

FY19 ACTION PLAN

October 1, 2019-September 30, 2020



Housing and Community Development Programs:

Community Development Block Grant
HOME Investment Partnership Program
Emergency Solutions Grant

Deborah A. Lieberman, President

Judy Dodge, Commissioner

Carolyn Rice, Commissioner

Michael B. Colbert, County Administrator

Chris Williams, Assistant County Administrator, Business Services

Erik Collins, CED Director

Prepared by:

Montgomery County Business Services-CED

451 W. Third Street, 10th Floor

Dayton OH 45402

937-225-5704

Executive Summary

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

1. Introduction

The FY2018-20 Consolidated Plan and the FY19 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 three-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 FY19 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, the elimination of spot slum and blight, and economic development assistance. Traditionally, activities are undertaken in the County's thirty (30) target areas, which have a concentration of low and moderate income persons (at least 51% LMI). Additionally, resources are generally targeted to either LMI persons or areas, and for the demolition of scattered site housing units or businesses.

For FY19, a significant portion of the County's HUD resources will be utilized to assist those households and/or businesses that were impacted by the Memorial Day tornadoes. Currently, some of those needs are still unknown. How HUD federal resources will be implemented is still uncertain as well, as other federal resources such as Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA) still have offices open locally, are taking applications, and will be making grants/loans as permitted. Private insurance claims must also be realized. Until these agency offices have closed and deadlines lapsed, it is difficult to determine how best to utilize CDBG and HOME funds.

It is required that all activities implemented with HUD federal resources 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. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In preparing the Action Plan, the County held public hearings, did mailings, took surveys, conducted phone interviews and incorporated other plans and studies. This is typically how we get citizen participation for our programs. For FY19, we also participated in tornado-related short and long-term planning meetings to assist Montgomery County communities that were affected. Ten communities in Montgomery County had storm damage, but it is anticipated that much of Montgomery County's federal resources will be primarily focused in Trotwood and Harrison Township.

Affordable housing will be 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. Other nonprofit housing providers include Rebuilding Together Dayton, Habitat for Humanity, and Miami Valley Community Action Partnership. These four organizations are working on individual long-term assistance, and will utilize Montgomery County and other governmental resources, philanthropic organizations and fundraising, and banks, as well as grant funds from the Federal Home Loan Bank. An emphasis will be placed on home repairs, new construction and down payment assistance.

Public improvements, such as street improvements and water & sewer enhancements, are generally considered a high priority by the jurisdictions that opt into the County's program. For FY19, we are limiting the amount of funding for public improvement projects in jurisdictions. This will enable us to devote more resources to demolition and housing. Projects that will be considered for funding are those that are larger in scale and are part of a submission to a state agency for funding consideration. Types of agencies including Ohio Public Works Commission and Ohio Water Development Authority. We are looking to fund four projects at around \$200,000.

Housing for the homeless and for those at risk of homelessness remains a high priority, especially as the County still working to end chronic homelessness and reducing overall homelessness. The first plan was adopted in 2006 and substantial inroads have been made but additional efforts must be undertaken. 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.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2017 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.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In preparing the Action Plan, the County held public hearings, did mailings, took surveys, conducted phone interviews and incorporated other plans and studies. This is typically how we get citizen participation for our programs. For FY19, we also participated in tornado-related short and long-term planning meetings to assist Montgomery County communities that were affected. Ten communities in Montgomery County had storm damage, but it is anticipated that much of Montgomery County's federal resources will be primarily focused in Trotwood and Harrison Township.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received from public hearings. However, numerous meetings have been held about housing, how to rebuild and repair, and how to plan and fund for future multi-family housing. A strategy/plan is still in progress for long-term recovery.

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

All comments were accepted.

7. Summary

Citizen participation was received through a variety of methods, including face to face conversations, meetings, email, and telephone. All comments were accepted and were used to come up with a strategy that (at the time) best meets the need of the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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/HSPD
ESG Administrator		Business Services-CED/HSPD
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Montgomery County Business Services-Community & Economic Development is the lead agency responsible for preparing the Consolidated Plan, as well as primary responsibility for administration of Community Planning and Development (CPD) funds from the U.S. Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

Tawana S. Jones, CED Operations Manager, Montgomery County Business Services-CED, jonest@mcchio.org or 937-225-5704

AP-10 Consultation – 91.100, 91.200(b), 91.215(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.

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 Funding Application for Housing and Homelessness and Continuum of Care. HOME program funds are part of this application process and Business Services-Community & Economic Development collaborates with Homeless Solutions staff in the development and implementation of the Consolidated Plan and Annual Action Plans. Montgomery County will continue to partner with Countycorp in implementation of housing rehabilitation and economic development programs. 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. The County will partner with Rebuilding Together Dayton for housing for persons with disabilities and seniors, as well as with Habitat for Humanity for repairs and for new construction of housing for low income families.

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-Community & Economic Development (BS-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 and Development (HSPD). BS-CED and HSPD have coordinated efforts for several years now. BS-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, the Affordable Housing Options Committee, and other subcommittees that are created to respond to a CoC need, such as Coordinated Entry. HOME and

ESG funds are received by BS-CED but the funds are included in the Combined Funding Application 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 application process.

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

As referenced in the section above, Human Services Planning & Development is the lead agency for the Continuum of Care. The 10-year Homeless Solution Plan has been 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 BS-CED staff representation. ESG funds are put into the Combined Funding Application 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 and Development.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	County Corp
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Repairs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Countycorp administers CDBG and HOME-funded projects through subrecipient agreements with the County. Outcomes are to discuss housing needs, how to increase the quality of housing, as well as create additional affordable housing units.
2	Agency/Group/Organization	Miami Valley Fair Housing Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	fair housing services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion via phone on fair housing needs, as well as information provided at Board meetings. Montgomery County will enter into an agreement with MVFHC for education and outreach.
3	Agency/Group/Organization	HARRISON TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings were held with the jurisdiction regarding housing needs, as well as business walks were completed for storm-affected corridors.
4	Agency/Group/Organization	CITY OF TROTWOOD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings were held with the jurisdiction regarding housing needs, as well as business walks were completed for storm-affected corridors.
5	Agency/Group/Organization	City of Clayton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	housing needs/public improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone consultation regarding housing needs. According to jurisdiction, much of the housing can be rebuilt through private insurance resources. Major tree damage and debris was removed, with funds from FEMA hopefully to assist with debris removal costs.
6	Agency/Group/Organization	CITY OF VANDALIA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jurisdiction was consulted about housing and business needs. A business walk was completed in the tornado affected areas, with most of the businesses suffering mostly from loss of revenue 2-3 days from lack of power and water.
7	Agency/Group/Organization	CITY OF BROOKVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone consultation regarding housing needs. According to jurisdiction, much of the housing can be rebuilt through private insurance resources. Major tree damage and debris was removed, with funds from FEMA hopefully to assist with debris removal costs.

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	Dayton-Kettering-Montgomery County	Goals align because both the Consolidated Plan and Continuum of Care are working to reduce homelessness, provide shelter or affordable housing for those who are homeless or at risk of homelessness, and both plans rely on jobs/job training to assist with successful implementation of the goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Much of the consultation focused around meeting the needs of storm-impacted communities from May 2019.

AP-12 Participation – 91.105, 91.200(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 holds public hearings during the plan year to determine needs and discuss past performance of program. A public hearing is held to review the draft plan as well. For our FY19 plan, with the Memorial Day tornadoes and the impact on County communities, much as our citizen participation process included talking to affected communities and understanding what their residents needs are. A number of meetings were attended that focused on long-term recovery, with that plan not fully conceptualized yet, but realizing that a significant portion of the federal resources outlined in this plan will go toward implementation of that plan.

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	No one attended this meeting.	No comments were received.		
2	Public Hearing	Non-targeted/broad community	No one attended this meeting.	No comments were received.		
3	Internet Outreach	Non-targeted/broad community	Information was shared on our website to let people know that funds were available and a plan for spending those funds.	No comments were received.		www.selectmcoho.com

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)
4	Public Meeting	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A meeting was held on June 10th to provide a housing assessment overview; to get a jurisdiction report-out on how their housing stock was impacted; the availability of housing; and immediate strategies.	Many comments were received and notes from the June 10th meeting are found in Appendix C of this plan.	All comments were received.	
5	Public Meeting	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A meeting was held on June 25th to provide a housing assessment overview; to get a jurisdiction report-out on how their housing stock was impacted; the availability of housing; and immediate strategies.	Many comments were received and notes from the June 25th meeting are found in Appendix C of this plan.	All comments were received.	

Table 4 – Citizen Participation Outreach

Annual Action Plan
2019

Expected Resources

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

Introduction

Montgomery County, Ohio's allocations for FY19 are as follows: Community Development Block Grant (CDBG) was \$1,934,057; Home Investment Partnerships (HOME) was \$1,88,087 and Emergency Solutions Grant (ESG) was \$155,348. All program funding levels were increased from FY17. 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	1,929,129	250,000	71,871	2,251,000	Funds are used for a variety of high priority activities.
						1,900,000	

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: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	994,814	25,000	0	1,019,814	950,000	funds are used primarily for capital programs, downpayment assistance, TBRA
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	164,109	0	0	164,109	165,000	funds are used primarily for shelter and financial assistance

Table 5 - 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 leverage directly Continuum of Care efforts.

If appropriate, describe publically 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

Funds will be used to assist with a number of activities in Montgomery County. A majority of those activities are targeted toward demolition and housing activities in communities most impacted by the 2019 Memorial Day tornadoes. Resources are also targeted to large scale public improvements projects, as well as local match for low income housing tax credit projects.

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	2013	2014	Affordable Housing	Not a target area	Affordable Housing	CDBG: \$780,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Public Improvements	2013	2014	Non-Housing Community Development	Not a target area	Non-Housing Community Development	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
3	Economic Development	2013	2014	Economic Development	Not a target area	Economic Development	CDBG: \$630,000	Jobs created/retained: 18 Jobs Businesses assisted: 4 Businesses Assisted

Annual Action Plan
2019

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing	2013	2014	Fair Housing	Not a target area	Fair Housing	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
5	Homelessness Prevention	2013	2014	Homeless	Not a target area	Homelessness Prevention Public Services	CDBG: \$61,000 HOME: \$146,004 ESG: \$164,109	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 250 Persons Assisted Homelessness Prevention: 650 Persons Assisted
6	Demolition	2018	2020	Non-Housing Community Development	Not a target area	Demolition	CDBG: \$180,000	Buildings Demolished: 50 Buildings
7	Public Services	2018	2020	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: 15 Persons Assisted Homelessness Prevention: 15 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Programs
	Goal Description	Provide CDBG funds for owner-occupied emergency and accessibility repairs, as well as repairs/renovations for rental units.
2	Goal Name	Public Improvements
	Goal Description	Montgomery County will provide funds, through a competitive process, to cooperating jurisdictions for public improvements projects.
3	Goal Name	Economic Development
	Goal Description	Montgomery County, through an agreement with Countycorp, will provide low interest loans to expanding and start-up businesses in Montgomery County, who commit to job creation/retention and to repayment of the loan.
4	Goal Name	Fair Housing
	Goal Description	
5	Goal Name	Homelessness Prevention
	Goal Description	
6	Goal Name	Demolition
	Goal Description	Funds will be used for demolition of scattered site residential properties, as well as commercial structures, as funds permit.
7	Goal Name	Public Services
	Goal Description	Funds will be used for public services projects such as job training and homelessness prevention.

Projects

AP-35 Projects – 91.220(d)

Introduction

Montgomery County will undertake a number of projects and activities within the FY19 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
1	FY19 CDBG Planning and Administration
2	FY19 Demolition
3	FY19 Public Improvements
4	FY19 Housing Programs
5	FY19 Public Services
6	FY19 Economic Development
7	FY19 HOME Administration
8	FY19 Montgomery County ESG

Table 7 - Project Information

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

Montgomery County typically provides funds to 28 participating jurisdictions in Montgomery County for public improvements, housing, and demolition projects. For FY19, a significant portion of resources will be targeted to those communities most widely affected by the 2019 Memorial Day tornadoes.

