needs of public housing residents. GDPM is the single largest provider of housing to low and moderate income households within Montgomery County. GDPM's mission is "to develop housing solutions for individuals, seniors and families; seek to improve neighborhoods by offering diverse housing options; require that families, employees and partners demonstrate responsible character, which strengthens the economic health, vitality and humanity of the Miami Valley." GDPM has approximately 2800 public housing units, with the bulk of them being in the City of Dayton. There are roughly 430 public housing units scattered throughout the County, with an annual vacancy rate of 1%.

### **Actions planned during the next year to address the needs to public housing**

GDPM latest 5-Year and Annual Action Plan outlines a strategy for addressing the housing needs of families in the jurisdiction. It is as follows:

#### **1. Maximize the number of affordable units available to GDPM by:**

- Implement policies and strategies to reduce off-line units.
- Reduce vacancies 2% per year in Asset Management units.
- Reduce time to make vacant units available.
- Seek replacement of Asset Management units through demolition/disposition and mixed finance development.
- Utilize all HUD-approved budget authority for the Housing Choice Voucher program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Explore the use of Capital Funds Financing to leverage the renovation of additional asset management units.
- Increase the number of accessible units in GDPM's asset management portfolio

#### **2. Increase the number of affordable units by:**

- Apply for additional housing choice vouchers units and funding as they become available.
- Leverage affordable housing resources in the community through the creation of mixed finance housing.
- Leverage Replacement Housing Factor funds through acquisition, rehab and new construction of

affordable housing units

3. Provide housing resources for the homeless:

- Continue to develop alternate housing for homeless in partnership with other agencies.
- Set aside 250 Housing Choice Vouchers for project-based housing to assist the homeless in Montgomery County owned and operated by GDPM.
- Set aside 250 Housing Choice Vouchers for special needs.
- Temporary and permanent conversion of asset management units.

Also, GDPM is working with private developers to build capacity in an effort to expand the affordable housing stock in Dayton and Montgomery County. One of the major projects being implemented by GDPM is the Choice Neighborhood project which includes the Desoto Bass and Hilltop AMPs. Montgomery County is a partner in this project, providing support to the Jobs Initiative program and financial support for rental housing in the neighborhoods surrounding these public housing units. Montgomery County will provide HOME funding whenever possible to assist with GDPM increasing the number of units within the County. HOME funds, when possible, will be partnered with the Capital Fund program, to build, repair and modernize affordable housing units. GDPM has also been active in the Rental Assistance Demonstration (RAD) Program and renovating units as they are being converted.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

GDPM has developed a "ladder to success" program for all public housing and Section 8 families, with the ultimate goal of providing client households with homeownership opportunities. To date, GDPM has facilitated almost 300 homeownership transactions, including over 60 through the Section 8 homeownership program. Each spring, GDPM's Agency Plan proposes homeownership initiatives. No homeownership activities are planned for FY 2021, though they are expected to occur as resources become available during the next five years. GDPM encourages participation in a wide range of resident housing initiative programs and services offered to tenants. These include family self-sufficiency (FSS) programs and activities developed by the Authority to assist public housing and Section 8 households to become homeowners. GDPM strives to improve staff and resident accountability through its 12-step comprehensive Community Improvement Plan (CIP). GDPM does not maintain a resident council at each individual public housing site, but residents are encouraged to become involved in guiding management operations and determining modernization needs. GDPM operates the following programs to improve the quality of life for residents.

- Family Self Sufficiency (FSS) The FSS program is intended to provide economic independence for public housing residents by offering comprehensive supportive services. By encouraging self-sufficiency, this program positions participants to break the cycle of dependency on public assistance and rental subsidy programs. Coupled with the Authority's standard case

management services, FSS includes the following:

- Senior Wellness: This program provides for the preventative resources necessary for senior public housing residents to maintain high-quality, independent lifestyles.
- Computer Literacy: This program provides computer skills training to public housing residents and their families.
- Homeownership Training: Residents are given the opportunity to prepare themselves for homeownership through credit counseling, down payment assistance and homebuyer education classes.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

GDPM is not designated as troubled.

**Discussion**

Montgomery County partners whenever possible with Greater Dayton Premier Management to leverage funds in the creation of additional affordable housing units.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Montgomery County's goals to address homeless and other special needs activities are primarily implemented by the Homeless Solutions Policy Board staff and partner agencies. Dayton-Montgomery County was one of the first communities to adopt a coordinated entry and assessment process to ensure that people and families experiencing homelessness receive the right services and housing to end their homelessness. This is the Front Door Assessment process and it began in August 2010. Housing individuals and families remains the core focus of the Homeless Solutions Plan. The development of permanent supportive housing has reduced homelessness for families and persons with disabilities. In 2018, a new coordinated entry process was initiated, and the County hired ICF International to begin with the review of the current structure, interviewing providers and clients, and working with HSPD staff regarding policies and procedures. A new coordinated entry process went into effect in 2020.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Street outreach is one of the programs that is funded through the Dayton-Montgomery County Homeless System. Street outreach is primarily undertaken by Daybreak and Projects for Assistance in Transition from Homelessness (PATH). Daybreak provides street outreach to youth who have either run away or have been kicked out of their homes. PATH is a program that helps adults and families who are homeless or at risk of homelessness, such as couch-hopping, staying in emergency shelter or living on the street. PATH staff members go where homeless individuals stay, such as bus stations, under bridges, at shelters and free meal sites and build trusting relationships with them. The ultimate goal is to guide PATH participants from homelessness to permanent housing and independence. Daybreak's goal will be to reach out to roughly 150 persons and PATH's goal will be 200.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Homeless Solutions Policy Board has a priority for programs and housing projects that address the needs of homeless individuals, especially those who are chronically homeless and homeless families. In 2020, both Gateway Shelters had some renovations made to reduce the impact of COVID-19. The Gettysburg Gateway for Men has over 178 beds for homeless men. The St. Vincent Gateway for Women and Families has over 220 beds for women and children. Both these shelters serve over roughly 1500 households per year and transition about third to permanent housing.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Under the last RFP, programs with high levels of successful housing outcomes and which are cost effective in achieving those outcomes had priority for funding. The Homeless Solutions Policy Board adopted the following principles for review of programs submitted through RFP:

- Maintain shelter as an essential element of the community's safety net
- Support and advance Homeless Solutions Plan goals and outcomes, particularly the creation of permanent supportive housing
- Focus resources to prevent and end homelessness for households as quickly and effectively as possible
- Use data for all funding decisions

In reviewing proposals, outcome tables were completed that showed destination (where did they go?); housing stability (how long did they stay?); cash income (when they exited, how many had cash income and how much of that was from employment?). Proposals that had better outcomes were more likely to receive funding.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Continuum of Care (CoC) has the following protocols in place to ensure that people are not routinely discharged into homelessness:

- Foster care-Each public children's services agency shall provide appropriate services and support to former foster care recipients.
- Health care-the Ohio General Assembly has enacted laws governing the transfer and discharge of residents in nursing homes and residential care facilities, adult care facilities and community alternative
- Mental Health-it is the policy of the Ohio Department of Mental Health that homeless shelters are not appropriate living arrangements for persons with mental illness. Patients being discharged from ODMH organizations are not to be released to shelter or to the street. Appropriately approved emergency housing plans are required to be in place.
- Corrections-it is the policy of the Ohio Department of Rehabilitation and Corrections to not

discharge persons to the street or shelter. Reentry planning will address an offender's needs, linkages to the community and appropriate supervision activities subsequent to release.

