FY2018-2020 CONSOLIDATED PLAN
FY18 ACTION PLAN

October 1, 2018-September 30, 2021

MONTGOMERY COUNTY
DEVELOPMENT SERVICES

Housing and Community Development Programs:
Community Development Block Grant
HOME Investment Partnership Program
Emergency Solutions Grant

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Executive Summary

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

1. Introduction

The FY2018-2020 Consolidated Plan and FY18 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 & 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 FY18 by Montgomery County, nonprofit agencies, and local municipalities to address the needs of low-moderate income households through the provision of upgrades to housing, infrastructure, and other public improvements, and the elimination of spot slum & blight. Many activities will be undertaken in the County's designated target areas, but eligible activities will not be limited to these neighborhoods. Funds will also be used for economic development activities.

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

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

In preparing the Consolidated Plan, the County held public hearings, did mailings, took surveys, conducted phone interviews and incorporated other plans and studies. The need for affordable housing was deemed a high priority so funding will be provided to increase and/or maintain existing units. Some, but not all, of these housing programs will be implemented by CountyCorp, the county's primary housing

and economic development nonprofit. Public improvements, such as street improvements, water and sewer enhancements, handicapped accessible improvements, were considered a high priority by the jurisdictions that opt into the County's program. Housing for the homeless and for those at risk of homelessness remains a high priority, especially as the County has reached the end of the first 10-Year Plan for Ending Chronic Homelessness and Reducing Overall Homelessness. This plan was adopted in 2006 and substantial inroads have been made but additional efforts must be undertaken. 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—such as job training, homelessness prevention, etc. Funding will also be provided for fair housing activities.

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

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

Montgomery County allocates funds among five primary areas: housing, economic development, public improvements, public services and fair housing. Funds are also set aside for general administration and typically this amount is significantly less than the allowed 20%. The physical improvements projects were submitted by the jurisdictions as part of an annual planning process. Projects were initially reviewed by staff for eligibility and reasonableness of cost. After this review, projects were then reviewed by two advisory committees that are appointed by the Board of County Commissioners. Recommendations were made to the Board of County Commissioners for FY18 funding and these recommendations were approved by the Board of County Commissioners on June 26, 2018, at the regularly scheduled meeting. Table is attached in projects in Annual Plan.

3. Evaluation of past performance

Montgomery County's past performance in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the intent of the federal legislation creating these programs. Through years of effective planning, partnership and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment and accessibility to economic opportunities in the greater Dayton area. The following is a summary of grantee past performance as reported to HUD in the 2016 Consolidated Annual Performance and Evaluation Report (CAPER).

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

Montgomery County expended $2.5 million dollars in FY16, with $2,605,677.46 of that being expended on low/mod activities. This represents 87.83 percent benefit to low/mod activities. Montgomery County had an FY16 allocation of $1,690,800 and program income of just over $585,000. In August 2017, the County's timeliness ratio was met, with the expenditure goal of 1.5, and the County's ratio of 1.50. The County, working with local partners and jurisdictions, developed a strategy in February 2017 to address timely project implementation, and this strategy will impactd even further the timeliness test in August 2018.

4. Summary of citizen participation process and consultation process

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

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

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the Montgomery County Board of Commissioners.

SECTION 2. SCOPE OF PARTICIPATION

The Montgomery County Community Development Office will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all CDBG program(s) undertaken by the Montgomery County Community Development Office. Every effort will be made to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following:

- identification and assessment of housing and community development needs; determination of CDBG project(s) and documentation; and the development of CDBG application(s);
- changes and/or amendments to approved CDBG projects; and,
- assessment of CDBG program performance.

5. Summary of public comments

All public comments were received. Comments were primarily gathered during the development of the draft Consolidated Plan. No comments were received after the Plan was published. During the development of the Plan, comments were received both at a public hearing and through a Housing Needs Assessment. Comments were also received via phone on housing and community development needs.

Comments were received about a number of things. One of the most repeated need was for affordable housing. This included the need for the following:

- housing rehabilitation
- tenant-based rental assistance
- accessible, affordable rental housing
- Job opportunities
- Job training
- Public improvement projects
- Childcare Services
- Demolition
- Purchase/Rehab assistance

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

All comments were received.

7. Summary

Comments were received via various formats. All comments have been summarized and included in this Plan.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Montgomery County Development Services-CED (DS-CED) 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 Jones, CED Operations Manager, 937-225-5704, email at jonest@mcohio.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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(l)).