AP-38 Project Summary

Project Summary Information

1	Project Name	FY19 CDBG Planning and Administration
	Target Area	Not a target area
	Goals Supported	Housing Programs Public Improvements Economic Development Fair Housing Homelessness Prevention Demolition Public Services
	Needs Addressed	Affordable Housing Non-Housing Community Development Economic Development Homelessness Prevention Fair Housing Public Services
	Funding	CDBG: \$310,000
	Description	Funds will be used for salaries, fringe, general administration costs (phone, internet, supplies, computers, Kronos) and planning funds.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	No families will benefit directly from these proposed activities.
	Location Description	451 W. Third Street, Dayton OH 45422
	Planned Activities	Planned activities are general administration of the CDBG program, as well as funds for one planning project.
2	Project Name	FY19 Demolition
	Target Area	Not a target area
	Goals Supported	Demolition
	Needs Addressed	Demolition
	Funding	CDBG: \$500,000

	Description	Funds will be used for demolition of both residential and commercial structures, with an emphasis on those structures impacted by the Memorial Day tornadoes. It is anticipated that a number of properties will be "walked away from" and CDBG funds will be used to demolish those structures. This will be especially important as others start to repair or rebuild. Having the ability to remove these abandoned structures will increase the appearance of the neighborhood and increase the possibility of that lot being used for infill development. Partners such as the Land Bank, nonprofit agencies and developers will be critical in the rebuilding of neighborhoods.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 50 households will be impacted, with an average of \$10,000 per demolition. This figure includes title searches, asbestos surveys, asbestos remediation and actual demolition.
	Location Description	These addresses have not yet been identified.
	Planned Activities	Demolition of individual housing units in various neighborhoods.
3	Project Name	FY19 Public Improvements
	Target Area	Not a target area
	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Funds will be used on several projects in Montgomery County jurisdictions, mostly for projects that are applying to Ohio Public Works Commission (OPWC) for significant project funding. CDBG represents local match to the match which increases project application scoring.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 500 households will benefit from these proposed activities.

	Location Description	Specific addresses have not been identified, but if projects receive state funding and can be implemented in FY19, communities that will be impacted are Jefferson Township, Trotwood, Harrison Township, and W. Carrollton. If they are not recommended for funding, we will either amend our Action Plan to increase funds on housing and/or demolition or will identify other local public improvements projects and fund them.
	Planned Activities	Street improvements and sanitary sewer replacement
4	Project Name	FY19 Housing Programs
	Target Area	Not a target area
	Goals Supported	Housing Programs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$855,000 HOME: \$920,332
	Description	Funds will be used for owner-occupied rehabilitation, including those to address code violations, emergency repairs and handicapped accessibility. HOME funds will be used for tenant-based rental assistance, downpayment assistance, rental housing and new construction. A portion of HOME funds may also be dedicated to homeowner repair. CHDO funds are also included in this project, with CHDO funds used either for rental housing or new construction.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 100 owner-occupied units will be assisted, 50 families will receive rental assistance, a total of 100 new rental units will become available, with 5 of those units being HOME-designated units. It is anticipated that 10 first-time homebuyers will also be assisted.
	Location Description	Specific addresses have not yet been determined.
5	Planned Activities	Housing work runs the gamut from new construction to repairs to keep owners in their housing units, with funds also for rental rehabilitation, tenant-based rental assistance, and assistance to first-time homebuyers.
	Project Name	FY19 Public Services
	Target Area	Not a target area

	Goals Supported	Fair Housing Homelessness Prevention Public Services
	Needs Addressed	Homelessness Prevention Fair Housing Public Services
	Funding	CDBG: \$161,000
	Description	Funds will be used for homelessness prevention, fair housing and job training.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Specific addresses or persons to be assisted have not yet been identified.
	Planned Activities	Job training and activities related to homelessness prevention, such as case management and legal services, as well as fair housing services. We may also explore some other public services activities that are not being fully funded through the Human Services Levy, to fill a gap in funding and meet community needs.
6	Project Name	FY19 Economic Development
	Target Area	Not a target area
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$225,000
	Description	Funds will be used for microenterprise assistance, as well as program income funds being used to assist businesses that will create low-to-moderate income jobs.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Families will not be directly impacted by this program.
	Location Description	

	Planned Activities	Grants for microenterprise businesses which will be administered by Montgomery County and a subrecipient, and for business loans made by CountyCorp through an ED Revolving Loan Fund program.
7	Project Name	FY19 HOME Administration
	Target Area	Not a target area
	Goals Supported	Housing Programs
	Needs Addressed	Affordable Housing
	Funding	HOME: \$99,482
	Description	Funds will be used for HOME program administration, primarily used for salaries and fringe benefits.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	451 W. Third Street, Dayton OH 45422
	Planned Activities	HOME program administration
8	Project Name	FY19 Montgomery County ESG
	Target Area	Not a target area
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homelessness Prevention
	Funding	ESG: \$164,109
	Description	Funds will be used for prevention of homelessness through financial assistance and overnight shelter.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4000 families will be served by HESG, with the bulk of those being served by St. Vincent in overnight shelter.
	Location Description	120 W. Apple Street, Dayton OH (Gateway Shelter for Women and Families) 1921 S. Gettysburg Avenue, Dayton OH (Gateway Shelter for Men) 33 W. First Street, Dayton OH (Homefull office)

	Planned Activities	funds will be used for shelter (60%) of HESG funds, with balance being used for prevention through the provision of financial assistance.
--	---------------------------	---

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).

A significant portion of Montgomery County's federal resources will be targeted to long-term recovery efforts from the 2019 Memorial Day tornadoes. Funds will be targeted to those communities most significantly impacted, such as Harrison Township, Trotwood, Brookville and Riverside. Funds will be leveraged with other resources, such as FEMA, SBA, private insurance, and other funding partners like Federal Home Loan Bank. HUD funds will not supplant other federal resources and funds will be expended as judiciously as possible as needs will outweigh funds available.

Geographic Distribution

Target Area	Percentage of Funds
Northridge West	
Broadmoor	
Not a target area	100
Carolyn/Dean	

Table 8 - 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 only being focused 15% in target areas, other CDBG-funded projects will be a direct benefit, such as housing rehabilitation, street improvements and waterline connections. Other projects will benefit a limited clientele, such as seniors and persons with disabilities.

Discussion

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	0
Special-Needs	0
Total	500

Table 9 - 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	100
Rehab of Existing Units	50
Acquisition of Existing Units	10
Total	210

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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 Desota 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.

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 2019, 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

Greater Dayton Premier Management 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. It is hoped that a new coordinated entry process will be in place in 2019, as most of the groundwork has been completed, with training being offered on the refined front door assessment tool in August/September 2019.

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 preference for programs and housing projects that address the needs of homeless individuals, especially those who are chronically homeless and homeless families. Over the past couple of years, two Gateway Shelters have been rehabilitated and more beds are being provided. 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 half 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.

Montgomery County will also work with the local Access Center for Independent Living (ACIL) in providing accessible housing for persons with disabilities. During the past few months, a series of meetings were hosted by the ACIL to obtain information on the most common obstacles facing persons with disabilities in securing affordable, accessible housing options. These obstacles will be compiled into Action Plans and efforts to address these obstacles will be identified. Each Center for Independent Living's representative will then

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-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 4-5 years and had some resources to address it. Foreclosures still remain a issue in those households where they are severly cost-burdened. Home sales are on the uptick and inventory is generally low. It will take another 5 years, according to latest economist reports, for the local economy to return to pre-Great Recission levels. 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.

Discussion:

Residents/Owners of residential properties who live in communities that suffered extensive tornado damage Memorial Day weekend 2019 will have access to streamlined processes and fee reductions from Montgomery County's building department.

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 is the limited funding resources available to address identified priorities. 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 a significant affordable housing stock, yet 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 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 FY18-20, 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.

Montgomery County will continue to work with Countycorp in implementing a Economic Development Revolving Loan Fund for businesses for expansion or start-up businesses. There has been some preliminary discussions about microenterprise development, as well as limited funds for entrepreneurs. In 2012/2013, Montgomery County undertook a series of forums, part of the process called MCOFuture. MCOFuture is Montgomery County's initiative to engage citizens in future challenges and succeed as a county-wide community. One of the action items 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.

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 Development 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, 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 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, 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 Development 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 and other housing nonprofits in implementation of housing rehabilitation and economic development programs.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(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 smaller 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. A portion of HOME funds may be used for homeowner rehabilitation. HOME funds will also be used for downpayment assistance for first-time homebuyers, as long as the housing market supports it. Montgomery County currently has low housing inventory, which has impeded the ability for first-time homebuyers to acquire properties. HESG funds will be used for shelter, prevention and rapid-rehousing.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	275,000
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
Total Program Income:	275,000

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

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.

90.00%

**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:

see #2 above

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(l)(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 or Coordinated Entry process has been modified to better meet the needs of clients. 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. 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. Front Door Assessments are used to best determine what level of services are needed, what type of housing is most appropriate, and to ensure that priority populations are being served.

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. This could change in new Request for Funding Proposals and/or Collective Impact applications, if other and/or additional providers can undertake these services. Montgomery County also contracts with St. Vincent for shelter services, at 60% of ESG allocation.

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.

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.

Appendix A-SF424s

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/13/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-19-UC-39-0004

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Montgomery County Ohio

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

31-6000172

*** c. Organizational DUNS:**

0712771150000

d. Address:

*** Street1:** 451 W. Third Street

Street2:

*** City:** Dayton

County/Parish:

*** State:** OH: Ohio

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 45422-1090

e. Organizational Unit:

Department Name:

Business Services

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Tawana

Middle Name:

*** Last Name:**

Jones

Suffix:

Title: CED Operations Manager

Organizational Affiliation:

*** Telephone Number:** 9372255704

Fax Number:

*** Email:** jonest@mcchio.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Dept. of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant (CDBG) Entitlement

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Funds will be used to provide for fair housing education & enforcement, housing rehabilitation, infrastructure and park improvements, public services, demolition, acquisition and economic development.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant OH-10

* b. Program/Project OH-10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	1,929,129.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	250,000.00
* g. TOTAL	2,179,129.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Michael

Middle Name: B.

* Last Name: Colbert

Suffix:

* Title: County Administrator

* Telephone Number: 9372254582 Fax Number:

* Email: colbertm@mcchio.org

* Signature of Authorized Representative:

* Date Signed: 8/13/19

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

* Other (Specify):

*** 3. Date Received:**

08/13/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-19-UC-39-0208

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Montgomery County Ohio

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

31-6000172

*** c. Organizational DUNS:**

0712771150000

d. Address:

* Street1: 451 W. Third Street

Street2:

* City: Dayton

County/Parish:

* State: OH: Ohio

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 45422-1090

e. Organizational Unit:

Department Name:

Development Services

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Tawana

Middle Name:

* Last Name:

Jones

Suffix:

Title: CED Operations Manager

Organizational Affiliation:

* Telephone Number: 9372255704

Fax Number:

* Email: jonest@mcchio.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Dept. of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Funds will be used to provide downpayment assistance, tenant-based rental assistance, acquisition, site development and rehabilitation for rental units. Funds will also be used for PSR.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="994,814.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="25,000.00"/>
* g. TOTAL	<input type="text" value="1,019,814.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

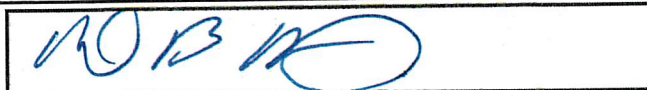
Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

08/13/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

E-19-UC-39-0004

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Montgomery County Ohio

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

31-6000172

*** c. Organizational DUNS:**

0712771150000

d. Address:

*** Street1:** 451 W. Third Street

Street2:

*** City:** Dayton

County/Parish:

*** State:**

OH: Ohio

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** 45422-1090

e. Organizational Unit:

Department Name:

Business Services

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Tawana

Middle Name:

*** Last Name:**

Jones

Suffix:

Title: CED Operations Manager

Organizational Affiliation:

*** Telephone Number:** 9372255704

Fax Number:

*** Email:** jonest@mcchio.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Dept. of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Funds will be used to provide overnight and day shelters in Montgomery County with operating costs, furnishings, and essential services. Funds will also be used for prevention and rapid re-housing.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="164,109.00"/>
* b. Applicant	<input type="text" value="164,109.00"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="328,218.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

Appendix B-Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

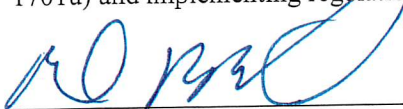
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

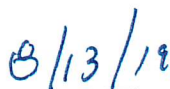
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official



Date

County Administrator
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

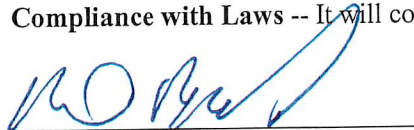
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

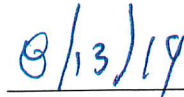
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official



Date

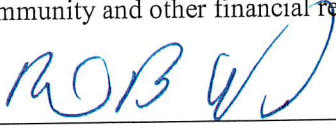
County Administrator

Title

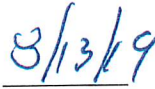
OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official



Date

County Administrator

Title

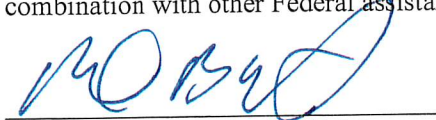
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