## **Discussion**

Montgomery County will continue to utilize existing resources, like the local Human Services Levy funds, HOME, ESG, and partnerships with United Way and the City of Dayton, to meet the needs of those who are homeless or have special needs.

**AP-70 HOPWA Goals - 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>0</b>

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Montgomery County, Ohio, is generally considered to have an affordable housing market when compared to similarly-sized communities nationally. Montgomery County has maintained a fairly steady population but saw a significant rise in foreclosures in the past few years and had some resources to address it. Foreclosures still remain an issue in those households where they are severely cost-burdened. Home sales are on the uptick and inventory is generally low. It was estimated during the time of the preparation of the County's FY18-20 Consolidated Plan that it would take another 5 years, according to latest economist reports, for the local economy to return to pre-Great Recession levels. Those estimates obviously occurred before COVID-19 and before the 2019 Memorial Day tornadoes. We certainly expect our local housing recovery, especially the production of affordable rental units, to take longer than 5 years.

Though there is a significant level of affordably priced housing opportunities in the Dayton area, rental and owner property remain out of reach for some populations. Those least likely to be able to afford either private market rentals or even Section 8 housing are families and individuals with incomes below \$13,300 (<30% of the median family income for a one-person household). These are the households most at risk of homelessness, those for whom only the deep subsidies traditionally provided by public housing provide affordable housing. Inner-ring suburbs of Dayton typically have the greatest barriers to affordable housing. Communities like Harrison Township, Riverside, Trotwood, Jefferson Township have a great need for affordable housing; but at the same time, these communities, plus Dayton, already have the greatest concentrations of affordable housing. It is recognized that barriers exist that prevent access to affordable housing for some populations, as well as impediments that affect the maintenance, production and renovation of quality rental housing and the promotion of new construction and owner-occupied renovations.

As a result, the County intends to not only encourage good, affordable housing, but also ensure that current homeowner investments are protected and that future homeowners will realize appreciation on their investments. In some neighborhoods, positive results have been achieved through partnerships that allow for the construction of new affordable units, and private investment in rehabilitation of existing single-family houses and multi-unit buildings. Montgomery County will continue to work with area housing providers and support services for low- and moderate-income households in stabilizing the housing stock and equipping these residents to be good homeowners and renters.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Barriers to affordable housing exist in every community. Analysis of existing studies were undertaken



during the past year, as well as informal and formal meetings with other county departments and nonprofit groups. Analysis looked at whether or not the cost of housing or the incentives to develop, maintain or improve affordable housing are affected by public policies. Some of items examined were tax policies, zoning ordinances, fees and charges, building codes and housing loan programs and regulations, specifically on how policies impacted negatively (1) housing cost, (2) incentives to develop, and (3) incentives to maintain or improve housing. Analysis of the progress in meeting the goals of the Regional Fair Housing Action Plan, especially with regard to barriers is ongoing. Current efforts are being concentrated in the area of building codes and the affect building and zoning codes might have on the availability of accessible units.

Kettering, Dayton and Montgomery County, as the three local HUD entitlement communities, will partner later this year in the development of a new Analysis of Impediments to Fair Housing. This study will give us a better understanding of exactly what barriers exist and what actions can be planned and implemented to remove those barriers.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Below, Montgomery County will describe actions planned to obstacles to meeting underserved needs, efforts to foster and maintain affordable housing, actions to reduce lead-based paint hazards, to reduce the number of families in poverty, to develop additional institutional structure, and actions planned to increase coordination and participation with public and private housing agencies and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting underserved needs has historically been the limited funding resources available to address identified priorities. What we have seen locally the past couple of years has been less about the resources, as there has been an influx of funds to address those who have been impacted by COVID-19. These resources have included CDBG-CV, ESG-CV and U.S. Treasury funds. One of the current obstacles is the decreased supply of affordable housing units. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. Montgomery County has generally seen a significant affordable housing stock, but many of these units have habitability issues and have difficulty passing HQS standards. The income level for many households is still insufficient to afford even the lowest of the market-rate units. Local home foreclosures, increased unemployment, increased homelessness and risk of homelessness are also contributing factors. The County will continue to look for ways to better meet the needs of the underserved households through housing programs and supportive services. Implementation of the 10-Year Homeless Solutions Plan to address homelessness has been aimed largely at this population. During the last RFP for homeless and housing proposals, the United Way, City of Dayton and Montgomery County combined resources and took proposals concurrently. This was an attempt to maximize resources, look holistically at the issue and reduce paperwork for the nonprofit providers.

### **Actions planned to foster and maintain affordable housing**

Montgomery County will continue to work with nonprofits, private developers and governmental jurisdictions to foster and maintain affordable housing. Increased efforts will be made to add to the housing stock in response to the next 10-Year Homeless Solutions Plan. Concerted efforts will also be made to maintain and preserve those affordable housing units which might be at risk. Through these actions, the identification of and subsequent removal of barriers to affordable housing can be made. Monitoring of the Section 8 housing stock to prevent losses will also continue to be made. The County, Cities of Dayton and Kettering, local developers, and local housing agencies will continue to look at property lists of affordable housing units and those at risk and how to keep them as viable units.

### **Actions planned to reduce lead-based paint hazards**

Montgomery County has incorporated the Environmental Protection Agency's Renovation, Repair, and

Painting (RRP) program requirements and HUD's Title X Lead Rule into the housing rehabilitation programs. Contractor training and education is critical to reducing lead-based paint hazards. RRP mandates that firms be certified, renovators trained, lead-safe work practices be followed and proper notification to the homeowner or tenant be provided.

The County has previously operated a grant program through a collaboration with the City of Dayton, City of Kettering, Public Health Dayton-Montgomery County, Citywide Development Corporation, Countycorp, Rebuilding Together Dayton, East End Community Services, Habitat for Humanity and Greater Dayton Premier Management. Funding agreements were in place with each partner. It is currently unknown whether or not a proposal will be submitted under the next Notice of Funding Availability (NOFA) from the OHHLHC.