Montgomery County will continue to work with the local housing authority, Greater Dayton Premier Management, in the retention of and addition to affordable housing stock. GDPM will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Homeless Solutions Policy Board is the primary agency managing the Combined RFP for Housing and Homelessness and Continuum of Care. HOME program funds are part of this RFP and the Community Development Department collaborates with the Office of Family and Children First 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, where possible, with the Access Center for Independent Living with Local Housing Cooperative initiatives for housing for persons with disabilities and seniors.

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 Community and Economic Development Department (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 the Office of Family and Children First (FCFC). CED and FCFC have coordinated efforts for several years now. CED staff sit on a number of committees that are part of the CoC, including the Prevention Committee, the System Performance and Evaluation Commitee (formerly Homeless Management Information System-HMIS), the Program Performance and Evaluation Commitee. HOME and ESG funds are received by CED but the funds are included in a Request for Proposals that FCFC implements, which also includes United

Way, Human Services Levy funds, and City of Dayton ESG funds. All the agencies in the CoC that provide housing, shelter, prevention or rapid rehousing are eligible to respond to this RFP.

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

As referenced in the section above, the Office of Family and Children First is the lead office for the Continuum of Care. The 10-year Homeless Solution Plan is almost implemented by staff in that office. The Homeless Solutions Policy Board, which makes policy and funding decisions for the Plan, is also involved in the Continuum of Care. One of their committees, the Affordable Housing Options, has CED staff representation. ESG funds are put into the Combined RFP and agencies may respond to it. Funds are allocated based on need and what other resources are available. Performance standards and outcomes were established for ESG funds when the County received the second allocation of FY11 funds. HMIS is administered through the Office of Family and Children First.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	COUNTYCORP
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and 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	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MVFHC was sent a housing needs assessment. There is the need for some housing demolition but a greater need for financing for home purchases in neighborhoods that have been impacted by foreclosures, vacancies and abandonment. Many banks will not write mortages on properties valued between $10,000-$50,000 and so many of housing stock with those values are bought by cash investors who are absentee landlords.
3	**Agency/Group/Organization**	Community Action Partnership
	Agency/Group/Organization Type	job training, health care and housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one conversations with CAP staff. More housing rehabilitation needed. More business assistance and job training.
4	**Agency/Group/Organization**	DMHA
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one conversations with GDPM Executive Staff. Some of the needs that they saw was the need for focused demolition, with acquisition included, to accumulate large enough lots to build affordable housing units. Will eliminate slum/blight concerns, as well as create in-fill housing. Need a mix of low income and market rate housing, with commercial development, to have success. More jobs, more job training.
5	**Agency/Group/Organization**	YWCA
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one conversations with YWCA leadership. Need for more housing for domestic violence victims; more housing for large families. Also a need for additional scattered site transitional housing units.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies that the County works with typically, whether through CPD program funds or through the CoC and it's related committees were consulted.

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

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

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

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

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

A survey was mailed to selected nonprofit groups, asking for their input on housing and community development needs. A number of surveys were received back and those comments are incorporated into the Plan. A public hearing was also held to take additional housing and community development needs. Input from that meeting is also incorporated into the Plan, as well as projects defined by some of those needs.

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	DS-CED staff.	No comments were received.	All comments were accepted.	

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)
2	Newspaper Ad	Non-targeted/broad community	Newspaper ad was placed in paper on February 7, 2018, asking for public omments on the Consolidated Plan, making the Plan available in the CED office.	No comments were received.	No comments were received.	
3	Mailed survey	Housing providers	Surveys were mailed to housing providers, mostly nonprofits, who work closely with the homeless, persons at risk of being homeless, fair housing advocates, advocates for persons with disabilities, the local weatherization nonprofit and the local housing authority.	Comments were primarily focused on the lack of affordable, decent, safe and sanitary housing. There is an inventory of vacant housing throughout the community, but much of this housing is not in good shape and has been abandoned.	All comments were accepted.	