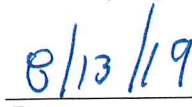
Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official



Date

County Administrator

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

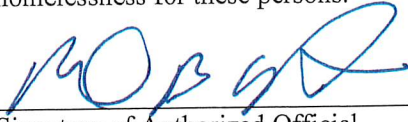
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

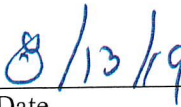
Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official



Date

County Administrator

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix C- Citizen
Participation, including
Authorizing Resolution

RESOLUTION AUTHORIZING THE SUBMISSION OF THE FY2019 ACTION 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 an Annual Action Plan, as part of the multi-year approved Consolidated 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 FY19 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 FY2019 Action 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/>



**MONTGOMERY COUNTY
ADMINISTRATION BUILDING**

451 West Third Street
P.O. Box 972
Dayton, Ohio 45422-1326

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

MEETING AGENDA

Long Term Recovery Coordination

Wednesday, August 21, 2019 – 3:00 pm

Sinclair Community College – Smith Auditorium

444 W. Third Street, Dayton, Ohio

Welcome and Introduction

Tyler Small
Montgomery County Assistant County Administrator

Opening Remarks

Montgomery County Commissioners
Debbie Lieberman, President
Judy Dodge
Carolyn Rice

Governor's Office Remarks

Sandra Brasington and Ron Todd
Governor's Office Liaison

Montgomery County EMA Summary Phase Response and Recovery

Michael Colbert
Montgomery County Administrator

Long-Term Recovery Next Steps/Introductions

Mary Kucenski
FEMA Voluntary Agency Liaison

- a. Brian Martin, MVRPC Executive Director – Community Recovery
- b. Laura Mercer, Disaster Recovery Coordinator – Long-term Recovery Operations

Closing Remarks

b i r t h p l a c e o f i n n o v a t i o n

Housing Recovery Resource Fairs



These two **Housing Recovery Resource Fairs** will help tornado-affected homeowners and renters better understand and connect to available resources. Topics will include:

- **Homeowner assistance**
- **FEMA program details**
- **Renter assistance information**
- **Information on special population housing**
- **Permits, demolition, tax and utility information**

Tuesday, Aug. 13, 4-8 p.m.

Kroc Center

1000 N. Keowee Street,
Dayton 45404

Thursday, Aug. 15, 4-8 p.m.

Maranatha Worship Centre

4501 Wolf Road, Dayton 45416



Housing Recovery Resource Fairs

RESOURCE TABLE & PRESENTER INFORMATION SHEET



Housing Recovery Resource Fairs are being held to create one-stop shop experiences for tornado survivors to connect to resources and gather information, as we approach the final stretch to the September 3rd FEMA registration deadline.

EVENT DETAILS

Housing Recovery Resource Fair #1 – Salvation Army Kroc Center

Tuesday, August 13th 4:00 p.m. – 8:00 p.m. at the Kroc Center, 1000 N. Keowee Street, Dayton 45404

- *Resource Table Registration & Information will be located at the Kroc Center Main Entrance*
- *Resource Table Set-up begins at 2:00 p.m.*
- *An 8ft table and white table linen will be provided; if you have special equipment or technology needs, please note them on the Resource Table Contact Form.*

Housing Recovery Resource Fair #2 – Maranatha Worship Centre

Thursday, August 15th 4:00 p.m. – 8:00 p.m. at Maranatha Worship Centre, 4501 Wolf Road, Dayton 45416

- *Resource Table Registration & Information will be located at the building entrance.*
- *Resource Table Set-up begins at 2:00 p.m.*
- *A 6-8ft table will be provided; if you have special equipment or technology needs, please note them on the Resource Table Contact Form.*

Housing Recovery Resource Fairs

TENTATIVE HOUSING RECOVERY PRESENTATION LIST *

**Final list of presentation titles and presenters is pending*



Cross-cutting Topics

FEMA Program Overview

Fair Housing & Your Legal Rights: What You Need to Know

Housing Search & Rental Assistance

Jurisdiction Q&A

Housing for Special Populations

Homeowner Needs

Building Regulations & Demolition

Housing Financing & Lending Options

Contractor Selection

Montgomery County Taxes & Real Estate

Presentation Details

- Each presentation will be allotted 10 minutes.
- Presentations are scheduled every 15 minutes, 4:15-8:00 p.m.
- Presentations will be repeated (up to three times) for the benefit of drop-in participants.
- Presentations will be offered in two locations at each Housing Recovery Resource Fair venue; Cross-cutting Topics and Homeowner Needs presentations will run concurrently.
- Each presentation room will be equipped with a wireless microphone.
- Presenters with special equipment or technology needs are asked to contact Jessica Abernathy at abernathyj@mcoho.org by Friday, August 9th.

Housing Recovery Resource Fairs

RESOURCE TABLE CONTACT FORM



Housing Recovery Resource Fairs are being held to create one-stop shop experiences for tornado survivors to connect to resources and gather information as we approach the final stretch to the September 3rd FEMA registration deadline.

*****Resource Tables are available at each Housing Recovery Resource Fair for one on one agency to individual assistance, Q&A, information distribution. *****

Organization Name: _____

Contact Name: _____

Contact Phone: _____

Resource Table (check all that apply):

☐ *Tuesday, August 13th 4:00 p.m. – 8:00 p.m. at the Kroc Center, 1000 N. Keowee Street, Dayton 45404 (Doors Open for Resource Table Set-up at 2:00 p.m.)*

☐ *Thursday, August 15th 4:00 p.m. – 8:00 p.m. at Maranatha Worship Centre, 4501 Wolf Road, Dayton 45416 (Doors Open for Resource Table Set-up at 2:00 p.m.)*

#of Staff Attending: _____

Please list Staff Names (First and Last Name):

Special Equipment Request(s):

Please complete and return form to Jessica Abernathy at abernathyj@mcoho.org by Friday, August 9th at 4:00 p.m.



BUILDING REGULATIONS DIVISION

MONTGOMERY COUNTY
ADMINISTRATION BUILDING

451 West Third Street, 10th Floor
Dayton, Ohio 45422-1110

937-225-4622 - phone
937-225-6327 - fax

www.mcOhio.org/build

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
Eric Collins

7/16/19 Final

Residential Property Owners - NEXT STEPS AFTER STORM DAMAGE

1. Making **Emergency Repairs**, as defined in the Residential Code of Ohio (RCO)
 - a. The Residential Code states, "Where equipment replacement and repairs must be performed in an emergency situation, an application for approval shall be submitted within the next working business day to the building official." (Section 101.10.2)
 - b. That means you may make emergency repairs to protect your property before obtaining any permits, but you still need to get permits and inspections for the work being done, unless it is exempt from the code for other reasons.
 - c. New roof trusses or rafters, exterior and interior wall reconstruction, etc. need permits and inspections, whereas repairing exterior finishes only, such as new roof sheathing and shingles only, repair of siding or windows, do not.
 - d. Do not cover up the repairs until the work has been inspected and approved. In other words, don't install insulation or drywall before the framing is inspected and approved.
2. Have a **Damage Assessment Inspection** done to better understand the scope of damage, and to explain steps necessary during the repairs and rebuilding
 - a. Montgomery County Building Regulations inspectors will identify one of the following:
 - i. **Destroyed; an imminent hazard exists.** Demolition recommended. Immediate action needed to stabilize the building. A demolition permit is required.
 - ii. **Damage is extensive and severe.** Demolition recommended. A demo permit is required
 - iii. **Damage is major.** Significant structural damage, requiring extensive repairs. Will require preparing drawings (also known as plans, blueprints, or construction documents) spelling out the repairs, permits, and inspections. If significant structural issues are involved, it is possible that an architect or engineer will need to be involved in preparing your drawings.
 - iv. **Damage is minor.** A permit and inspections will be required to verify the work is correctly, but no drawings need to be submitted.
 - v. **Affected. Damage is slight;** Damage is minimal or cosmetic, so no permits or inspections are required. If permits are required, we will do our best to identify the various ones you will need, such as building, electric, mechanical, plumbing, etc.
 - b. If your insurance company or an architect or engineer has done an assessment, you may not need one from us, but their assessment does not waive the requirements for permits and inspections.
3. Get a **Demolition Permit** if you are removing the entire structure and not rebuilding at this time.
 - a. A Demolition Permit is for buildings that are being completely removed. That includes foundations and floor slabs. All construction debris must be removed from the site, and the remaining hole in the

Residential - Next Steps After Storm Damage

ground needs to be filled in with dirt. The water and sewer utility lateral lines to the building must be disconnected and capped at the main water or sewer line.

- b. If you plan to rebuild on the same foundation, then such debris removal will be considered as an alteration to the property. You may leave the foundation in place. It should be inspected for structural soundness, though. If it has cracks or uneven settling, it may not be suitable for re-use. Caution must be exercised if you leave a basement open with no floor system on it, because the top of the wall could cave in due to outside soil pressure on a wall that was previously supported at the top by the floor structure, making it unsuitable for re-use. In addition, if you leave it open over the winter, the floor could suffer from frost heave, making it unsuitable for re-use.
 - c. If you have a slab-on-grade building, we will not order you to remove the slab or foundation, but your real estate assessment may still reflect some improved value on the property.
 - d. Driveways and parking lots are not covered by demolition permits or inspections.
- 4. Get a **Building Permit for repairs or reconstruction**. For work requiring permits, the owner or their contractor or designer needs to apply for permits. In general, for minor repairs, you may show repairing them with like materials, but if significant reconstruction is necessary, you will need to rebuild to current standards. This applies to structural, mechanical, electrical, and energy conservation requirements.
 - 5. For major repairs or complete rebuilds from the slab up, we will generally expect structural work to meet current standards for safety. We will also expect electrical work to comply with current electrical safety requirements. Fire safety requirements such as emergency escape windows from sleeping rooms, smoke detectors and carbon monoxide detectors will also have to be complied with. Energy conservation standards will have to be complied with as much as practical, primarily with regard to installing insulation in walls and ceilings, but we will not require changes in framing to accomplish current standards if such changes would create a hardship.
 - 6. A word of caution – reconstructing work that was previously done without permits or inspections will not be approved unless it can be shown to comply with current codes.
 - 7. Where there are obstacles to meeting all of the current code requirements, you may request that your application be reviewed for compliance Existing Building requirements under RCO 113.

Reasons why you'll benefit from updating your building when you rebuild to comply with the requirements for new construction:

- a. Reconfiguration of spaces may better support today's life style
- b. Building to current wind bracing standards may make your building more resilient
- c. Better protection from water intrusion, ice dams and improved attic ventilation with new roof construction requirements
- d. Lower energy bills due to better thermal performance with replacement windows/doors, better energy efficiency (thermal barrier, air leakage, ventilation), and higher efficiency HVAC equipment and service hot water heaters
- e. Electrical system safety improvements (i.e. grounding, AFCI breakers, GFCI protection, increased service size and quantity of circuits)
- f. Safer sleeping rooms with up-to-date smoke and carbon monoxide detectors
- g. Having your work inspected by a building inspector will give you the assurance that the work has been done correctly.
- h. Check with your insurance agent on any better rates due to the above safety improvements.