It is estimated that 115,000 or 76% of all housing units occupied by low-income persons may contain lead-based paint. There are 60,000 housing units built before 1950, with 26,000 of those housing units having households with low incomes. With the amount of older housing stock, high unemployment rates, there is a potential for deferred maintenance and a general lack of care given to a house, which often results in increased exposure to lead hazards.

Wherever necessary and as the jurisdiction deems appropriate, older housing stock that is abandoned and obsolete is demolished. This prepares the lot for new construction and eliminates permanently a lead-based paint hazard.

### **Actions planned to reduce the number of poverty-level families**

The County's anti-poverty strategy is to support state and other county organizations in their efforts to assist low income persons in achieving economic self-sufficiency or a maximum level of economic independence. For FY21-25, the County will continue to coordinate efforts through the County's Job Center. The County's efforts to reduce the number of families in poverty will continue through programs offered by nonprofit profit service providers located at the Job Center. The Job Center is one of the largest one-stop employment and training centers nationally. The public/private partnership is made up of over 30 organizations. The Job Center's mission is to serve as a resource for labor-market exchange and workforce development while providing families and individuals with financial, medical and other support services essential to strengthening quality of life. The County will also work with nonprofit agencies such as Goodwill Easter Seals Miami Valley, Legal Aid, ABLE, the Miami Valley Urban League, the Wesley Center, Omega, East End Community Services, and others on anti-poverty strategies. In 2022, it is anticipated that the County will also provide programming at the Employment Opportunity Center. The center will serve as a hub for the West Dayton community, giving residents access to job search help and training opportunities.

Another action item is "to target the county's economic development assistance to small businesses." CDBG funds could be utilized for small and emerging businesses that show good potential for creating significant new jobs. Also, the County is interested in leading efforts to encourage more

businesses to support fully qualified, small and emerging businesses as primary participants and subcontractors. Microenterprise funds are also expected to be targeted to assist those businesses that have 5 or less employees.

The job strategies listed above, coupled with appropriate job training and employment readiness skills, could reduce the number of families in poverty. One of the largest barriers for people to remain housed, whether they are homeless, at risk of homelessness, or moderate income, is having sufficient funds to keep their housing costs below 30% of their income.

### **Actions planned to develop institutional structure**

Montgomery County Business Services-CED is responsible for managing jurisdictions within the County (outside of Dayton and Kettering), public agencies, private service providers and local non-profit organizations who will carry out the Consolidated Plan. This office has the lead responsibility for coordinating the development of the Consolidated Plan and the development and timely implementation of each annual action plan. Other key agencies involved in the implementation of the Consolidated Plan include the City of Dayton, City of Kettering, Countycorp, Rebuilding Together Dayton, and the Miami Valley Fair Housing Center. Greater Dayton Premier Management will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Homeless Solution Policy Board will be the lead agency with which the county will partner to provide policy guidance and oversight for addressing the needs of the homeless.

All communities within the Consolidated Plan service area are eligible to submit projects during the planning process. Most areas with low to moderate income persons have the potential to benefit from one or more CDBG or HOME-funded project. Montgomery County staff provides technical assistance, support and guidance to participating jurisdictions to maximize the impact of community development and housing projects, and to leverage CDBG, HOME, NSP and lead hazard control grant funds.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Montgomery County will continue to work with the local housing authority, Greater Dayton Premier Management, in the retention of and addition to affordable housing stock. Currently, Montgomery County is providing financial assistance to GDPM in their Choice Neighborhood area in the City of Dayton. GDPM will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Homeless Solutions Policy Board is the primary agency managing the Combined RFP for Housing and Homelessness and Continuum of Care. HOME and ESG program funds are part of this RFP and Business Services-CED collaborates with Human Services Planning and Development in the development and implementation of the Consolidated Plan and Annual Action Plans. Montgomery County will continue to partner with Countycorp, Rebuilding Together Dayton and other housing nonprofits in implementation of housing rehabilitation and

economic development programs.

**Discussion:**

Montgomery County will rely heavily on public and private housing and social service agencies to keep housing affordable and decent. The County will also rely on its internal workforce team, as well as partnered agencies, to provide job training and job readiness.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

**Introduction:**

Montgomery County will use CDBG, HOME and HESG funds to undertake a number of activities throughout the County. CDBG funds will predominantly be used to benefit low and moderate income persons, with a small percentage used to eliminate spot slum/blight situations. Activities will include housing rehabilitation, infrastructure improvements, demolition, economic development and homelessness prevention. HOME funds will be used primarily for tenant-based rental assistance and capital funds for rental rehabilitation or new construction. No HOME funds are expected to be used for homeowner rehabilitation. HOME funds will also be used for downpayment assistance for first-time homebuyers. This could be especially impactful in the current housing market as there are limited properties available and many sell quickly. HESG funds will be used for shelter, prevention and rapid-rehousing.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	250,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>250,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment will be used beyond interest bearing loans, non-interesting loans and deferred loans and grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Montgomery County will utilize recapture requirements where the assisted property owner agrees to the following requirements:

- Homeowner must maintain home as primary residence
- Homeowner may not sell or transfer without prior consent of county
- Homeowner may not use home as income or investment property
- Homeowner agrees to pay back if property is sold prior to end of affordability period

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Montgomery County will look at the affordability period for the type of work being completed. Please see below:

The minimum length of time in which the recapture provisions will be in force is based on the amount of HOME funds subject to recapture as described below:

Shared net proceeds or Reduction in the affordability period

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No debt will be refinanced using HOME funds.

**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The following program standards have been developed by a multi-jurisdictional work group with community feedback, based on the standards created for HPRP. The standards have been modified to take into account the smaller amount of resources and increased targeting needed for ESG. Over the coming months, partners will continue to review and revise the policies and procedures as well as seek additional funding from other sources to support both rapid re-housing and targeted prevention/diversion.

- Standards for evaluating individuals' and families' eligibility for assistance under ESG:

*Shelter Diversion & Homelessness Prevention*

Families are the main focus of diversion and prevention efforts because of the devastating effects of homelessness on children's education and social development. Families are candidates for diversion activities when they request to stay in shelter. Diversion occurs when case management and other services, including financial assistance, prevent shelter entry and stabilizes families in housing, often in the location they were living before they requested entry to shelter. Families who are candidates for prevention will be identified through a targeted outreach strategy to systems and organizations that serve vulnerable families. This includes the child welfare system, school districts and Head Start programs, food pantries and other organizations in contact with families that fit the at-risk profile. To be eligible for services, families must meet the ESG at-risk of homelessness definition as well as locally identified risk factors. These risk factors have been developed based on analysis of the population served by shelter and served by HPRP. The risk factors are intended to ensure that families served by the prevention program are similar to the families that end up literally homeless



in shelter. The risk factors are:

- Young parents (18-24)
- Families with young children (5 and under)
- Large families (5 or more people)
- Under 15% area median income
- Previous episode of homelessness (within last two years)

It is expected that most of the identified families will be living with family and friends and will have a high probability of entering shelter. The goal of diversion and homelessness prevention is to stabilize their housing whether in their own housing or in a more permanent arrangement with family or friends. With ESG funding, the program will provide limited financial assistance and case management. In addition, the selected provider is expected to develop a network of community supports, including employment and training programs, and access to benefits, including subsidized housing, for the family to reduce their risk of future housing instability.