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 Hearing	Non-targeted/broad community	Newspaper ad was placed in paper on May 2, 2018, asking for public comments on the Consolidated Plan, making the Plan available in the CED office.	No comments were received in writing and no one attended the public hearing.	No comments were received.	
5	Public Hearing	Non-targeted/broad community	Newspaper ad was placed in paper regarding July 13th public hearing, asking for comments on FY18-20 Consolidated Plan and past performance.	No comments were received in writing and no one attended the public hearing.	No comments were received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

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

Summary of Housing Needs

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

Housing assistance will be provided to households whose incomes are at 80% or less of area median income. There are more households in the 50-80% AMI, but persons whose income are at 50% or less have the greater number of housing problems, like substandard housing, overcrowding and zero income. One of the greatest housing problems is the number of both owner and renter households with a housing cost burden greater than 50% of their income, with 9657 of renter households paying more than 50% of their income on housing and 8714 owners exceeding 50% of their income on housing costs.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	559,062	342,655	-39%
Households	248,443	142,093	-43%
Median Income	$40,156.00	$43,401.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,857	14,805	23,678	14,479	76,282
Small Family Households	4,707	5,109	7,659	5,260	39,208
Large Family Households	428	503	1,767	765	5,437
Household contains at least one person 62-74 years of age	2,319	3,245	4,627	3,486	16,473
Household contains at least one person age 75 or older	1,512	3,032	5,145	2,454	6,557
Households with one or more children 6 years old or younger	2,761	2,594	3,743	2,181	4,926

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	249	109	169	75	602	94	0	165	34	293
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	124	95	83	14	316	0	25	35	15	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	99	245	35	459	0	23	129	95	247
Housing cost burden greater than 50% of income (and none of the above problems)	5,867	3,046	645	99	9,657	2,832	2,788	2,408	686	8,714

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	844	3,533	4,490	620	9,487	373	1,992	3,818	2,521	8,704
Zero/negative Income (and none of the above problems)	718	0	0	0	718	480	0	0	0	480

Table 7 – Housing Problems Table

Data Source: 2009-2013 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,322	3,347	1,154	229	11,052	2,932	2,833	2,743	833	9,341
Having none of four housing problems	1,880	4,903	9,384	4,786	20,953	559	3,690	10,397	8,620	23,266
Household has negative income, but none of the other housing problems	718	0	0	0	718	480	0	0	0	480

Table 8 – Housing Problems 2

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,117	3,059	2,115	8,291	887	1,200	2,011	4,098
Large Related	205	208	372	785	77	167	616	860
Elderly	1,321	1,545	1,089	3,955	1,566	2,733	2,630	6,929
Other	2,413	2,008	1,755	6,176	731	721	1,108	2,560
Total need by income	7,056	6,820	5,331	19,207	3,261	4,821	6,365	14,447

Table 9 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,757	1,246	130	4,133	838	868	818	2,524
Large Related	180	129	95	404	77	78	138	293
Elderly	1,118	857	372	2,347	1,334	1,362	989	3,685
Other	2,143	920	135	3,198	587	469	509	1,565
Total need by income	6,198	3,152	732	10,082	2,836	2,777	2,454	8,067

Table 10 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	190	144	299	0	633	0	48	89	95	232
Multiple, unrelated family households	0	20	34	14	68	0	0	75	30	105

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	14	30	0	35	79	0	0	0	0	0
Total need by income	204	194	333	49	780	0	48	164	125	337

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

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

What are the most common housing problems?

The most common housing problem is housing cost burden, both renter and owner, for households having 0-30% AMI, and those with zero income.

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

Households with incomes less than 30%, both renter and owner.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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

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

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

Housing cost burden, inefficient heating, and cooling resulting in increased utilities, which could lead to arrearages, overcrowding

Discussion

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,494	1,198	1,198
White	7,049	657	798
Black / African American	2,854	504	288
Asian	108	0	55
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	197	15	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,722	3,088	0
White	8,697	2,452	0
Black / African American	2,220	591	0
Asian	183	4	0
American Indian, Alaska Native	24	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	265	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,202	11,471	0
White	9,028	9,306	0
Black / African American	2,440	1,774	0
Asian	265	78	0
American Indian, Alaska Native	10	14	0
Pacific Islander	0	0	0
Hispanic	149	189	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,199	10,260	0
White	3,344	8,356	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	729	1,452	0
Asian	44	175	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	20	76	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,254	2,439	1,198
White	6,293	1,418	798
Black / African American	2,424	929	288
Asian	108	0	55
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	157	55	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,180	8,593	0
White	4,610	6,533	0
Black / African American	1,160	1,661	0
Asian	110	77	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	144	135	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,897	19,781	0
White	2,988	15,366	0
Black / African American	635	3,584	0
Asian	110	239	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	14	329	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,062	13,406	0
White	827	10,888	0
Black / African American	175	2,012	0
Asian	25	195	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	0	96	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

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

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

Introduction:

Blacks/African Americans have a greater cost burden, with 11,120 paying more than 50% of their income for housing. Also, those Blacks/African Americans with zero income as a percentage of the total is also a concern.