Residential - Next Steps After Storm Damage

ADDENDUM 1 - What you and your designer or contractor need to decide, and why

1. Regardless of the option chosen by the owner, **construction documents must be submitted for approval** with *"...sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code."* (RCO 106.1.3). Page two of our permit application forms give more detail on what information must be included with the construction documents.
 - a. If repair is minor, such as damage to a few walls or to a few trusses, you can rebuild to match the adjoining work. Note that trusses are engineered for specific installations, so you will need to have engineer sealed truss drawings for both truss repairs and for new trusses.
 - i. For example, the application may either include construction documents identifying the damage and specifying the repair, or may have only a written description of the scope of work to be done, such as saying "Replacing two broken trusses".
 - b. **If you are restoring significant parts of the building**, or rebuilding the whole structure, you will need to provide complete drawings of the proposed repairs or replacement. Generally, the drawings won't need to be sealed by an architect or engineer, but they must still be accurate, legible, and drawn to scale. If work is shown that falls outside the prescriptive standards in the RCO, you will need to have an architect or engineer seal the drawings. They must also clearly distinguish between what is existing work to remain, and what is proposed new work.
 - i. For example, if you are rebuilding on an existing foundation, you need to show that on a wall section, and identify the new work, the existing foundation to remain, and the proposed anchoring method to connect the wall to the foundation.
 - ii. Unless you specifically identify where you want to do something different than what current codes require, and can document that such work had been previously approved, we may not approve work that does not comply fully with current codes. Any work not fully detailed or shown or will be inspected to current building code standards.
 - c. **If you are rebuilding a different layout of building than what was there before**, all requirements for new building permits apply, including getting approval from your local zoning department.
2. **Buildings located in FEMA regulated flood zones must comply with RCO 113.11 Flood hazard areas.** In those areas, if the cost of repairs will exceed 50% of the market value of the property, requests for repair or rebuilding permits must show how the work will comply with current Flood Damage Prevention Standards. (RCO 322.2 and Flood Damage Prevention Regulations adopted by Montgomery County)
3. **Resources for architects and engineers and other related resources** - Greene County has assembled a list of agencies that will help you locate skilled people to assist in your reconstruction efforts. Click here to see that list: <http://www.co.greene.oh.us/DocumentCenter/View/22790/Tornado-Reconstruction-Resource-Contact-List-PDF>
4. **Check out our webpage, www.mcoho.org/build** – it has a 'Who to Call' directory, Permit Application forms, project success checklists, etc. For our policy on repair of damaged roofs, please see our website. Click here for the memo:
[http://www.selectmcoho.com/media/userfiles/subsite_116/files/Resource%20Library%20Documents/Montgomery County Re Roofing Policy.pdf](http://www.selectmcoho.com/media/userfiles/subsite_116/files/Resource%20Library%20Documents/Montgomery%20County%20Re%20Roofing%20Policy.pdf)
5. **Contact us if you have questions**
 - a. Our permit clerks can answer lots of general procedural questions. Call 937-225-4622
 - b. Residential Plans Examiner Joe Mangan can be reached at 937-225-5038
 - c. Inspection Supervisor Robert Martin can be reached at 937-225-4650
 - d. Chief Building Official Maury Wyckoff can be reached at 937-225-4586

LONG TERM HOUSING RECOVERY

Individual (Non-profit)



Rebuild

Repair

Outreach

Case Management

Information

Communal



Plan Develop Finance Construct

Research & Resources

Jurisdictional Needs

Timing of Supply & Demand

Population Based Inventory
(Seniors, Low-income Persons, Veterans, Persons with Disabilities, Other)

Communication Flow
(Information, Education, Advocacy)

Housing Forum Purpose Statement:
Identifying Opportunities to Strengthen Long Term Housing Recovery Efforts

Memorial Day Tornadoes – Housing Forum Meeting #2

June 25, 2019

The Job Center – 1111 S. Edwin C. Moses Blvd.
Assembly Room 1133

SUMMARY NOTES

Welcome & Recap

- Tom Kelley, Assistant County Administrator – Human Services, welcomed the group and gave a brief overview of Meeting #1 and asked for feedback.
- Tom Kelley reviewed the updated Disaster Recovery Housing Workgroup Framework:
 - Three proposed workgroups include:
 1. Crisis – Short Term (Immediate – 2 Years)
 2. Long Term – Permanent (2 years +)
 3. Policy – Planning – Advocacy
 - The Housing Workgroup Framework is in draft format and will change according to what agencies are already doing. The goal of the Housing Framework is to represent the housing recovery continuum.
 - Agencies have tentatively been placed in workgroups, based on services delivered and how those services align along the continuum.
 - Tom asked those in attendance to review the framework and contact him with any suggested changes.
- Recently the Montgomery County Commissioners initiated a Long Term Recovery workgroup and model to support long term planning and recovery efforts, several agencies that attended Meeting #1 are participating in this process. The Long Term Recovery workgroup will interface with the Housing Framework.

FEMA Q&A

- Tom Kelley introduced Liz Gibson, a Volunteer Liason from FEMA, for a Q&A session with the group. Liz provided a FEMA Fact Sheet detailing the Sequence of Delivery for FEMA assistance.
- Additional notes shared by Liz included:
 - FEMA is governed by the Stafford Disaster Relief and Emergency Assistance Act.
 - Voluntary Agencies are first line of contact after a disaster.
 - Insurance is next point of contact for renters/homeowners.
 - FEMA Housing Assistance Process Flow:
 - Registration (online/phone) → Inspection → FEMA verified loss number and amount
 - Assistance is available after insurance has been contacted, or if individuals are uninsured/underinsured; amount of FEMA assistance is dependent on amount of insurance settlement; assistance is not income-based.

- Households with insurance will receive a letter that appears like a denial, but allows them to provide more information.
- FEMA Housing Assistance includes:
 1. Temporary Housing – Lodging Expenses (not applicable to tornado disasters); Rental Assistance is provided for 2 months; and up to 18 months with proof of appropriate cause; Direct Housing (Mobile Homes/Trailers – not determined yet as a solution for Montgomery County).
 2. Repairs – up to \$33,800; individuals must keep receipts for 3 years; only use on allowable expenses.
 3. Replacement – will cover 100% of loss, based on the FEMA Verified Loss.
 4. Permanent Housing – typical for the islands
- Individuals must complete the SBA Loan application to ensure access to additional funds.
 - If clients are eligible and do not accept the SBA Loan, they will not receive additional funds.
 - Individuals with a federal debt are ineligible.
- FEMA Other Needs Assistance (ONA):
 - Individuals must apply for SBA loan, if denied/ineligible, they can be referred for ONA.
 - ONA covers personal property, transportation, moving & storage, group flood insurance; amount determined by the FEMA Verified Loss Number, up to an additional \$33,800.
- Concerns shared regarding FEMA Assistance:
 - Individuals can call for reinspection to reassess damage; appeals are unlimited.
 - Unbanked Individuals
 - Appropriate use of FEMA funds.
 - Support/safeguards for individuals – long-term planning & case management
 - Process exists to request data from FEMA; list could be used to conduct outreach and provide wraparound support and case management.
 - Disaster Case Management funds must be applied for at the State level; only focuses on disaster-related planning and needs.
 - Opportunities to incentivize constructive/appropriate use of funds.
 - IDA loan or matching funds.
 - Opportunities to leverage resources
 - i.e. Combining FEMA Assistance with volunteer labor and donated materials for rebuilding.
 - Amount of average awards per homeowners vs. renters.
 - Support to mitigate blight in formerly stable neighborhoods.

- EPA post-disaster funding could be available in the long term to acquire blighted properties and transform into public spaces/green spaces.

Next Steps:

- Tom will send notes, framework, and workgroup drafts to request feedback via e-mail.
- HSPD/JFS Staff will schedule Meeting #3; meeting will include break out sessions or time scheduled for workgroup meetings.

The Housing Forum meeting included participation from:

Jurisdictions:

- City of Trotwood
- Harrison Township
- City of Dayton

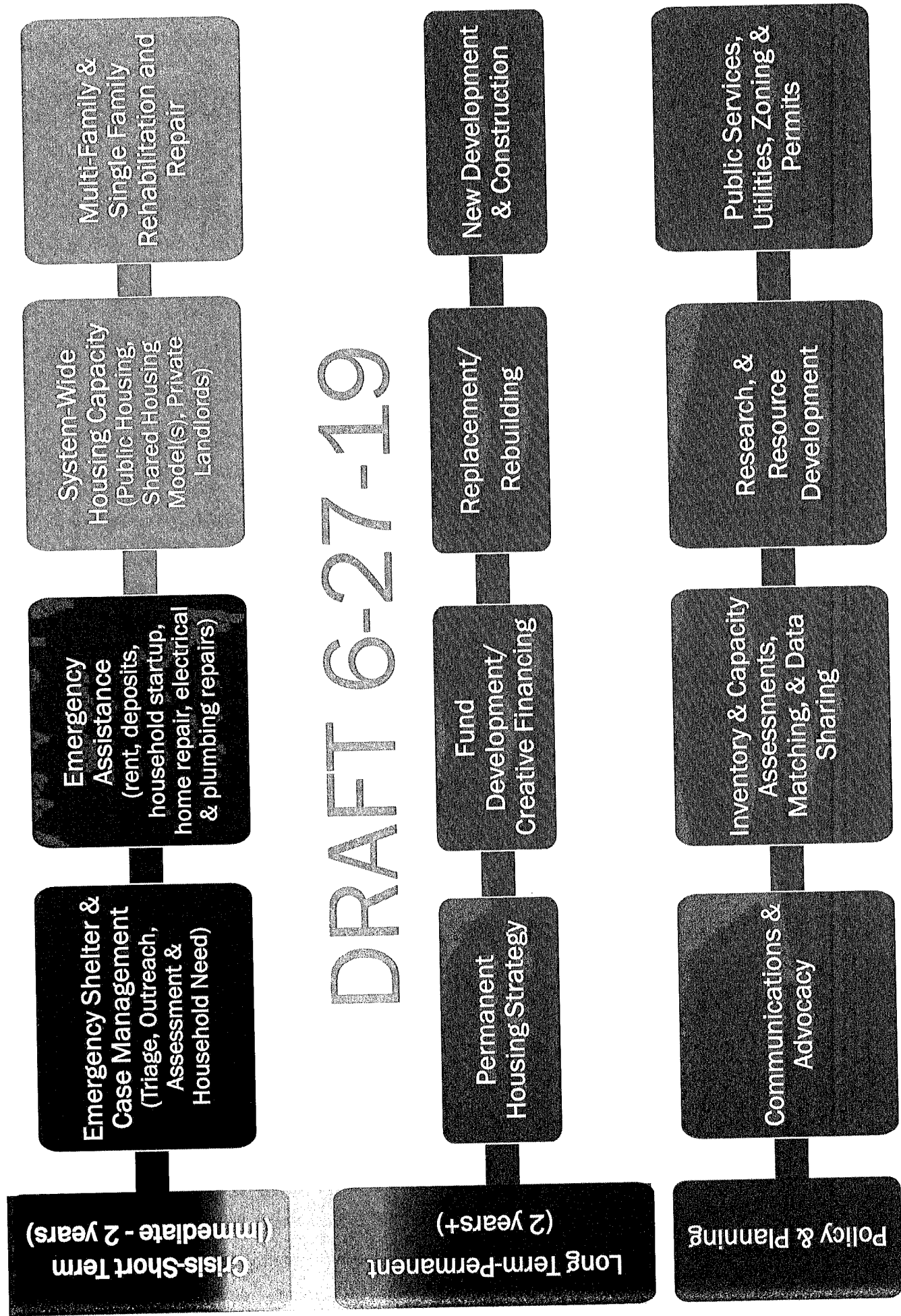
Organizations:

- | | |
|---|--|
| • Miami Valley Community Action Partnership | • Montgomery County Human Services Planning and Development Department |
| • The Home Ownership Center | • Area Agency on Aging |
| • St. Vincent de Paul Dayton | • Home Builders Association of Dayton |
| • Dayton-Montgomery County VA | • Greater Dayton Apartment Association (GDAA) |
| • Lutheran Social Services | • Habitat for Humanity of Greater Dayton |
| • Sinclair Community College | • Rebuilding Together Dayton |
| • St. Mary's Development Corporation | • Key Bank |
| • Montgomery County – Business Services/Community Economic Development Department | |
| • County Corp | |
| • Montgomery County Land Bank | |

Additional Information

- FEMA & SBA Loan Registration Deadline - **AUGUST 18, 2019**
- FEMA Centers are located at Dayton Children's Hospital & Trotwood High School; Business Loan Center located at Harrison Township Community Center
- Contact Information:
 - Lizz Gibson, 202-251-0233 (FEMA Cell)
 - 800-621-FEMA, www.disasterassistance.org

DISASTER RECOVERY HOUSING FRAMEWORK



DISASTER RECOVERY HOUSING FRAMEWORK

Crisis – Short Term Work Group: Develop and coordinate implementation of an immediate housing strategy for displaced households, focusing on connecting households to existing units and rehabbing units that were not destroyed (including temporary and permanent housing strategies/placements).

Long Term – Permanent Work Group: Develop and coordinate implementation of a long term strategy for the development/redevelopment of the affordable housing units that were destroyed in the tornadoes.

Policy & Planning Work Group: Work across individual housing work groups to coordinate resources, collect and communicate information, and share data to support ongoing housing recovery.