#### *Rapid Rehousing*

The main strategy for single adults, using ESG funds, is rapid re-housing. While some diversion can take place within this population there are more diverse locations that single adults enter shelter from, including institutions, which they cannot return to. Once a household is literally homeless in shelter or on the street, then rapid re-housing is the identified strategy to end their homelessness by providing the limited financial assistance and services needed to help them stabilize in housing.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care managed HMIS system collects data from client intake through client exit. A continuum wide centralized intake process was developed for the local HPRP program. The centralized intake process will be modified to fit with ESG regulations. All case managers working with clients will complete the centralized intake process to determine eligibility. If the client is determined as initially eligible the case manager will complete the full ESG Client Application consisting of demographic information, income verification and information about their current status. The ESG Client application is based on the current HPRP Client Application with modifications to meet the new ESG regulations. When the Client Application is complete, the case manager will work with the client to identify suitable and stable housing and the secure any necessary inspection or requirements.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Montgomery County currently contracts with Homefull for prevention and financial

assistance. Montgomery County also contracts with St. Vincent DePaul for shelter services, both at the Men's Gateway Shelter and at the Women & Family Gateway Shelter.

This could change in a new Request for Funding Proposals and/or Collective Impact applications, if other and/or additional providers can undertake these services. This process is open and competitive, but it is also understood that there are limited partners who have the capacity to undertake certain roles in the homeless continuum.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Montgomery County works with the Montgomery County Homeless Solutions Policy Board Staff to provide information about funding recommendations for homeless programs. Also, since the Hearth Act implementation, the composition of the Homeless Solutions Policy Board and CoC have been changed, and there are representatives that are homeless or were formerly homeless.

5. Describe performance standards for evaluating ESG.

- Targeting those who need the assistance the most.
- Reducing the number of families and individuals who enter shelter.
- Reducing the length of stay in shelter for families and individuals.

Also, performance standards will be measured against the Montgomery County Continuum of Care (CoC) indicators.

Montgomery County's Business Services-Community and Economic Development has primary administration responsibility for Community Planning & Development funds. The County's Human Services Planning and Development Office has primarily responsibility for the Continuum of Care, as well as administration of a number of related Human Services Levy (locally raised through a issue renewal every 6 years) projects.

These two departments work collaboratively to leverage resources and provide the funds necessary to support the agencies undertaking projects and programs that address homelessness and the prevention of homelessness.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b> Ohio Economic Profile-Montgomery County</p> <p><b>List the name of the organization or individual who originated the data set.</b> Office Department of Job and Family Services, Office of Workforce Development</p> <p><b>Provide a brief summary of the data set.</b> Ohio Economic Profile for Montgomery County, including number in workforce, occupations, commuting times, those who live in county and work out of county</p> <p><b>What was the purpose for developing this data set?</b> prepared by State to show economic status of counties throughout the state</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> published July 2021</p> <p><b>Briefly describe the methodology for the data collection.</b> data came from Bureau of Labor Market Information</p> <p><b>Describe the total population from which the sample was taken.</b> all Montgomery County population</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> this study was completed independently of Montgomery County, and the research methods are not known</p>
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21-0991

**RESOLUTION NO. 21-0991  
AUGUST 3, 2021**

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE FY2021-2025 CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

**WHEREAS**, the Montgomery County Board of County Commissioners, is a grant recipient of the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program, Home Investment Partnerships (HOME) program, and Emergency Solutions Grant (ESG) program; and

**WHEREAS**, Montgomery County must prepare and submit a Consolidated Plan every three-five years on needs and strategies to address those County specific needs, with an annual action plan on how these federal funds will be expended in the County; and

**WHEREAS**, the County has conducted the required public hearings to receive citizen input on needs for the County and to receive input on the FY21-25 Consolidated Plan, which includes the FY21 Action Plan, and are including any comments received as part of this process.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Montgomery County, Ohio, that this Resolution authorizing the submission of the FY2021-2025 Consolidated Plan to the U.S. Department of Housing and Urban Development be and is hereby approved.

**BE IT FURTHER RESOLVED** that the Clerk of Commission certify this resolution and make an imaged copy of this resolution available on the Montgomery County, Ohio, website at <http://www.mcoho.org/>

RESOLUTION NO: 21-0991  
AUGUST 03, 2021

**CERTIFICATE**

Mrs. Lieberman moved the adoption of the foregoing resolution. It was seconded by Mrs. Rice, and upon call of the roll the following vote resulted:

Mrs. Lieberman, aye; Mrs. Rice, aye; Ms. Dodge, aye: Carried.

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I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of County Commissioners of Montgomery County, Ohio, on the 3rd day of August, 2021.

THE BOARD OF COUNTY COMMISSIONERS HEREBY FINDS AND DETERMINES THAT ALL FORMAL ACTIONS RELATIVE TO THE ADOPTION OF THIS RESOLUTION WERE TAKEN IN AN OPEN MEETING OF THIS BOARD OF COUNTY COMMISSIONERS, AND THAT ALL DELIBERATIONS OF THIS BOARD OF COUNTY COMMISSIONERS, AND OF ITS COMMITTEES, IF ANY WHICH RESULTED IN FORMAL ACTION, WERE TAKEN IN MEETINGS OPEN TO THE PUBLIC, IN FULL COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING SECTION 121.22 OF THE REVISED CODE.



Emily Bradford, Clerk  
Board of County Commissioners  
Montgomery County, Ohio

## **Executive Summary for FY21-FY25 Montgomery County Consolidated Plan**

The FY2021-25 Consolidated Plan and the FY21 Annual Action Plan outlines the priorities and strategies of the federally funded Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) programs. Montgomery County is an urban county under the CDBG program and ESG program and a Participating Jurisdiction under the HOME program. The County receives direct allocations of funding for these programs based on an annual formula process and is considered an entitlement community.

The five-year Consolidated Plan outlines housing and community development needs within Montgomery County, with a focus being on balance of County areas, outside the City of Dayton and City of Kettering. Both these communities are designated entitlement communities and receive their own allocations of HUD funding. The one-year Action Plan describes the activities, funding recommendations, and proposed accomplishment for each project. CDBG funds will be used in FY21 by Montgomery County, nonprofit agencies, and local municipalities to address the needs of low-moderate income households through the provision of upgrades to housing, infrastructure, and other public improvements, and the elimination of spot slum and blight. Many activities will be undertaken in the County's twenty-eight (28) target areas, but eligible activities will not be limited to these neighborhoods.