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	97,007	24,119	19,733	1,234
White	80,782	18,082	14,280	818
Black / African American	11,850	4,765	4,250	288
Asian	1,803	383	324	55
American Indian, Alaska Native	89	22	39	0
Pacific Islander	4	0	0	0
Hispanic	1,347	380	327	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

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

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

Blacks/African Americans with zero income have a greater need than any other ethnic group.

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

It could be that they have been unable to secure disability or SSI, for a variety of reasons, including the complexity and the amount of time it take to complete this process. Another need might be a substance abuse/mental illness that is inhibiting their ability to stay in housing or employment.

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

These groups are scattered throughout the community.

NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	1	1	81	85	0	81	4	0	0
Not Hispanic	185	35	2,442	3,490	34	3,382	42	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

According to GDPM's PHA-5 year and Annual Action Plan for 2018, the Housing Choice Voucher program has a waiting list of 967 and public housing has a waiting list of 1,585. Most families are 0-30% of AMI, with 37% of the households on the public housing waiting list being families with children.

The most immediate needs are additional vouchers and funds for additional scattered site public housing units.

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

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

Discussion

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	91	1,092	987	1,009	44
Persons in Households with Only Children	0	5	181	181	180	5
Persons in Households with Only Adults	51	403	3,042	2,772	2,553	50
Chronically Homeless Individuals	2	28	229	183	177	109
Chronically Homeless Families	0	0	2	2	2	95
Veterans	1	19	215	202	200	27
Unaccompanied Child	0	46	566	540	533	25
Persons with HIV	0	0	19	15	15	66

Table 26 - Homeless Needs Assessment

Data Source Comments: Data Sources: 2018 Point in Time Count and 2017 Calendar Year Annual Performance Reports for Shelter and Outreach

Indicate if the homeless population is:	Has No Rural Homeless

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

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,902	147
Black or African American	1,983	115
Asian	5	0
American Indian or Alaska Native	15	2
Pacific Islander	17	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	100	4
Not Hispanic	4,021	285

Data Source Comments: Data Source: 2017 CY HUD Annual Performance Report for Shelter and Outreach

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

In calendar year 2017, there were 375 families with children who experienced homelessness (17% of these households were headed by young adults). Families with children represent 11% of all homeless households in Montgomery County. There has been a 20% decrease in families experiencing homelessness compared to 2015. Four percent of families with children were Veteran families.

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

African Americans are overrepresented in the homeless population in Montgomery County. 21% of Montgomery County residents are African American, while 48% of those entering emergency shelter are African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion:

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

There are 1,167 persons living with a diagnosis of HIV infection in Montgomery County. The data source is Ohio Department of Health, HIV/AIDS Surveillance Program, data reported through September 30, 2012. Of the 1167, 913 are male, 254 female. Sixty-seven percent is age 40+, with 502 white, 623 black/African American, and the balance of Hispanic, Asian, American Indian or unknown.

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

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

Annually, we take applications from jurisdictions for public facilities, public improvements, and demolition projects. Typically, we receive 3-4 applications for senior centers, parks, and other neighborhood facilities. In FY18, we are funding two park projects, one in Miami Township and one in Carlisle. It is expected that during the span of the FY18-FY20 Consolidated Plan, we will continue to see these types of projects.

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

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Montgomery County has 149,325 residential property units, with 69% or 103,752 being one-unit detached structures, per the 2005-2009 ACS data. Approximately 65% of the units are owner-occupied, or 96,966 units, 26% are rental units (40,093 units) and the balance are vacant. Seventy-four percent or 72,222 of the owner-occupied units were built before 1980, with only 7% built in 2000 or later. For rental units, only 6% or 2,447 units were built 2000 or later.