DISASTER RECOVERY HOUSING WORK GROUPS

Crisis – Short Term	Long Term – Permanent
Advocates for Basic Legal Equality (ABLE)/Legal Aid of Western Ohio	CitiWide Development Corp
American Red Cross	County Corp
Miami Valley Community Action Partnership (CAP)	GF Bailey Company, LLC
Greater Dayton Realtors Association	Homefull
Dayton Area Board of Realtors	Homeownership Center
Greater Dayton Apartment Association	Huntington Bank
Greater Dayton Premier Management	Key Bank
Greater Dayton Real Estate Investors Association	LNCB National Bank
Miami Valley Fair Housing Center	Montgomery County Land Bank
St. Vincent de Paul	Sinclair Community College-Construction/Building Trades
Veteran Services Commission	Trotwood Community Improvement Corp.
Habitat for Humanity	
Home Builders Association	
Rebuilding Together Dayton	
St. Mary's Development Corporation	
Policy & Planning	
Area Agency on Aging	
City of Dayton Planning & Community Development	
City of Kettering	
Impacted Jurisdictions	
Miami Valley Housing Opportunities	
Miami Valley In-Ovations	
Miami Valley Regional Planning Commission	
Montgomery County ADAMHS	
Montgomery County Business Services – Community & Economic Development	
Montgomery County Business Services – Workforce	
Montgomery County Developmental Disabilities Services	
Sinclair Community College	
Staff Support	
Montgomery County Human Services Planning & Development	
Montgomery County Job and Family Services	
United Way of Greater Dayton	



**MONTGOMERY COUNTY
ADMINISTRATION BUILDING**

451 West Third Street
P.O. Box 972
Dayton, Ohio 45422-1326

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

Memorial Day Torandoes – Housing Forum

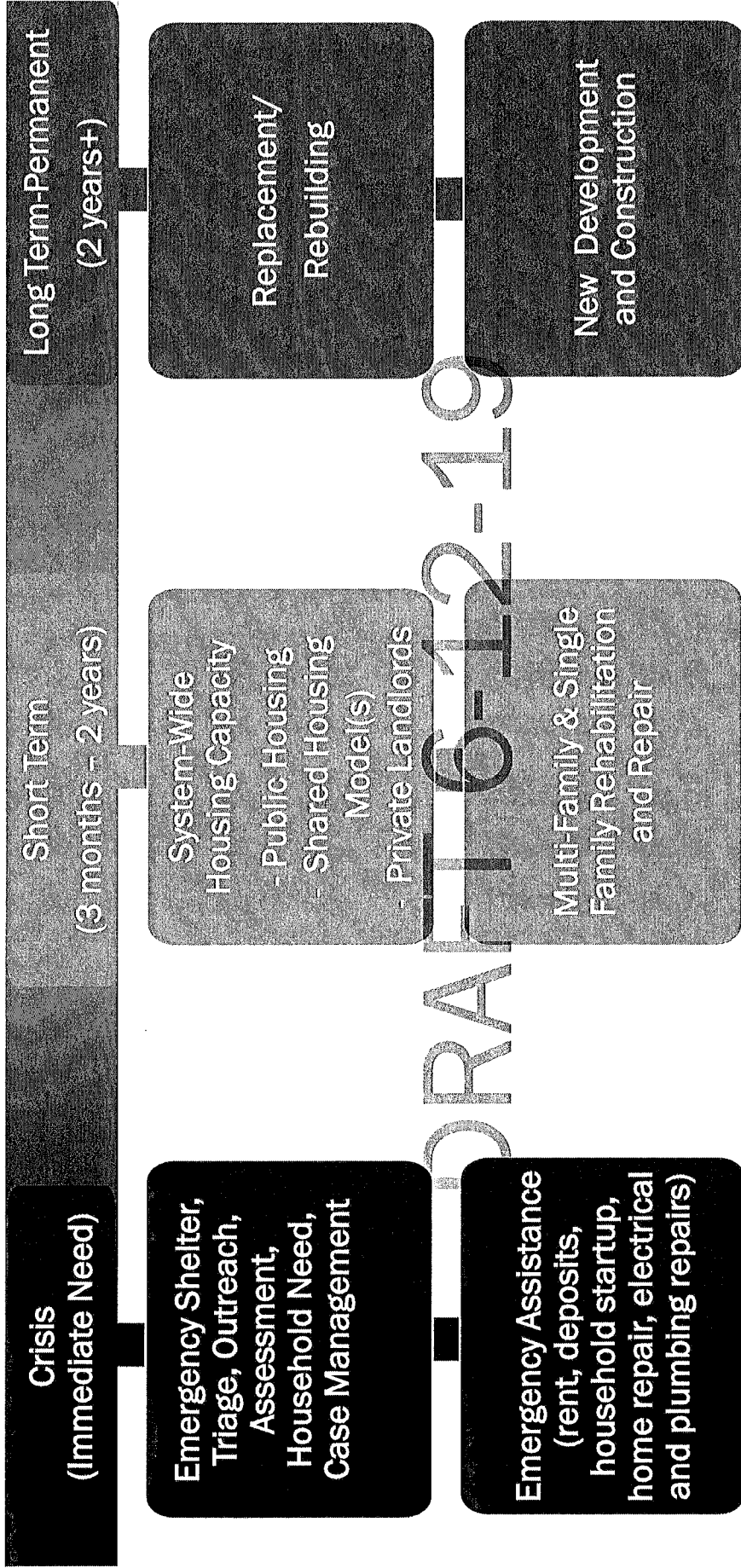
June 25, 2019, 3- 5 PM

The Job Center – 1111 S. Edwin C. Moses Blvd.
Assembly Room 1133

AGENDA

- I. 3:00 Welcome, Introductions & Purpose –Tom Kelley, Assistant County Administrator – Human Services
- II. 3:05 Housing Work Groups - Structure & Objectives
- III. 3:20 Summary Discussion – Questions & Answers
- IV. 3:30 Breakout Session: Housing Work Groups
 - **Crisis/Short Term**
 - **Long Term-Permanent**
 - **Operations/Support**
 - Communications
 - Crisis Inventory Analysis, Capacity Assessment Data Sharing and Inventory Matching
 - Advocacy, Research, and Resource Development
 - Public Services and Utilities (Zoning, Permits, Water, Gas Electric)
- V. 4:30 Report-Out/ Discussion
 - Action Steps
- VI. 4:50 Immediate Strategies, On-going Coordination & Next Steps – Tom Kelley

DISASTER RECOVERY HOUSING WORK GROUPS



Communications

Crisis Inventory Analysis, Capacity Assessment, Data Sharing and Inventory Matching

Advocacy, Research, and Resource Development

Public Services and Utilities (Zoning, Permits, Water, Gas, Electric)

Memorial Day Tornadoes – Housing Forum
June 10, 2019, 3-5PM
The Job Center – 1111 S. Edwin C. Moses Blvd.
Assembly Room 1133

SUMMARY NOTES

Welcome, Introductions & Purpose –Tom Kelley, Assistant County Administrator – Human Services

Housing Assessment Overview – Jeff Jordan, Director Emergency Mgmt.

Damage Assessment Overview and Structure Impact

Jeff reported on the total number of structures impacted by the Memorial Day Tornadoes in Montgomery County.

- Total Structures: 5,714
- Destroyed: 1,177
- Major Damage: 1,061
- Minor Damage: 1,687
- Affected: 1,799
- Inaccessible: 8
- Undetermined: 32

Jeff also shared that FEMA and SBA have jointly visited Montgomery County to complete assessment of individual assistance for uninsured residents. Additional information was also shared about debris management and drop-off locations.

Jurisdiction Report–Out (Need/Capacity)

The following jurisdictions reported out on the specific housing impact to their community: City of Trotwood, Harrison Township, City of Dayton, and the City of Riverside

Available Housing Supply & Resources Report-Out / Discussion (Supply Capacity)

- Greater Dayton Premier Management
 - Additional preference points for affected households
 - 150 public housing units available
 - Currently accepting applications for the public housing waitlist. The Section 8 Voucher Wait list is not open.
 - Eligible applicants will have their security deposits waived; but still need to complete a background check and pay in arrears owed to the housing authority. (CAP can provide assistance for arrears).
- Miami Valley Fair Housing Center
 - Some initial reports of hotels price gouging people impacted by the tornadoes
 - Addressed the need for temporary housing while people are waiting for repairs to be completed; including extended stay hotels for up to 3 months
 - MVFHC is working on fact sheets for next wave of predatory housing “contract to deed” scams and “rent to own” scams
- ABLE/LAWO

- 7 fliers to address Frequently Asked Questions on legal issues that may come up as a result of the tornadoes.
 - ABLE/LAWO providing staff support at the Kroc Center and the Montgomery County ADAMHS Family Assistance Center.
- Greater Dayton Realtors Association/ Greater Dayton Realtist
 - Ohio Realtors have approximately \$325,000 available, providing assistance in \$1,000 increments to people who are displaced
 - Mortgage payment, security deposits
- Miami Valley Community Action Partnership
 - Manages a Google map of available housing units. The list is updated as CAP contacts landlords.
 - CAP has provided an initial intake application for rental assistance, moving costs, deposit and furniture.
 - Homeless Solutions staff completed intake applications at two Red Cross shelters
 - An online appointment scheduler will go live on 6/11 for households seeking rental assistance.
 - Generally CAP encourages households to sign a 1 year lease; realistic expectations regarding time needed for rehab
 - Creating wish lists & tornado recovery registry on Amazon & Target for donors to provided households good for impacted households
 - Sign Up Genius for volunteers to assist with moving items from homes/storage to new housing
 - Mattress Innovations – providing free/discounted beds and providing delivery
 - Assessing other gaps: car repair, debris disposal fee, PIP/overages for utility assistance (asking state to move back 7/1 Summer PIP schedule)
 - Document replacement session at Sinclair on 6/17
 - Accepting referrals – organizations can schedule directly with CAP
- County Corp
 - Q: Is the first point of contact for homeowners/renters the Red Cross?
 - Q: Are we doing adequate data collection
 - Q: Can we leverage local foundation or FEMA dollars with local contributions to have a larger pool of funds for home repair?
 - Data collection can help demonstrate need/ensure people get help
- American Red Cross
 - As of 6/10 – 64 residents in the 1 remaining shelter (Bethel Church)
 - Initial response – food and shelter
 - Next response – identifying partners to help connect people to temporary and permanent housing
 - Red Cross does not have strict eligibility criteria – individuals have to be impacted by the disaster, Red Cross will verify that the home is uninhabitable via damage qualifiers & database of impacted areas
 - No set deadline, but there is a desire to connect individuals to housing
 - Has an “800” number and doing outreach at the Main Library
- GDAA
 - Inundated with calls about housing, occupancy costs are so high that it is difficult
- United Way

- Created a form to capture tornado relief and recovery resources – data from the form will be populated on an interactive map
- Home Builders Association of Dayton
 - Future need/resources for homeowners – leverage HBA database for individuals don't get burned/scammed by "out of town" contractors
- Rebuilding Together Dayton
 - Able to help Montgomery County homeowners 60+; looking for funds to assist younger homeowners
 - Sending volunteers to Crisis Clean Up to assist homeowner

Additional Comments

- There is a need for a central list of available units/central form/central online presence or resource list.
- Keep in mind special populations – those who will not contact an agency for assistance
- Ex: Immigrant populations, seniors, ADAMHS, DDS, MVHO
 - American Service Friends, Catholic Social Services, Welcome Dayton are possible stakeholders to engage special populations
- Outreach - Creating a pathway to resources for people who are impacted, but unaware of the resources
- Host community forums in impacted neighborhoods
- Creative capital and financing structures are necessary to ensure housing affordability
- Take into account generational differences/trends in homeownership vs. renting

Immediate Strategies and On-going Coordination

Guidance for Framework/Structure Strategies

- Centralized communication system for information sharing
- Identifying a continuum and aligned "tracks"
- Understanding Supply vs. demand for housing
- Research/Information regarding best practices/innovative solutions
- Legislative advocacy
- Awareness/Community Education
- Common language/terms

Final Considerations

- Continuum Response
 - Crisis → Immediate → Short-term → Long-Term → Permanent Housing
- Data Collection – inventory of need
- Beware of silos – use existing resources and organizations
- Research from other areas that have gone through disasters
- Mobilize Advocacy efforts

Next Steps – Tom Kelley

- Staff will create a first draft of a subgroup/workgroup structure.
- Notes will be sent out to the group to identify specific tracks to address
- Logistics: Continuous communication, meeting frequency, etc.