All of these activities will help further the objectives and overall plan goals of:

**The provision of decent, safe and affordable housing**-to preserve and/or increase the availability of decent, safe and affordable housing for low-to-moderate income individuals in Montgomery County.

**The provision of expanded economic opportunities**-to retain existing jobs or aid in the creation of new jobs, for low to moderate income individuals in Montgomery County, through the provision of loan funds by CountyCorp to companies, and through business façade improvements undertaken by several jurisdictions.

**The provision of a suitable living environment**-to enhance the quality of life and promote healthy neighborhoods for low-to-moderate income persons through a variety of public services, infrastructure projects and other activities that address specific community needs.

In preparing the Consolidated Plan, the County held public hearings, did mailings, took surveys, conducted phone interviews and incorporated other plans and studies. The need for affordable housing was deemed a high priority so funding will be provided to increase and/or maintain existing units. Some, but not all, of these housing programs will be implemented by CountyCorp, the county's primary housing and economic development nonprofit. Public improvements, such as street improvements, water and sewer enhancements, handicapped accessible improvements, were considered a high priority by the jurisdictions that opt into the

County's program. Housing for the homeless and for those at risk of homelessness remains a high priority, especially as the County has reached the end of their 10-Year Plan for Ending Chronic Homelessness and Reducing Overall Homelessness. This plan was adopted in 2006 and substantial inroads have been made but additional efforts must be undertaken. Planning is ongoing by staff in the Human Services and Planning Department, working in concert with Continuum of Care providers and committees of the Continuum of Care, on strategies to continue to reduce overall homelessness. Funding is necessary to provide the appropriate type of affordable housing, whether it be permanent supportive housing or tenant-based rental assistance, to keep persons from becoming or remaining homeless. A small portion of funds will be made available for public services to provide homelessness assistance—funds may be used for job training, homelessness prevention, etc. Funding will also be provided for fair housing activities, for education and outreach, providing services to both housing consumers and providers.

In preparing the Annual Action Plan, the County had to address those needs which met one of the statutory objectives of the CDBG program: benefit low and moderate income persons, eliminate slum and blighting conditions, or an urgent community development need. This is the first year of our new five-year Consolidated Plan. It is anticipated that funding levels could fluctuate due to budget cuts at the federal level, though we have seen an increase at the local level of various funding programs to address the impact of COVID-19. It is difficult to plan with complete certainty programs and activities that will most address the needs of Montgomery County residents due to varying levels of support in Congress but it is required that we develop these plans and complete citizen participation activities to carry out housing and community development project to address those needs.

Montgomery County allocates funds among five primary areas: housing, economic development, public improvements, public services and fair housing. Funds are also set aside for general administration and typically this amount is significantly less than the allowed 20%. The physical improvements projects were submitted by the jurisdictions as part of an annual planning process. Projects were initially reviewed by staff for eligibility and reasonableness of cost. After this review, projects were then reviewed by the Community Development Advisory Committee that is appointed by the Board of County Commissioners. Recommendations were made to the Board of County Commissioners for FY21 funding and these recommendations were approved by the Board of County Commissioners on August 3, 2021, at the regularly scheduled meeting.

Listed on the next page are the projects that will be implemented in FY21.

Outcomes of the objectives are intended mainly to sustain those target areas and make housing programs available to residents within those areas, while also making physical improvements to the neighborhoods.

### ***Evaluation of Past Performance***

Montgomery County's past performance in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the intent of the federal legislation creating these programs. Through years of effective planning, partnership and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment and accessibility to economic opportunities in the greater Dayton area. The following is a summary of grantee past performance as reported to HUD in the 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

Montgomery County's mission in administering its HUD-funded housing and community development programs is to improve local quality of life factors by providing decent, affordable housing, improving neighborhoods and creating economic opportunities for low- and moderate-income (LMI) residents. Generally, Montgomery County expends about 35-40% off its entitlement resources to support housing programs, projects and services, and roughly 33% on improvements to public facilities and infrastructure in LMI neighborhoods.

Montgomery County expended \$1.7 million dollars in FY19, with \$1.35 million of that being expended on low/mod activities. This represents 91.82 percent benefit to low/mod activities. Montgomery County had an FY19 allocation of \$1,929,129 and program income of just over 550,000. In August 2020, the County's timeliness ratio was met, with the expenditure goal of 1.5.

Infrastructure and demolition projects were completed throughout the balance of the County totaling approximately \$320,000 in CDBG funds. A significant amount of funds from our FY19 allocation were reserved to respond to the Memorial Day tornadoes in May 2019. Much of that funding was not expended and was reallocated in the FY20 Planning Process.



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STATE OF OHIO

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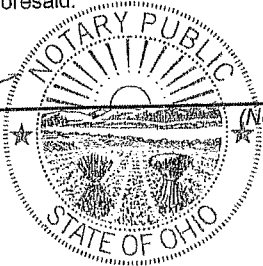
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Signed  \_\_\_\_\_  
JUSTIN PETERSON, Notary Public  
(Notary)  
In and for the State of Ohio  
My Commission Expires July 31, 2024



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**PUBLIC NOTICE**

**MONTGOMERY COUNTY IS PREPARING  
A DRAFT FY 2021-2025 CONSOLIDATED  
PLAN FOR HOUSING AND COMMUNITY  
DEVELOPMENT**

Montgomery County will hold a public hearing to get the views of citizens, public agencies and other interested parties on new and emerging housing and community development needs in Montgomery County, excluding Dayton and Kettering, as part of the preparation of its FY 2021-2025 Consolidated Plan. The FY 2021 Action Plan will be part of the County's HUD-approved FY2021-2025 Consolidated Plan. The Plan is required to receive federal funds for housing and other community development within the County. In addition, the hearing will discuss projects previously undertaken with CDBG funds.

***The hearing will be held on:***

Friday, July 9, 2021 at 10:30 a.m.  
Montgomery County  
Administration Bldg.  
451 W. Third Street, 10th Fl.,  
CED Conference Room  
Dayton OH 45422

A public comment form is also available at:

[http://www.selectmcoho.com/  
community-development/  
citizen-participation](http://www.selectmcoho.com/community-development/citizen-participation)

The draft 2021-2025 Consolidated Plan can be found at [www.selectmcoho.com](http://www.selectmcoho.com), under Community Development. Any public comments will be incorporated into the plan. This notice begins the 30-day citizen review period, as required by the Department of Housing and Urban Development. If you want more information or need assistance or accommodation to attend, please call Tawana Jones at 937-225-5704 or contact via email at [JonesT@mcoho.org](mailto:JonesT@mcoho.org). Parking at the County Administration Building will be validated.