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

Introduction

In Montgomery County, balance of county, which is the areas outside the Cities of Dayton and Kettering, there ar e 149,325 housing units. 69% or 103,752 are 1-unit detached structures, meaning stand-alone single family dwelling units. The second largest property type after single family is 5-19 units structures, making up 12% of the total housing units. 63% of the housing units in the balance of the county are 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	107,151	69%
1-unit, attached structure	10,072	6%
2-4 units	13,269	9%
5-19 units	17,213	11%
20 or more units	4,831	3%
Mobile Home, boat, RV, van, etc	2,842	2%
Total	***155,378***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	81	0%	1,002	2%
1 bedroom	1,021	1%	8,935	19%
2 bedrooms	14,890	15%	20,664	45%
3 or more bedrooms	80,247	83%	15,253	33%
Total	***96,239***	***99%***	***45,854***	***99%***

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

Montgomery County will target CDBG funds toward those households having incomes less than 80% of AMI and will primarily be owner-occupied. HOME funds will be focused on rental units, with occupants having incomes less than 50% of AMI.

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

No units are expected to be lost during this Plan period.

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

Montgomery County has a need for more rental units that are affordable and accessible. Montgomery County also needs to target funds to assist homeowners with housing rehabilitation to help them age in place/accessible housing. About 275 more units of permanent supportive housing is needed in the community.

Describe the need for specific types of housing:

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

Discussion

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

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	94,800	112,800	19%
Median Contract Rent	427	548	28%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	14,834	32.4%
$500-999	27,592	60.2%
$1,000-1,499	2,398	5.2%
$1,500-1,999	572	1.3%
$2,000 or more	458	1.0%
Total	***45,854***	***100.0%***

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,020	No Data
50% HAMFI	8,585	6,366
80% HAMFI	27,319	20,984
100% HAMFI	No Data	31,567
Total	***37,924***	***58,917***

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	525	585	764	1,027	1,212
High HOME Rent	525	585	764	1,027	1,165

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	525	585	716	826	922

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

Home values in the Dayton area have been impacted by foreclosures and abandonment. Those properties with mortgages are often bought back by the banks and become real estate owned (REO) properties. REOs may be held from open market sales indefinitely, impacting home values in both distressed and non-distressed neighborhoods. The Dayton Area Board of Realtors (DABR) releases monthly sales data, and it does appear that home values are beginning to increase slightly. Median sales price in June 2013 was $124,000, up from $112,500 in June 2012. Average sales prices fluctuate significantly between Montgomery County communities. This information is included as a Appendice.

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

The area median rent in 2000 was $427. Fair Market Rent for a one-bedroom unit, as listed above, is $563. Both low and high HOME rent limits is $580 so it appears that many existing renters are paying less than fair market rent. However, without some form of subsidy, whether it be a Housing Voucher, HOME-funded tenant-based rental assistance, or rapid re-housing, many households with incomes less than 50% of area median income will have a housing cost burden, paying more than 30% of their income on rent.

Discussion

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

Introduction

Condition of housing within Montgomery County varies widely from one community to another. In terms of supply and demand, in many of Montgomery County's communities there are enough housing units, but not always affordable ones. 75% of the owner-occupied housing stock has no conditions; 58% of the rental units has no conditions.

Definitions

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	23,548	24%	20,357	44%
With two selected Conditions	310	0%	927	2%
With three selected Conditions	46	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	72,335	75%	24,515	53%
Total	***96,239***	***99%***	***45,854***	***99%***

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,532	9%	3,603	8%
1980-1999	17,693	18%	11,822	26%
1950-1979	56,677	59%	24,845	54%
Before 1950	13,337	14%	5,584	12%
Total	***96,239***	***100%***	***45,854***	***100%***

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	70,014	73%	30,429	66%
Housing Units build before 1980 with children present	5,800	6%	2,841	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

More funds need to be targeted toward rental rehabilitation than owner-occupied based on the number of conditions in the units shown above.

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

76% or 115,000 of the housing units in the County that are occupied by low or moderate income families may contain lead-based paint hazards. 60,000 of the units were built before 1950 which increases the likely of lead-based paint hazards.

Discussion

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

Introduction

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	182	33	2,809	3,794	91	3,703	342	1,101	754
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Greater Dayton Premier Management, in the 5-Year Plan/Annual Plan, showed a Housing Choice Voucher waiting list of 967(this is countywide data, including the Cities of Dayton and Kettering). The majority of persons comprising this list are at less than 30% of area median income (AMI), with 820 families or 85% being extremely low income. The balance are 30-80% of AMI, with only 2% being 50-80% of AMI. The list if significantly longer for asset management or public housing, with 1585 families on the wait list, 94% being less than 30% AMI, and 37% with families.

Greater Dayton Premier Management modernized 174 units at eight existing sites. This modernization was completed in partnership with Fannie Mae and the Capital Fund Financing Modernization project. Units were be modified to accept residents who need handicapped features in their unit. These units were selected due to location, marketability and wait list.