Housing Forum Invitees

1. Montgomery County
 - a. Michael Colbert
 - b. Tom Kelley
 - c. Tawana Jones
 - d. Maury Wyckoff
 - e. Jessica Jenkins
2. City of Dayton
 - a. Erin Ritter
 - b. Erin Jeffries
 - c. Todd Kinskey
3. City of Kettering
 - a. Tom Robillard
 - b. Angela Brown
4. City of Trotwood
 - a. Quincy Pope
 - b. Stephanie Kellum
5. Harrison Township
 - a. Kris McClintick
 - b. Cathi Spaugy
6. Riverside
 - a. Mark Carpenter
 - b. Sara Lommatzsch
7. Northridge (may be same as Harrison Township)
8. Brookville
 - a. Sonja Keaton
 - b. Jim Snedeker
9. Mad River Township (may be same as City of Riverside)
10. Greater Dayton Premier Management
 - a. Jennifer Heapy
 - b. Elaine Letton
 - c. Kiya Patrick
11. CountyCorp
 - a. Adam Blake
 - b. Steve Naas
12. Citwide Development
 - a. Karen DeMasi
13. Miami Valley CAP

- a. Cherish Cromiller

14. United Way

- a. Tracy Sibbing

15. St. Vincent de Paul Conferences

- a. Michael Vanderburgh
- b. Conference/Council President

16. Veteran Services Commission

- a. Mark Landers

17. Homefull

- a. Tina Patterson
- b. Trudy Elder
- c. Theresa Nolan

18. Miami Valley Housing Opportunities – Street Outreach

- a. Andrea McGriff
- b. Debbie Watts Robinson

19. Habitat for Humanity

- a. Norm Miozzi

20. Greater Dayton Apartment Association

- a. Jo Wise

21. Greater Dayton Real Estate Investors Association

- a. Sham Reddy
- b. GDREIA President

22. Greater Dayton Realtors Association

23. Greater Dayton Realtist

24. Miami Valley Fair Housing Center

- a. John Zimmerman
- b. Jim McCarthy

25. Rebuilding Together Dayton?

- a. Amy Radachi
- b. Scott Bruns

19-0695

**RESOLUTION NO. 19-0695
JUNE 4, 2019**

RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY 2019 ACTION PLAN, TO PRESENT THE FY2019 DRAFT ACTION PLAN FOR REVIEW AND COMMENT PRIOR TO SUBMISSION TO HUD, AND DISCUSSION OF PREVIOUSLY FUNDED HUD PROJECTS.

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 an 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 2019 Action Plan, and hold at least two 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 on housing and community development needs for Montgomery County, to present the FY2019 draft Action Plan for review and comment prior to submission to HUD, and discussion of previously funded HUD projects.

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: 19-0695
JUNE 04, 2019

CERTIFICATE

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

Ms. Dodge, aye; Mrs. Rice, aye; Mrs. Lieberman, 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 4th day of June, 2019.

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 HEARING

MONTGOMERY COUNTY IS PREPARING A DRAFT FY 2019 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Montgomery County will hold a public hearing to obtain 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 2019 Action Plan. The FY 2019 Action Plan is part of the County's FY18-20 Consolidated Plan which was approved in 2018. The Plan is required to receive federal funds for housing and other community development within the County and will detail projects and activities being proposed for Montgomery County. In addition, the hearing will discuss projects previously undertaken with CDBG funds.

The public hearing will be held on:

Friday, June 28, 2019

Montgomery County Administration Bldg.

451 W. Third Street, 10th Fl., Room 1002

Dayton OH 45422

10:00 a.m.

If you need special help to participate (such as an interpreter) or if you have a disability and need some accommodations so that you can attend, please call the Community Development Office as early as possible at 225-5704. Parking at the County Administration Building will be validated.

The draft 2019 Action Plan can be found at www.selectmcoho.org, under Community Development. A public comment form is provided. These public comments will be incorporated into the plan. This notice begins the 30-day citizen review period required by the Department of Housing and Urban Development. For more information, call Tawana Jones at 225-5704 or contact via email at jonest@mcoho.org.

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

Published in Dayton Daily News

On 6/5/2019

Emily Bradford, Clerk of Commission

1 Certified copy to News on 5/31/2019

**Public Hearing RE: FY19 Action Plan
Draft Plan Comments and Previous Performance
Montgomery County Community & Economic Development Conference Room**

Date: June 28, 2019, 10:00 a.m.

PLEASE PRINT

[illegible]

Community Development Block Grant, HOME and Emergency Solution Grant Programs
October 1, 2017-September 30, 2018

Community Development Block Grant

Fiscal Year	Project Name	Amount
2014		
	PWC	24,306.16
	PWC Project Delivery	5,788.92
	Rebuilding Together Dayton	58,486.86
	Subtotal	88,581.94
2015		
	Harrison Township Infrastructure Improvements	30,249.75
	FY15 CAP Microenterprise Project Delivery	7,969.55
	Subtotal	38,219.30
2016		
	Brookville Water Improvements	\$ 59,150.81
	Brookville Water Improvements	\$ 40,000.00
	Clayton Curb Ramp Improvements	\$ 60,000.00
	Englewood ADA	70,000.00
	Germantown Kercher Park ADA	\$ 49,000.00
	Harrison Township S. Shiloh Improvement	\$ 5,654.00
	Harrison Township Forest Park Planning	25,000.00
	Harrison Township LaQuinta Inn Demolition	160,000.00
	Jefferson Township Fire Signal	\$ 13,450.40
	Riverside Community Park Improvements	\$ 20,000.00
	Riverside Demolition	35,000.00
	Trotwood Train Depot Renovation	7,950.00
	Verona Main Street Reconstruction	\$ 95,000.00
	Legal Aid	\$ 25,000.00
	YWCA DV Case Management	\$ 4,507.27
	YWCA Public Services	\$ 15,000.00
	Job Training	\$ 20,541.82
	Foreclosure Mediation and Prevention	\$ 12,446.19
	MVHO Slate	\$ 39,262.27
	FY16 CountyCorp	40,594.75
	FY16 CountyCorp Housing Operations	363,036.60
	FY16 CountyCorp Economic Development Operations	45,532.99
	FY16 CAP Microenterprise	167,301.00
	FY16 CDBG Administration	5,000.00
	FY16 CountyCorp CHDO Operations	15,974.76
	Subtotal	\$ 1,394,402.86
2017		
	Brookville Sidewalk Ramps Phase IV	\$ 57,241.00
	Centerville Bethel Road Street Improvements	\$ 50,000.00
	Germantown Kercher Park	\$ 49,000.00
	New Lebanon Demolition	\$ 50,000.00
	Perry Township Building ADA	\$ 4,000.00
	Vandalia Curb and Sidewalk Program	\$ 10,000.00
	Verona N. State Street Curb and Reconstruction	\$ 36,000.00
	Legal Aid	\$ 804.27
	Job Training	\$ 4,835.00
	Miami Valley Fair Housing Center	\$ 95,421.32
	Foreclosure Prevention and Mediation	\$ 6,316.49
	FY17 CountyCorp	\$ 15,217.50



Dayton Daily News

SPRINGFIELD NEWS-SUN

JOURNAL-NEWS Today's Pulse

PROOF OF PUBLICATION STATE OF OHIO

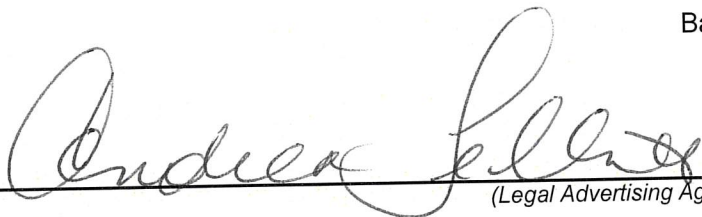
PUBLIC NOTICE

Before the undersigned authority personally appeared Andrea Feltner, who on oath says that he/she is a Legal Advertising Representative of the Dayton Daily News, a daily newspaper of general circulation in Montgomery, Clark, Warren, Butler, Clinton, Greene, Preble, Miami, Darke, Mercer, Shelby, Fayette, Logan, Hamilton, Clermont, Auglaize, and Champaign Counties, and State of Ohio, and he/she further says that the Legal Advertisement, a copy of which is hereunto attached, has been published in the said Dayton Daily News, 59 Lines, 1 Time(s), last day of publication being 06/05/2019, and he/she further says that the bona fide daily paid circulation of the said Dayton Daily News was over 25,000 at the time the said advertisement was published, and that the price charged for same does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

MONT. COUNTY BD. OF COMMISSION
451 W. THIRD ST.
DAYTON, OH 45422


Invoice/Order Number:	0000545059
Ad Cost:	\$265.50
Paid:	\$0.00
Balance Due:	\$265.50

Signed


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 5th day of June, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed


(Notary)
VICKY LEE FLANNERY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-16-2022

Please see Ad on following page(s).

MONT. COUNTY BD. OF COMMISSION
451 W. THIRD ST.
DAYTON, OH 45422

Invoice/Order Number:	0000545059
Ad Cost:	\$265.50
Paid:	\$0.00
Balance Due:	\$265.50

PUBLIC HEARING
MONTGOMERY COUNTY IS PREPARING
A DRAFT FY 2019 ACTION PLAN
FOR HOUSING
AND COMMUNITY DEVELOPMENT
Montgomery County will hold a public hearing to obtain 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 2019 Action Plan. The FY 2019 Action Plan is part of the County's FY18-20 Consolidated Plan which was approved in 2018. The Plan is required to receive federal funds for housing and other community development within the County and will detail projects and activities being proposed for Montgomery County. In addition, the hearing will discuss projects previously undertaken with CDBG funds.
The public hearing will be held on:
Friday, June 28, 2019
Montgomery County Administration Bldg.
451 W. Third Street, 10th Fl.,
Room 1002
Dayton OH 45422
10:00 a.m.
If you need special help to participate (such as an interpreter) or if you have a disability and need some accommodations so that you can attend, please call the Community Development Office as early as possible at 225-5704. Parking at the County Administration Building will be validated.
The draft 2019 Action Plan can be found at www.selectmcoho.com, under Community Development. A public comment form is provided. These public comments will be incorporated into the plan. This notice begins the 30-day citizen review period required by the Department of Housing and Urban Development. For more information, call Tawana Jones at 225-5704 or contact via email at jonest@mcoho.org.
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO:
Published in Dayton Daily News On
6/5/2019
Emily Bradford, Clerk of Commission
6-5/2019
0000545059-01

**ADVERTISING INVOICE**

ADVERTISING INVOICE			
BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #
13268	05/23/2019	\$265.50	
BILLING PERIOD	TERMS OF PAYMENT		PAGE #
5/22/2019	Upon Receipt		1 of 1
ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME		
13268	Mont. County Bd. Of Commission		

Mont. County Bd. Of Commission
451 W. Third St.
Dayton, OH 45422

For questions concerning this bill call 855-333-2676
If paid, please disregard. Thank You

Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Gross Amount	Net Amount
05/22/2019 06/21/2019	100541688-05222019	Dayton Daily News	PUBLIC NOTICE MONTGOMERY COUNTY IS PREPARING A DRAFT FY 2019 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT Montgomery County will hold a public hearing to Legals Page B 7	1 x 59 L 59	1	\$265.50	\$265.50
5/23/2019		Total Amount Due					\$265.50

\$265.50

OCA 218901
Plaine S Juez
6/3/19

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

PAYMENT COUPON

STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
	05/23/2019	Upon Receipt	13268	Mont. County Bd. Of Commission

Please send your payment to:

CMG - OHI Remittance Address
PO BOX 645274
CINCINNATI, OH 45264-5274

13268
Mont. County Bd. Of Commission
451 W. Third St.
Dayton, OH 45422

TOTAL AMOUNT	AMOUNT ENCLOSED
\$265.50	

00100000132680000013268000000000000000265503



Dayton Daily News
SPRINGFIELD NEWS-SUN
JOURNAL-NEWS Today's Pulse

PROOF OF PUBLICATION STATE OF OHIO

PUBLIC NOTICE

Before the undersigned authority personally appeared Andrea Feltner, who on oath says that he/she is a Legal Advertising Representative of the Dayton Daily News, a daily newspaper of general circulation in Montgomery, Clark, Warren, Butler, Clinton, Greene, Preble, Miami, Darke, Mercer, Shelby, Fayette, Logan, Hamilton, Clermont, Auglaize, and Champaign Counties, and State of Ohio, and he/she further says that the Legal Advertisement, a copy of which is hereunto attached, has been published in the said Dayton Daily News, 59 Lines, 1 Time(s), last day of publication being 05/22/2019, and he/she further says that the bona fide daily paid circulation of the said Dayton Daily News was over 25,000 at the time the said advertisement was published, and that the price charged for same does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

MONT. COUNTY BD. OF COMMISSION
451 W. THIRD ST.
DAYTON, OH 45422

Invoice/Order Number:	0000541688
Ad Cost:	\$265.50
Paid:	\$0.00
Balance Due:	\$265.50

Signed

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 23rd day of May, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

(Notary)



Please see Ad on following page(s).

Invoice/Order Number:	0000541688
Ad Cost:	\$265.50
Paid:	\$0.00
Balance Due:	\$265.50

PUBLIC NOTICE

**MONTGOMERY COUNTY IS PREPARING
A DRAFT
FY 2019 ACTION 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 2019 Action Plan. The FY 2019 Action Plan will be part of the County's HUD-approved FY2018-2020 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 public hearing will be held on:

Thursday, June 6, 2019
Montgomery County Administration
Bldg.
451 W. Third Street, 10th Fl.,
CED Conference Room
Dayton OH 45422
10:00 a.m.

If you need assistance or accommodation to attend, please call the Community Development Office as early as possible at 225-5704. Parking at the County Administration Building will be validated.