**BY ORDER OF THE BOARD OF  
COUNTY COMMISSIONERS OF  
MONTGOMERY COUNTY, OHIO:**

Emily Bradford,  
Clerk of Commission

6-30/2021

0000696429-01





**MONTGOMERY**  
C O U N T Y

How HUD Funds Impact Citizens  
FY2021-2025 Consolidated Plan  
July 9, 2021 Public Hearing

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Commissioner  
Debbie Lieberman



Commissioner  
Judy Dodge



Commissioner  
Carolyn Rice

*We create value by investing in people, the economy, and services for all to lead safe, healthy, and productive lives.*



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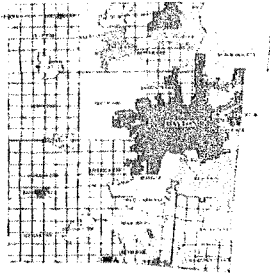
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2020 County  
Population 533,655



**Montgomery County Map**

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Montgomery County receives funds



from U.S. Department of Housing and Urban Development



Funding Received

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**FY2021 HUD funding**

- > Community Development Block Grant (CDBG)-\$1,997,888
- > HOME Investment Partnership Program (HOME)-\$1,067,487
- > Emergency Solutions Grant (ESG)-\$168,263
- > Total FY2021-\$3,233,638



FY2021 Funds

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**Collaboration and Cooperation**

- Montgomery County makes funds available to 28 jurisdictions through a competitive funding process
- Partners with cities of Dayton and Kettering
- Contracts with nonprofit agencies
- Coordinates activities with other county departments



Working Together

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**Purpose of Public Hearing**

- Share FY2021 draft Consolidated Plan
- Take Comments
- Discuss Completed or On-Going Projects

**Public Hearing**



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Demolition of abandoned properties



**CDBG Projects**



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**CDBG Projects**



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CDBG Projects



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New Housing for Seniors

Down-payment Assistance



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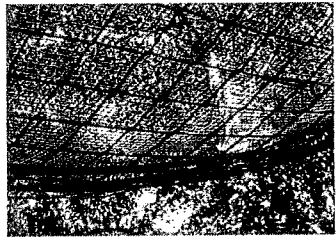
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Safety net for vulnerable populations

Emergency Solution Grant projects



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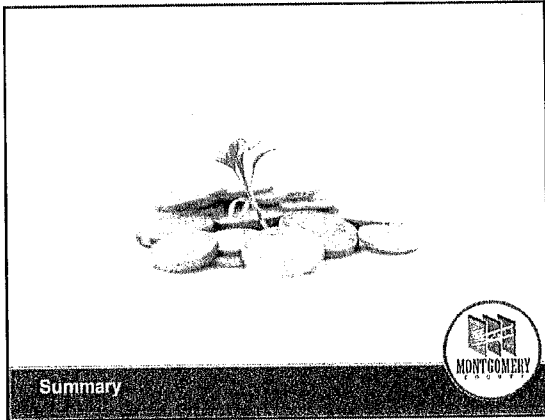
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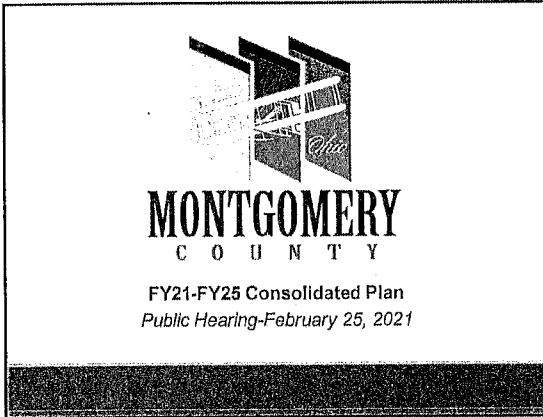
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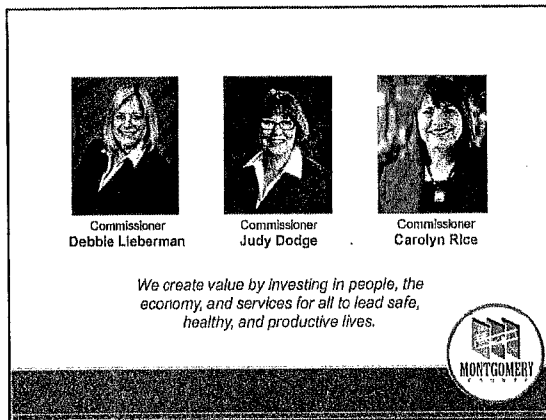
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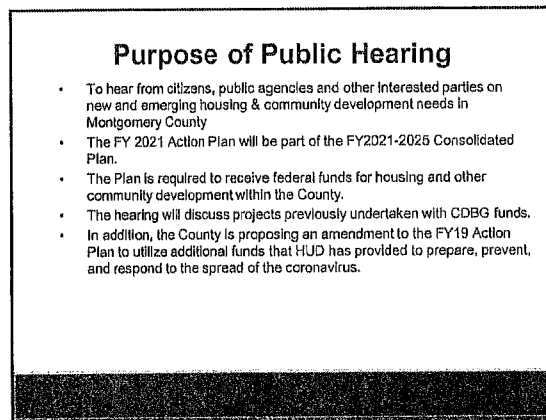
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### Collaboration and Cooperation

- Montgomery County makes funds available to 28 jurisdictions through a competitive funding process
- Urban county cooperation agreements
- Partner with cities of Dayton and Kettering
- Contract with nonprofit agencies
- Coordinate activities with other county departments




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### Community Development Block Grant (CDBG) in FY19

- ✓ Funds can be used for a variety of activities, including housing rehabilitation, demolition, economic development, public services, public improvements
- ✓ Have to meet one of three national objectives:
  - ✓ Benefit low and moderate income persons
  - ✓ Eliminate a blighting influence
  - ✓ Meet an urgent need
- ✓ Historically, over 90% of the County's funds are used to benefit low and moderate income persons




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### CDBG Accomplishments

- 43 homeowners assisted with rehabilitation (\$203,506.73)
  - ✓ 15 Rebuilding Together Dayton
  - ✓ 18 CountyCorp
  - ✓ 10 City of Miamisburg, working with CountyCorp




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**CDBG Accomplishments**

- **7 public improvements projects (\$285,465.48)**
  - ✓ 7 different jurisdictions
  - ✓ Trotwood Olive Road Water Main Replacement
  - ✓ Verona Main Street Reconstruction
  - ✓ Centerville Claridge Lane Improvements
  - ✓ Clayton ADA Sidewalk Improvements/Ramps
  - ✓ Riverside ADA Curb Ramps
  - ✓ Jefferson Township Fire Signal
  - ✓ Perry Township ADA Bulking Improvements
- **1 demolition project completed (\$34,005)**
  - ✓ West Carrollton-1 commercial structure
- **5 public services projects (129,129.37)**
  - ✓ Miami Valley Fair Housing Center      Homefull
  - ✓ Legal Aid of Western Ohio              Job Training
  - ✓ YWCA of Dayton