Public Housing Condition

Public Housing Development	Average Inspection Score
Dayton View Senior Village	80
Grand Avenue (elderly)	93
Park Manor	86

Table 38 - Public Housing Condition

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

GDPM has a couple of new mixed finance housing projects underway, including Germantown Village, at Germantown and Broadway in Dayton, with 60 units in Phase I, and Windcliff Village in Germantown which is a 25 unit development. However, most of the affordable housing units are existing and have to be rehabbed or converted, as funds permit. Replacement Housing Factor and Capital Fund Financing are the primary funds used for public housing units updates.

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

GDPM utilizes ROSS (Residents Opportunities for Self-Sufficiency) grants to improve the living environment of LMI families living in public housing. Over the past year, 900 residents were impacted by ROSS grants. The Neighborhood Networks program enabled 607 residents to receive computer training at their sites. GDPM had 270 elderly residents who were assisted with light housekeeping, case management, health care screening, and health & wellness education. Also, 145 families living in GDPM sites received training, school and daycare assistance.

Discussion:

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data Source: 2018 Housing Inventory Chart

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

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

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

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

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

Introduction

It is the policy of the Continuum of Care (CoC) to expand permanent supportive housing and affordable housing units rather than provide funding for additional emergency shelters.However, during the winter season, the number of emergency shelter beds is increased to meet the demand to keep people safe. There are five different program types in the Dayton/Kettering/Montgomery County Homeless Assistance System as of January 2013, with the number of total units next to each. There is Emergency Shelter (452), Transitional Housing (203), Rapid Re-Housing (unknown), Safe Haven (25) and Permanent Supportive Housing (757), for a total of 1437 CoC units.

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

Montgomery County leverages CDBG, HOME and ESG funds with CoC, United Way, Human Services Levy funds to maximize supportive housing in the community.

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

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

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

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Montgomery County CED will partner with the Homeless Solutions Policy staff and with CoC to prevent homelessness. This may be accomplished through public services funds (there is $50,000 committed in FY13 CDBG funds), as well as provide TBRA assistance through the HOME program and prevention and rapid rehousing funds through the ESG program.

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

Montgomery County is not in a HOME consortium, but does work closely with the Cities of Dayton and Kettering in providing housing and supportive services to persons with special needs.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Montgomery County must continue to promote public policies that will have positive impact on affordable housing and residential investment. Barriers to affordable housing exist in every community. Analyis 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.

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

Introduction

Montgomery County has 154,393 workers according to the data below. Education and health care services has the largest number of workers, with 35,848. The manufacturing sector, which has suffered tremendous losses in the Dayton area, still has the second most workers with 24,286. The unemployment rate is 7.35% but is far more for those persons 16-24, with their unemployment rate over 20%. By occupational sector, the greatest number of people, or 57,599, are in the management, business, financial sector. Montgomery County has little trouble with commuting, with 76% of the people having less than 30 minutes travel time, and only 3%, having a travel time exceeding an hour. Educational attainment continues to be a focus for the region, especially to increase kindergarten readiness, proficiency on 3rd grade Ohio Achievement Test (OAT), and more persons with college degrees or comparable training. Currently, only about a 1/4 of the total population in the civilian labor force have a bachelor's degree or higher.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	325	241	0	0	0
Arts, Entertainment, Accommodations	15,558	17,217	12	14	2
Construction	4,710	5,293	4	4	1
Education and Health Care Services	27,720	21,207	21	17	-4
Finance, Insurance, and Real Estate	7,774	7,922	6	6	0
Information	3,433	4,255	3	3	1
Manufacturing	16,773	15,071	13	12	-1
Other Services	4,249	4,042	3	3	0
Professional, Scientific, Management Services	11,802	10,335	9	8	-1
Public Administration	0	0	0	0	0
Retail Trade	16,301	18,543	13	15	2
Transportation and Warehousing	4,847	6,008	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	6,339	6,472	5	5	0
Total	119,831	116,606	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	171,621
Civilian Employed Population 16 years and over	155,062
Unemployment Rate	9.65
Unemployment Rate for Ages 16-24	30.71
Unemployment Rate for Ages 25-65	6.35

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	36,430
Farming, fisheries and forestry occupations	6,318
Service	16,681
Sales and office	39,901
Construction, extraction, maintenance and repair	10,152
Production, transportation and material moving	9,698