A public comment form will be provided. These public comments will be incorporated into the plan, as well as used for prioritization and development of goals and strategies for the Action Plan. For more information, call Tawana Jones at 225-5704 or contact via email at jonest@mcchio.org.

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

Published in Dayton Daily News On
5.22.19

Emily Bradford, Clerk of Commission
5-22/2019

0000541688-01

**Public Hearing RE: FY19 Action Plan and Needs in the Community and Past Performance
Montgomery County Community & Economic Development Conference Room**

Date: June 6, 2019, 10:00 a.m.

PLEASE PRINT

[illegible]

19-0647

RESOLUTION NO. 19-0647
MAY 21, 2019

RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY2019 ACTION 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 an annual Action Plan 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 FY2019 Action 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 on housing and community development needs for the Montgomery County FY2019 Action 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/>

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

Ms. Dodge, aye; Mrs. Rice, aye; Mrs. Lieberman, absent: 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, the 21st day of May, 2019.

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 2019 ACTION 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 2019 Action Plan. The FY 2019 Action Plan will be part of the County's HUD-approved FY2018-2020 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 public hearing will be held on:

Thursday, June 6, 2019
Montgomery County Administration Bldg.
451 W. Third Street, 10th Fl., CED Conference Room
Dayton OH 45422
10:00 a.m.

If you need assistance or accommodation to attend, please call the Community Development Office as early as possible at 225-5704. Parking at the County Administration Building will be validated.

A public comment form will be provided. These public comments will be incorporated into the plan, as well as used for prioritization and development of goals and strategies for the Action Plan. For more information, call Tawana Jones at 225-5704 or contact via email at jonest@mcOhio.org.

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

Published in Dayton Daily News
On 5.22.19

Emily Bradford, Clerk of Commission

1 Certified copy to News on 5.17.19



**Montgomery County Business Services
(Community Development)
Citizen Comment Form**

Name:

Organization (if applicable):

Address:

Phone:

Email:

Comments on Housing or Non-Housing Community Development Activities or Needs*:

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



**FY 2019 MONTGOMERY COUNTY
COMMUNITY DEVELOPMENT PROGRAMS**

Please complete all questions on application. You may include up to five (5) pages of attachments, including maps, pictures, support letters, etc.

APPLICANT INFORMATION

Organization Name _____

Address (include city & zip) _____

Contact Person _____

Phone and/Email _____

Current CDBG-funded Projects and Project Status _____

PROPOSED PROJECT INFORMATION

Project Title _____

Street Address/Intersection (Infrastructure): _____

Census Tract _____ Block Group _____

Target Area Name (If applicable) _____

National Objective Benefit Low/Moderate Income ☐ Eliminate Blight ☐

Completion Date _____

Priority Ranking _____ New Project ☐ Continuation Project ☐

Total Project Cost \$ _____

Total CDBG dollars requested \$ _____

Total dollar value of other resources \$ _____

PROJECT SUMMARY

Signature: _____ Title: _____

II. PROJECT DESCRIPTION (1 page maximum)

Briefly describe your project.

Clearly define how this project benefits low and moderate income persons or eliminates a blighted structure(s) in your community.

Attach map of project location.

III. PROJECT GOALS (1 page maximum)

What will your project achieve?

How many persons or households will benefit? How did you determine this number? Census data, surveys, local information, etc. must be provided.

IV. IMPLEMENTATION SCHEDULE (1 page maximum)

How will the work be completed? The implementation schedule should include estimated time tables for completing significant tasks leading to accomplishment of project goals, and it should present a reasonable scope of activities that can be accomplished within the time allotted for the project and within the resources of the applicant. The implementation schedule will be included in the Delegation of Activities Agreement as Appendix A

You may use an excel spreadsheet in lieu of this page of the application.

Task	Projected Completion Date	Notes
Environmental Review		
Project Engineering (if necessary)		
Bidding Process/Procurement		
Construction/Demolition		
Project Closeout		

V. PROJECT BUDGET

This budget must include the applicant's financial commitment, including the total project cost, the portion charged to CDBG funding, and the portion committed by other funding sources. This includes in-kind contributions and volunteer labor. It should not include amounts for administration. ***Indicate alternative plans if partial funding is awarded for this project:***

BUDGET CATEGORIES	TOTAL PROJECT COST	CDBG FUNDING	OTHER COMMITTED SOURCES OF FUNDS	
			AMOUNT	SOURCE(S)
a) Project Management				
b) Professional Services (Engineering)				
c) Construction				
d) Property Acquisition				
e) Relocation Expenses				
f) Environmental				
g) Other (specify)				
TOTAL PROJECT				

Authorization: _____

Authorized Signature for Project

Date

Title



**MONTGOMERY COUNTY COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM
APPLICATION GUIDELINES & EVALUATION CRITERIA
FY 2019- CDBG APPLICATION**

I. APPLICATION GUIDELINES

A. Eligible Applicants

Eligible applicants include:

1. Units of general purpose government for "balance of County" villages, municipalities, and townships
2. Departments and related agencies of County governments
3. Private, non-profit organizations, small business investment corporations, or community development corporations, with specific community development and/or housing programs
4. Institutions of higher education
5. Faith-based organizations. In any application involving (2), (3) or (4), the applicant should apply in conjunction with the local unit of government in which the proposed project is located.

B. Eligible Activities

Each proposed project must be both an eligible activity and meet one of the National Objectives.

Eligible activities will include any and all of the activities listed in the CDBG regulations published in the Federal Register, and subsequent amendments and additions.

Those activities include:

1. Basic eligible activities
2. Rehabilitation and preservation activities
3. Economic development activities
4. Activities by private non-profits, community development corporations and small business investment companies
5. Planning and environmental design activities.

All activities must also meet one of the three National Objectives, which are:

1. Principally benefiting low and moderate income persons (at least 51.0%)
2. Eliminating and/or preventing slums and blight
3. Correcting emergency situations.

Projects which can be funded from other sources should not be submitted for CDBG funding.

C. Submission Dates

Applications for all projects will be accepted until **5:00 p.m., May 17, 2019**, in the County's Community Development Office, 10th Floor, County Administration Building, 451 W. Third Street. Applications must meet the deadline and contain sufficient detail to be evaluated against established criteria. Applications may be scanned and submitted as a pdf, in lieu of a hard copy, and should be sent to Tawana Jones at jonest@mcchio.org. Applicants may still submit a paper copy but an electronic version is preferred.

D. Technical Assistance

The County's Community Development staff will work with all eligible applicants submitting proposals before the established deadline to develop technically acceptable applications. Assistance can be obtained by calling the Community Development Office between the hours of 8:00 a.m. and 5:00 p.m. Please contact your community development liaison (Michael Norton-Smith 224-3848; Tawana Jones 225-5704; Tosin Osunbunmi 225-4332).

If your project is selected for funding, a mandatory meeting will be held to discuss the expectations for subgrantees in the implementation of their CDBG-funded project. This meeting will discuss the items typically included in a Delegation of Activities Agreement, including standard boilerplate language, project specific information and other federal requirements.

E. Application Content

Applicants must use the attached application forms and provide the information requested. **Emphasis will be placed on quantifying project descriptions, project objectives, and work programs and on developing sufficient detail in time tables for accomplishments and project budgets.**

F. Available Funds

A total of approximately **\$750,000** (subject to the federal appropriation) is available through this competitive project. Projects with the greatest need and the biggest impact on their community will have a higher priority. Projects may cover both single year and multi-year projects in various categories including: infrastructure improvements, non-residential building rehabilitation, demolition, handicapped access and senior citizen improvements, among others. A list of eligible activities is included in Attachment 1.

II. EVALUATION CRITERIA

The criteria below will be used to evaluate and select Physical Improvement Projects for the FY 2019 Program Year.

A. Meeting the National Objective

All applications must specifically indicate how the proposed project meets one of the National Objectives by clearly indicating:

1. How many total persons and how many low and moderate persons will be benefited
2. How the activity will prevent and/or eliminate slums or blight and the current extent and nature of the blighting condition
3. How the activity will correct an emergency situation recently created.

B. Completeness of Application

Each application will be evaluated for completeness. Specifically:

1. Project statements must be quantified and must contain detailed source documentation
2. Objectives must be measurable and time-oriented
3. Work programs must be developed in sufficient detail to indicate, at a minimum, anticipated dates for completing significant tasks related to accomplishing the project objectives
4. Budgets must be delivered in sufficient detail to indicate reasonableness and accuracy of projected costs, including sources of estimated figures and including estimates for engineering and environmental costs
5. Project alternatives regarding partial funding and/or phasing of project should be provided.

C. Extent of Applicant's Support and Involvement

Each application will be evaluated for the extent and nature of the applicant's own resources proposed to be involved in the project. **An applicant will be more favorably reviewed if the applicant commits its own resources to support the basic cost of the proposed project.** A commitment of private resources (identify whether cash, in-kind, volunteer, etc.) will also be reason for a more favorable review, as will a commitment to provide ongoing maintenance once the project is completed (see also Miscellaneous Information). Projects in this planning process and future rounds will be more stringently evaluated for applicant's financial support. Examples of other sources of funds include Ohio Public Works Commission, Wellfield Protection funds, Ohio Department of Natural Resources, bonds/levies, JobsOhio, Ohio Office of Redevelopment, local funds, etc.

D. Consistency with Approved Plans

Each application will be evaluated for consistency with established local, county, regional and state plans. Projects will be favorably reviewed that are clearly consistent with approved regulations and plans.

E. Environmental Considerations

Each application will be more favorably reviewed if the project reduces the waste of natural resources, such as energy, air, water, etc. The project should not adversely affect any other major facility or the environment of the neighborhood. Some examples are wetlands, floodplains, historic areas, underground storage tanks, sole source aquifer, traffic pattern shifts, etc. All projects receiving funding will require an environmental review which is performed by the Community Development staff. Projects may not proceed without an environmental review. The Community Development staff is available to assist applicants in identifying areas of environmental hazards in order to develop an accurate budget for testing and remediation of all potential environmental hazards (e.g. asbestos, underground storage tanks, lead paint, etc.)

F. General Evaluation Criteria

1. A clear indication of the successful completion of the Project within the time set forth in the Work Program.
2. Documented benefit to the community (number of low/mod persons, etc).
3. Reasonable investment per capita.
4. Responsibility for maintaining a project after completion (fiscal and physical maintenance).
5. Work program reflective of fiscal year (Oct 1-Sept 30). To meet HUD timeliness deadlines for expenditures, **priority will be given to projects that can be completed by December 1, 2020.**
6. Matching dollars and/or commitment from applying jurisdiction.

MISCELLANEOUS INFORMATION

The items listed below will be covered in the meeting, as these items are requirements that applicants selected for funding must be aware of.

1. Once a project has been selected for funding, a Delegation of Activities (DOA) agreement will be entered into between the community and/or organization and the Community Development Office which will set out specific items to be completed or addressed. These items could include a delineation of maintenance responsibilities once the project is completed; a revised project scope (if different than originally submitted); a delineation of project job responsibilities; etc. A Memorandum of Understanding will be entered into with inter-county agencies.
2. All recipients of funds must follow the attached Certifications if they are accepting CDBG funds (see Attachment # 2). These include but are not limited to a jurisdiction's commitment to further Fair Housing and ADA compliance.
3. All recipients of funds will be monitored by Montgomery County according to specific guidelines during various stages of the project. Some of the areas of monitoring may include construction, records management, financial, statutory objectives, environmental review (may take up to 60 days), acquisition and relocation, rehabilitation and economic development. **Projects may not proceed until written notice is given by the Montgomery County Community Development Office.**
4. There are a number of paperwork and reporting requirements that are part of this program; i.e. Davis-Bacon prevailing wage reports, monthly utilization reports, monthly progress and financial reports, etc. Not all of the requirements apply to every project.
5. Applicants are encouraged to meet Section 3 requirements. The purpose of Section 3 of the Housing and Urban Development Act of 1968 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall to the greatest extent feasible be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low-and very low-income persons.
6. Records are required to be retained for a period of four years from the date of closeout letter, regardless of the funding source (state or federal dollars).
7. Funding recipients are responsible for all local, state, and federal tax reporting requirements and are subject to audit.