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**FY20 CDBG-current program year**

- Demolition: \$500,000
- Housing rehabilitation: \$780,000
- Fair Housing Services: \$100,000
- Microenterprise Assistance: \$50,000
- Homelessness Prevention: \$51,000
- Public Improvements: \$187,000
- CDBG Administration: \$250,000 to \$275,000



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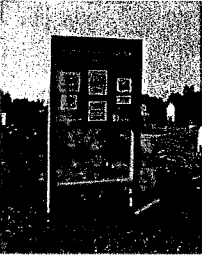
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**FY20 HOME**

- We will prepare an RFP for projects, and will work collaboratively with HSPD
- Anticipated applications:
  - ❖ TBRA
  - ❖ New Construction
  - ❖ Downpayment Assistance
  - ❖ Rehabilitation
  - ❖ Homelessness Prevention



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**Emergency Solutions Grant Accomplishments**



- Work with HSPD in funding determination
- Provide funds to St. Vincent DePaul for shelter operations
- Provide funds to homeless prevention and diversion-working with St. Vincent and Homefull
- Work with HSPD in reporting accomplishments to HUD

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**Summary**

- Goal of HUD funds is to assist low-moderate income persons/households
- Funds can also be used to eliminate blighting influences
- We have much to do this year, will demolish some structures impacted by tornado, as well as leverage funds with the Montgomery County Land Bank
- We will continue to partner with jurisdictions, nonprofit agencies and other County departments to do this work



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**FY19 Action Plan Amendment**

- Purpose-to receive additional funds from HUD to response to, prepare for and prevent the spread of COVID-19
- CDBG-CV
- ESG-CV

**Action Plan Amendment**



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**BUSINESS SERVICES**

Montgomery County Business Services  
(Community & Economic Development)  
Comment Form

Name:

Organization (if applicable):

Address:

Phone:

Email:

Housing Needs:

Non-Housing Community Development Activities or Needs:

\*These comments will be incorporated into Montgomery County's Action Plan. Comments can be mailed to Montgomery County Business Services-Community & Economic Development, P.O. Box 972, Dayton OH 45422, emailed to Tawana Jones at [jonest@mcoho.org](mailto:jonest@mcoho.org) or faxed to (937) 225-6036.

RESOLUTION NO. 21-0828  
JUNE 29, 2021

**RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING TO SHARE THE DRAFT OF THE MONTGOMERY COUNTY FY2021-2025 CONSOLIDATED PLAN, TO DISCUSS PERFORMANCE OF PREVIOUSLY FUNDED CDBG, HOME, AND ESG PROJECTS, AND TO TAKE PUBLIC COMMENTS.**

**WHEREAS**, the County is a grantee of funds from the United States Department of Housing and Urban Development (HUD) and the County is responsible for the development, implementation, administration and evaluation of certain activities under the Housing and Community Development Act of 1974, the Stewart B. McKinney Homeless Assistance Act and the Cranston-Gonzalez National Affordability Housing Act as it applies to Montgomery County (exclusive of the Cities of Dayton and Kettering); and

**WHEREAS**, the development of a Consolidated Plan and annual Action Plans is mandated by HUD in order to receive funds available under all of these Federal programs; and

**WHEREAS**, it is necessary that the Montgomery County Board of Commissioners develop a FY 2021-2025 Consolidated Plan and hold public hearings to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County and proposed projects prior to submission of the plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Montgomery County, Ohio that the Clerk be and is hereby authorized to publish a notice of public hearing to share the draft of the Montgomery County FY2021-2025 Consolidated Plan, to discuss performance of previously funded CDBG, HOME and ESG projects, and to take public comments.

**BE IT FURTHER RESOLVED** that the Clerk of Commission certify this resolution and make an imaged copy of this Resolution available on the Montgomery County, Ohio, website at <http://www.mcoho.org/>

RESOLUTION NO: 21-0828  
JUNE 29, 2021

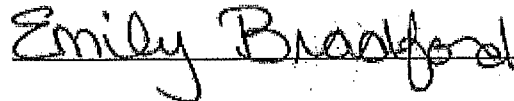
**CERTIFICATE**

Mrs. Lieberman moved the adoption of the foregoing resolution. It was seconded by Mrs. Rice, and upon call of the roll the following vote resulted:

Mrs. Lieberman, aye; Mrs. Rice, aye; Ms. Dodge, aye: Carried.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of County Commissioners of Montgomery County, Ohio, on the 29th day of June, 2021.

THE BOARD OF COUNTY COMMISSIONERS HEREBY FINDS AND DETERMINES THAT ALL FORMAL ACTIONS RELATIVE TO THE ADOPTION OF THIS RESOLUTION WERE TAKEN IN AN OPEN MEETING OF THIS BOARD OF COUNTY COMMISSIONERS, AND THAT ALL DELIBERATIONS OF THIS BOARD OF COUNTY COMMISSIONERS, AND OF ITS COMMITTEES, IF ANY WHICH RESULTED IN FORMAL ACTION, WERE TAKEN IN MEETINGS OPEN TO THE PUBLIC, IN FULL COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING SECTION 121.22 OF THE REVISED CODE.



Emily Bradford, Clerk  
Board of County Commissioners  
Montgomery County, Ohio



## PUBLIC NOTICE

### MONTGOMERY COUNTY IS PREPARING A DRAFT FY 2021-2025 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Montgomery County will hold a public hearing to get the views of citizens, public agencies and other interested parties on new and emerging housing and community development needs in Montgomery County, excluding Dayton and Kettering, as part of the preparation of its FY 2021-2024 Consolidated Plan. The FY 2021 Action Plan will be part of the County's HUD-approved FY2021-2025 Consolidated Plan. The Plan is required to receive federal funds for housing and other community development within the County. In addition, the hearing will discuss projects previously undertaken with CDBG funds.

***The hearing will be held on:***

Friday, July 9, 2021 at 10:30 a.m.

Montgomery County Administration Bldg.