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	109,399	74%
30-59 Minutes	32,786	22%
60 or More Minutes	5,828	4%
Total	***148,013***	***100%***

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,905	1,517	5,742

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	32,397	3,767	13,549
Some college or Associate's degree	49,383	4,768	12,434
Bachelor's degree or higher	41,475	1,411	6,886

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	241	554	432	1,549	4,287
9th to 12th grade, no diploma	3,573	2,378	2,143	6,108	6,178
High school graduate, GED, or alternative	7,026	9,301	10,677	29,740	20,398
Some college, no degree	10,419	13,183	11,725	23,694	11,263
Associate's degree	1,307	4,706	4,571	9,367	2,769
Bachelor's degree	2,030	7,501	7,882	15,047	6,394
Graduate or professional degree	146	3,309	4,803	11,958	5,650

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,422
High school graduate (includes equivalency)	25,643
Some college or Associate's degree	30,400
Bachelor's degree	46,318
Graduate or professional degree	64,436

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

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

employs over 27,000 persons. The second largest employment sector, perhaps surprising to some, is still manufacturing.

Describe the workforce and infrastructure needs of the business community:

Montgomery County must continue to improve and upgrade workforce development by getting more people on track for credentials needed for in-demand jobs. This can be implemented initially by identifying the three top employment growth sectors and creating training programs to link unemployed or underemployed individuals with specific companies struggling to hire qualified workers. This initiative was formulated as a result of the MCOFutures forums held in the past year.

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

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

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

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

Ongoing education and training of the workforce is necessary for employment opportunities to provide the skill sets necessary to be successful. This training will be provided through Sinclair Community College, the University of Dayton, Wright State University, and other colleges in the area, as well as training provided at the Job Center.

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

Sinclair Community College is very involved in workforce training initiatives, especially those related to Unmanned Aerial Vehicles (UAV). The University of Dayton Research Institute (UDRI) is involved in technical and scientific research services and has received contracts and grants from the Department of Defense. A possible workforce training initiative in the future may be for logistics. With Montgomery County positioned at the "Crossroads of America," at I-70 and I-75, a number of companies, like Caterpillar and Payless, have located distribution centers here. More companies are expected to follow this trend, as long as the workforce is available and work-ready.

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

No

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

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Montgomery County's Consolidated Plan will cover the period of FY18-FY20, beginning October 1, 2018. In FY18, Montgomery County will receive CDBG, HOME and ESG funds to assist in meeting the needs of low-to-moderate income persons.

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

Geographic Area

Table 47 - Geographic Priority Areas

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

	Are there barriers to improvement in this target area?	
3	**Area Name:**	Northridge West
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Carolyn/Dean
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

5	**Area Name:**	Verona Main Street area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	**Area Name:**	Dryden Road Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

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

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Not applicable
	Associated Goals	Housing Programs
	Description	Affordable housing, both rental and owner-occupied continues to be needed within Montgomery County. Using CDBG funds, Countycorp and other housing advocates will provide grants/loans up to $5000 to make emergency repairs and accessibility improvements. With HOME funds, tenant-based rental assistance will be provided. Also, HOME funds will be used to increase the number of affordable rental units, through new construction and/or rental rehabilitation.
	Basis for Relative Priority	Affordable Housing is a top priority. Leveraging CDBG and HOME funds with other resources is critical in making the necessary improvements.
2	**Priority Need Name**	Non-Housing Community Development
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Improvements Public Services
	Description	Montgomery County will partner with participating jurisdictions on infrastructure projects, such as storm sewer, sanitary sewer and water improvements projects. The County will also provide funds for street improvements and handicapped accessibility projects. Senior center and park improvement projects continue to be a priority for some communities.
	Basis for Relative Priority	Montgomery County, as an urban county, is committed to work with cooperating jurisdictions to undertake non-housing community development projects that they deem their top priority. Areas typically served with infrastructure projects are low to moderate income areas. The county does undertake a few projects each year that meet the needs of low-mod limited clientele.
3	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Not applicable
	Associated Goals	Economic Development