ATTACHMENTS TO APPLICATION GUIDELINES AND EVALUATION CRITERIA

1 Eligible Activities List

2 CDBG Certifications

**FY 2019 MONTGOMERY COUNTY
COMMUNITY DEVELOPMENT PROGRAM**

ELIGIBLE ACTIVITIES:

1. Acquisition of real property.
2. Acquisition, construction, reconstruction or installation of public works facilities such as storm or sanitary sewers, waterlines, street, curb, gutter, sidewalk improvements, etc.
3. Code enforcement.
4. Clearance, demolition, removal and rehabilitation of buildings (except for buildings for general conduct of government).
5. Removal of architectural barriers to the handicapped.
6. Payments for loss of rental income due to holding housing units vacant for use by households relocated under the program.
7. Disposition of real property acquired for public purpose.
8. Provision of public services, including but not limited to employment, crime prevention, child care, health, drug abuse, education, energy conservation, welfare or recreational needs.
9. Payment of non-federal share required for a federal grant program.
10. Relocation payments for displaced families, individuals businesses, organizations, and farm operations.
11. Planning activities.
12. Activities carried out by public or private non-profit entities.
13. Grants to neighborhood-based non-profit organizations or local development corporations.
14. Activities necessary to the development of community-wide energy use strategy.
15. Assistance to private for-profit entities for economic development purposes.
16. Rehabilitation or development of housing assisted under Section 17 of the United States Housing Act of 1937.
17. Historic preservation.



Appendix C (Revised 1.22.16)

The subrecipient/subgrantee hereby assures and certifies that it will comply with the regulations, policies, guidelines and requirements with respect to the acceptance and use of Federal funds for this federally-assisted program. Also, the subrecipient/subgrantee gives assurances and certifies with respect to the grant that:

- A. It possesses legal authority to make a grant submission, and to execute a community development and housing program;
- B. Its governing body has duly adopted or passed as an official act, a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the application, and enter into subsequent contracts, all understandings, and assurances contained therein, directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the application and subsequent contracts and to provide such additional information as may be required;
- C. It is following a current Consolidated Plan which has been approved by HUD, and the County pursuant to 570.302 and Part 91, and that any activities to be assisted with CDBG, HOME, or ESG funds will be consistent with the Consolidated Plan;
- D. It has developed its request for funds and funded project so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight or is designed to meet other community development needs having a particular urgency because existing conditions pose a serious threat to the health and welfare of the community, and other financial resources are not available;
- E. It will Affirmatively Further Fair Housing and take appropriate actions to overcome the effects of any impediments identified through a Fair Housing Assessment;
- F. It will minimize the displacement of persons as a result of activities assisted with Federal funds and will assist persons actually displaced as a result of such activities;
- G. The grant will be conducted and administered in compliance with the following applicable programmatic requirements:

Section I: General Programmatic Requirements

- A. Equal Employment Opportunity (\$10,000)
Executive Order 11246 prohibits discrimination against any employee or applicant for employment because of race, color, religion, sex, or national origin. Provisions to effectuate this prohibition must be included in all contracts for capital projects exceeding \$10,000. Implementing regulations may be found in 41 CFR Part 60;
- B. Equal Opportunity in Housing
Executive Order 11063, as amended by Executive Order 12259, prohibits discrimination against provision, rehabilitation, or operation of housing and related facilities because of race,

color, religion, sex, or national origin. Implementing regulations may be found in 24 CFR Part 107;

C. Civil Rights

Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), prohibits discrimination against participants or beneficiaries of HUD assisted programs on the basis of race, color, religion, sex, or national origin. Implementing regulations may be found in 24 CFR Part 1;

D. Section 109 of the Housing and Community Development Act

Section 109 of the Housing and Community Development Act of 1974, as amended, provides that no person in the United States shall, on the basis of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with Federal financial assistance;

E. Affirmatively Furthering Fair Housing

Title VIII of the Civil Rights Act of 1968 and The Fair Housing Act (42 U.S.C. 3601-20) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex or national origin. The grantee will administer all activities related to housing and community development in a manner to affirmatively further the policies of the Fair Housing Act and in accordance with the Affirmatively Furthering Fair Housing Final Rule (80 FR 42271);

F. Section 3 Employment Opportunities

Section 3 of the Housing and Urban Development Act of 1968, as amended, requires that grantees of HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with HUD-assisted projects. Implementing regulations may be found in 24 CFR 135;

G. Nondiscrimination Based Upon Disability

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits discrimination against qualified individuals on the basis of a physical or mental impairment. Implementing regulations may be found in 24 CFR Part 8;

H. Nondiscrimination Based Upon Age

The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, prohibits discrimination on the basis of age;

I. Uniform Relocation Assistance

The acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, require grantees to take all reasonable steps to minimize the displacement of persons as a result of HUD assisted projects. Implementing regulations may be found in 49 CFR Part 24 and 24 CFR 576.408 (ESG);

J. Flood Insurance

Section 202 of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) requires that projects receiving federal assistance and located within a Special Flood Hazard Areas (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). This applies to federally assisted projects including acquisition, construction, reconstruction, repair,

or improvement of any publicly or privately owned building or mobile home located within a SFHA. Implementing regulations may be found in 44 CFR 54 through 79 and 24 CFR 55.1(b) (ESG).

K. Nonparticipation in National Flood Insurance Program

Section 202(a) of the Flood Disaster Protection Act of 1973 prohibits Federal financial assistance to any SFHA building located within a community suspended from, withdrawn from, or otherwise not participating in the National Flood Insurance Program (NFIP).

L. Uniform Administrative Requirements

Recipients of Federal funds must follow guidance and principals related to costs. These include regulations, policies, guidelines, and requirements of 24 CFR Part 85- Administrative Requirements and 2 CFR, which relate to the acceptance and use of Federal funds under this federally-assisted program.

M. Annual Audit

Recipients of Federal funds must follow audit regulations, policies, guidelines and requirements of 2 CFR, Part 200. This activity will be part of the grantee's annual audit and that audit will be submitted to the County for review;

N. Veterans of the Vietnam Era (\$100,000)

Section 402 of the Vietnam Era Veterans Readjustment Assistance Act of 1974 (Pub. L. 93-508), as amended, requires contractors and subcontractors to take affirmative action to employ and advance disabled veterans and veterans of the Vietnam Era.

O. Americans with Disabilities Act (ADA)

Title II of the ADA prohibits discrimination against persons with disabilities in all federally-assisted services, programs, and activities. Implementing regulations may be found in 42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225;

P. Environmental Review

Recipients of HUD funds shall comply with the National Environmental Policy Act of 1969; and the regulations issued pursuant thereto. Implementing regulations may be found in 24 CFR Part 50 and 24 CFR Part 58;

Q. Certification of Compliance with Air and Water Acts (\$100,000)

Recipients of HUD funds shall comply with the requirements of the Clean Air Act, as amended, 42 USC 1857 et seq., the Federal Water Pollution Control Act, as amended, 33 USC 1251 et seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended;

R. Historic Preservation

Recipients of HUD funds shall comply with the Archeological and Historic Preservation Act of 1974 (Pub. L. 93-291), P.L. 89-665, Executive Order 11593, and the procedures described by the Advisory Council on Historical Preservation in 36 CFR Part 800;

S. Nondiscrimination in Employment by Government Contractors

24 CFR Parts 92, 570, and 576, as modified by Executive Order 11246, bars discrimination in federal employment because of race, color, religion, sex, or national origin.

T. Congressional Interest

No member of or delegate to the congress of the United States shall be admitted to any share or part of the Agreement or to any benefit to arise from same;

U. Conflict of Interest

No officer or employee of Montgomery County or its designees or agents, no member of the governing body, and no other public official of the subrecipient/subgrantee who his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed. Further, the Contractor shall cause to be incorporated in all subcontracts the language set forth in this paragraph prohibiting conflict of interest. Implementing regulations may be found in 24 CFR 570.489, 24 CFR 570.611 (CDBG), 24 CFR 92.356 (HOME), 24 CFR 576.57 (ESG), 24 CFR 85.36, and 24 CFR 84.42.

V. Political Activity

Recipients of HUD funds must comply with the provisions of the Hatch Act (5 U.S.C. 1501 et seq.), which limits the political activity of employees.

W. Anti-Lobbying

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement

X. Access to Records

Recipients of HUD funds shall allow Montgomery County, HUD, the Controller General or any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant, and that it will maintain such records, books, papers, or documents for three (3) years after the close of CDBG projects and for five (5) years after the close of ESG and HOME projects;

Y. Lead-Based Paint

Recipients of HUD funds shall comply with the Lead-Based Paint Poisoning Prevention Act of 1973 (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M, and R apply to all shelters assisted under ESG program and all housing occupied by program participants; implementing regulations for the HOME program can be found at 24 CFR part and 24 CFR 982.401(j) and apply to all activities; implementing regulations for the CDBG program can be found at 24 CFR Part 35, subparts A, B, J, K, and R and 24 CFR 570.608;

Z. Federal Debarred Contractors

HUD funds may not be used to directly or indirectly employ, award contracts to, or otherwise engage the services of any subrecipient or contractor during any period of debarment, suspension, or placement of ineligibility status. Implementing regulations can be found in 24 CFR 24 and 24 CFR 85.35;

AA. Energy Efficiency

Recipients of HUD funds shall comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Public Law 94-163);

Section 2: Community Development Block Grant (CDBG) and HOME Investment Partnership Program

A. Federal Labor Standards

1. Federal Prevailing Wage (\$2,000)

The Davis-Bacon Act (40 U.S.C. 276a to 276a-7), as supplemented by the Department of Labor regulations (29 CFR Part 5) require the payment of prevailing wages for all construction contracts and subcontract in excess of \$2,000. HOME program applicability is limited to contracts for 12 or more HOME-assisted units. Implementing regulations can be found in 24 CFR 92.354 (HOME) and 24 CFR 570.603 and 24 CFR §570.200(c)(3) (CDBG).

2. Copeland "Anti-Kickback Act" (\$2,000)

The Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by the Department of Labor regulations (29 CFR Part 3), prohibits any subrecipient or contractor from inducing employees into giving up a portion of their compensation they are entitled under the terms of his or her employment contract. This applies to contracts for construction or repair in excess of \$2,000;

3. Contract Work Hours and Safety Standards Act (\$100,000)

Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327A 330), as supplemented by Department of Labor regulations (29 CFR part 5), requires subrecipients and contractors to pay laborers and mechanics employed in the performance of Federally-assisted contracts one and one-half times their basic rate of pay for all hours worked in excess of 40 in a workweek, and prohibits unsanitary, hazardous, or dangerous working conditions.

B. Labor Standards Exceptions:

Sections 286 and 955 of the National Affordable Housing Act (NAHA) provides exemptions from the requirement to pay prevailing wage rates determined under the Davis-Bacon Act. Implementing regulations may be found in 24 CFR 70, and 40 U.S.C. 327 et seq. and HUD regulations issued to implement such requirements;

C. Program Income

Real or personal property purchased in whole, or in part with CDBG or HOME funds, shall not be disposed of through sale, use or location without the written permission of Montgomery County and HUD. The proceeds from the disposition of real property shall be considered program income and subject to 24 CFR 570.504 (CDBG) and 24 CFR 92.503 (HOME);

Section 3: Community Development Block Grant (CDBG)

A. Planning and Construction of Water and Sewer Lines

Grantees proposing to use CDBG funds for the planning or construction (reconstruction or installation) of water or sewer lines, including both storm sewer as well as sanitary sewer must comply with Executive Order 12372;

B. Eligibility Restriction for Newly Legalized Aliens

24 CFR Part 49 restricts the eligibility of newly legalized aliens for benefits under covered activities funded by certain CDBG programs;

C. Architectural Barriers Act of 1968

The Architectural Barriers Act of 1968 (ABA) (42 U.S.C. *151-4157) requires that certain buildings financed with Federal funds must be designed, constructed, or altered in accordance with standards that ensure accessibility for persons with physical disabilities. Covered buildings and facilities designed, constructed, or altered with CDBG funds are subject to the ABA and must comply with the Uniform Federal Accessibility Standards (UFAS) (24 CFR 570.614);

D. Special Assessments

24 CFR §570.200(c) bars recipients of CDBG funds from attempting to recover any capital costs of public improvements assisted in whole or in part with funds provided under Section 106 of the Housing and Community Development Act by assessing any amount against properties owned and occupied by persons of low- and moderate-income (LMI), including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under Section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title 1 of the Act; or
2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the County that it lacks sufficient funds received under Section 106 of the Act to comply with the requirements of Subparagraph 1 above.

E. Non-Violent Civil Rights Demonstrations

Section 104(1) to Title I of the Housing and Community Development Act bars CDBG obligations and expenditures by any unit of general local government that:

1. Fails to adopt and enforce a policy prohibiting the use of excessive force by local law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations;
2. Or fails to adopt and enforce a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of nonviolent civil rights demonstrations within its jurisdiction;

NOTE: The above represents a non-exclusive list of applicable federal rules, regulations, and laws to the herein federally-assisted project, and in no way exempts the subrecipient/subgrantee from compliance with any other applicable federal rules, regulations, and laws; nor exempts them from compliance with any newer versions of the above-enumerated federal rules, regulations, and laws put into effect after the above list was compiled.