451 W. Third Street, 10<sup>th</sup> Fl., CED Conference Room

Dayton OH 45422

A public comment form is also available at:

<http://www.selectmcohio.com/community-development/citizen-participation>

The draft 2021-2025 Consolidated Plan can be found at [www.selectmcohio.com](http://www.selectmcohio.com), under Community Development. Any public comments will be incorporated into the plan. This notice begins the 30-day citizen review period, as required by the Department of Housing and Urban Development. If you want more information or need assistance or accommodation to attend, please call Tawana Jones at 937-225-5704 or contact via email at [jonest@mcohio.org](mailto:jonest@mcohio.org). Parking at the County Administration Building will be validated.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY  
COUNTY, OHIO:

Published in Dayton Daily News  
On 6.30.2021

\_\_\_\_\_  
Emily Bradford, Clerk of Commission

1 Certified copy to News on 6.25.2021

RESOLUTION NO. 21-0180  
FEBRUARY 16, 2021

**RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY2021-2025 CONSOLIDATED PLAN, TO DISCUSS PERFORMANCE OF PREVIOUSLY FUNDED CDBG, HOME, AND ESG PROJECTS, TO REVIEW A PROPOSED AMENDMENT TO THE FY19 ACTION PLAN, AND TO TAKE PUBLIC COMMENTS.**

**WHEREAS**, the County is a grantee of funds from the United States Department of Housing and Urban Development (HUD) and the County is responsible for the development, implementation, administration and evaluation of certain activities under the Housing and Community Development Act of 1974, the Stewart B. McKinney Homeless Assistance Act and the Cranston-Gonzalez National Affordability Housing Act as it applies to Montgomery County (exclusive of the Cities of Dayton and Kettering); and

**WHEREAS**, the development of a Consolidated Plan and annual Action Plans is mandated by HUD in order to receive funds available under all of these Federal programs; and

**WHEREAS**, it is necessary that the Montgomery County Board of Commissioners develop a FY 2021-2025 Consolidated Plan and hold public hearings to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County and proposed projects prior to submission of the plan;

**WHEREAS**, the County is also preparing an amendment to the County's approved FY19 Action Plan to define projects and activities that will be completed with additional funds that HUD provided to prevent, prepare, and respond to COVID-19.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Montgomery County, Ohio that the Clerk be and is hereby authorized to publish a notice of public hearing on housing and community development needs for the Montgomery County FY2021-2025 Consolidated Plan, to discuss performance of previously funded CDBG, HOME and ESG projects, to review a proposed amendment to the FY19 Action Plan, and to take public comments.

**BE IT FURTHER RESOLVED** that the Clerk of Commission certify this resolution and make an imaged copy of this Resolution available on the Montgomery County, Ohio, website at <http://www.mcolio.org/>

RESOLUTION NO: 21-0180  
FEBRUARY 16, 2021

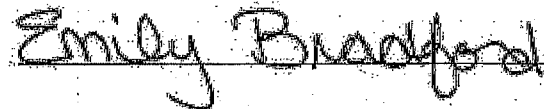
**CERTIFICATE**

Mrs. Rice moved the adoption of the foregoing resolution. It was seconded by Mrs. Lieberman, and upon call of the roll the following vote resulted:

Mrs. Rice, aye; Mrs. Lieberman, aye; Ms. Dodge, aye: Carried.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of County Commissioners of Montgomery County, Ohio, on the 16th day of February, 2021.

THE BOARD OF COUNTY COMMISSIONERS HEREBY FINDS AND DETERMINES THAT ALL FORMAL ACTIONS RELATIVE TO THE ADOPTION OF THIS RESOLUTION WERE TAKEN IN AN OPEN MEETING OF THIS BOARD OF COUNTY COMMISSIONERS, AND THAT ALL DELIBERATIONS OF THIS BOARD OF COUNTY COMMISSIONERS, AND OF ITS COMMITTEES, IF ANY WHICH RESULTED IN FORMAL ACTION, WERE TAKEN IN MEETINGS OPEN TO THE PUBLIC, IN FULL COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING SECTION 121.22 OF THE REVISED CODE.



Emily Bradford, Clerk  
Board of County Commissioners  
Montgomery County, Ohio

## PUBLIC NOTICE

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Montgomery County will hold a public hearing to get the views of citizens, public agencies and other interested parties on new and emerging housing & community development needs in Montgomery County, excluding Dayton and Kettering, as part of the preparation of its FY 2021-2025 Consolidated Plan. The FY 2021 Action Plan will be part of the County's HUD-approved FY2021-2025 Consolidated Plan. The Plan is required to receive federal funds for housing and other community development within the County. The hearing will discuss projects previously undertaken with CDBG funds. In addition, the County is proposing an amendment to the FY19 Action Plan to utilize additional funds that HUD has provided to prepare, prevent, and respond to the spread of the coronavirus.

*The virtual public hearing will be held on:*

Thursday, February 25, 2021 at 10:00 a.m.

Due to the COVID-19 pandemic, and in compliance with the Governor's State of Emergency Declaration and with the state's limitation on mass gatherings, the above-referenced public hearing is currently scheduled to be conducted virtually, or "remotely" via Zoom.us and livestreamed on the County's Facebook page (@MontgomeryCounty). If you wish to participate in the public hearing, please contact Emily Bradford, Clerk of Commission, at 937-225-6491 or [bradforde@mcoho.org](mailto:bradforde@mcoho.org) for additional instructions.

If you need assistance or accommodation to attend, or want more information, please call the Community Development Office as early as possible at 937-225-5704 or contact via email at [jonest@mcoho.org](mailto:jonest@mcoho.org).

A public comment form is also available at:

<http://www.selectmcoho.com/community-development/citizen-participation>

These public comments will be incorporated into the plan, as well as used for prioritization and development of goals and strategies for the Consolidated Plan.

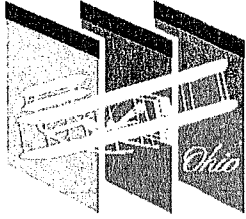
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY  
COUNTY, OHIO:

Published in Dayton Daily News

On 2/17/2021

\_\_\_\_\_  
Emily Bradford, Clerk of Commission

1 Certified copy to News on 2/12/2021



**MONTGOMERY**  
C O U N T Y

MONTGOMERY COUNTY  
ADMINISTRATION BUILDING

451 W. Third Street  
Dayton, Ohio 45422-1000

www.mcoho.org

COUNTY COMMISSIONERS

Judy Dodge  
Deborah A. Lieberman  
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

## Approval Documentation Sheet Business Services Division

All items for the Business Services Division are to be reviewed and approved by the Assistant County Administrator and must be accompanied by this form before being submitted to the Clerk of Commission. This includes any potential agenda item coming from the Law or Purchasing departments that originated in Business Services. A separate form is required for each request.

**Date:** February 9, 2021

**Department:** Business Services-CED

**Document Title:** RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY2021-2025 CONSOLIDATED PLAN, TO DISCUSS PERFORMANCE OF PREVIOUSLY FUNDED CDBG, HOME, AND ESG PROJECTS, AND TO TAKE PUBLIC COMMENTS.

**Description:** Required Public Hearings for development of Consolidated Plan which is required for receipt of funds.

My signature below, indicates that I have reviewed and approved the attached document.

Chris Williams, Assistant County Administrator

Date