	Description	Economic development continues to be a high priority for the County. Forums were held in 2012/2013 regarding needs of and challenges to the County in the future. One of the action items/goals of the County is to target economic development assistance to small businesses. Economic Development/Government Equity (EDGE) funds may be reallocated and targeted to these businesses. CDBG funds could be leveraged with these funds to create and/or retain additional job opportunities. Also, a small amount of CDBG funds could be targeted to microenterprise, as well as to hard-to-employ persons who might need additional training.
	Basis for Relative Priority	Economic Development is a high priority for the Board of County Commissioners and to the County Administrator. It is a high priority because jobs create opportunities for county residents-- opportunities to own a home, for disposable income to dine out, to increase property and sales taxes, but most importantly, to increase the quality of life and standard of living. With increased job opportunities and appropriate job readiness training, there will be favorable circumstances for increased income, which should enhance the chances of an increased quality of life.
4	**Priority Need Name**	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Not applicable
	Associated Goals	Homelessness Prevention Public Services

	Description	HOME and ESG funds will be directed to projects that will provide housing assistance for persons who are homeless or who are at risk of homelessness. HOME funds will be used for tenant-based rental assistance and for capital projects to provide additional units of affordable and/or permanent supportive housing units. ESG funds will be used for shelter, prevention and rapid re-housing activities.
	Basis for Relative Priority	Montgomery County's Homeless Solutions Plan was created in 2006. This was a ten-year strategy to end chronic homelessness and reduce overall homelessness. As we enter the FY18 Annual Action Plan year, it is imperative that we continue to provide HOME and ESG funds to support the upcoming new Homeless Solutions Plan. This support will help contribute to the creation of additional units of permanent supportive housing and additional units of affordable housing, both goals of the Homeless Solutions Plan.
5	**Priority Need Name**	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Not applicable
	Associated Goals	Fair Housing
	Description	Montgomery County has a long-standing relationship with the Miami Valley Fair Housing Center (MVFHC). MVFHC provides fair housing services throughout the County, including to consumers, the housing industry and the lending community. The MVFHC is a lead agency in the Analysis of Impediments study and the resulting Fair Housing Action Plan. the MVFHC also does testing for discrimination and is a leader in assisting persons who may have been victims of predatory lending or unscrupulous lending practices.

	Basis for Relative Priority	On July 19, 2013, HUD released a new proposed rule regarding the requirement of HUD grantees to affirmatively furthering fair housing. Through this rule, HUD proposed to provide grantees with more effective means to affirmatively further the purposes and policies of the Fair Housing Act. It will be important to continue to work closely with the MVFHC, the City of Dayton, the City of Kettering, and Greater Dayton Premier Management, both before this rule takes effect and during implementation. This rule was suspended in 2018, so we continue to work to reduce impediments as part of the last Analysis of Impediments, and will do that through the Regional Fair Housing Action Plan.
6	**Priority Need Name**	Public Services
	Priority Level	Low
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	Not applicable
	Associated Goals	Homelessness Prevention Public Improvements Public Services
	Description	Public services, such as employment training, services to homeless, etc. are funded by Montgomery County. Public services are limited to 15% of grant award.
	Basis for Relative Priority	Public services are typically funded by other County departments, like Job and Family Services and Human Services Planning & Development. CDBG funds are used occasionally for new programs or to fill gaps in programs that are resulting in significant services improvements.
7	**Priority Need Name**	Demolition
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Not applicable

	Associated Goals	Demolition Economic Development Public Improvements
	Description	Demolition of vacant, abandoned housing stock within neighborhoods will continue to be a priority for the County. Demolition of commercial structures to make the site development ready will also be a priority. Demolition activities will not be funded every year through CDBG, especially as the County still has a relatively small amount of Neighborhood Stabilization Program (NSP) funds to expend, but demolition activities will certainly be considered a high priority throughout the FY18-20 Consolidated Plan period.
	Basis for Relative Priority	Reducing the number of substandard housing units is a priority for the County. Wherever possible, units will be maintained. However, if it is a high priority for the cooperating jurisdiction (such as Harrison Township, Jefferson Township, Trotwood or any of the other 25 jurisdictions that participate in the County's CDBG program), then it will generally be a high priority for the County as well.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Available housing units that are not affordable without HOME subsidy, especially for persons at 50% or less of area median income
TBRA for Non-Homeless Special Needs	Available housing units that are not affordable without HOME subsidy, especially for persons at 50% or less of area median income, with a special need such as handicapped, HIV/AIDS, mental illness/substance abuse.
New Unit Production	There is a lack of affordable housing in the community. There are a significant number of vacant units that could be rehabilitated. Any new units produced are likely to come through the Low-Income Housing Tax Credit program; a small amount of HOME funds could be leveraged with this program to produce up to 100 new units over the Consolidated Plan period.
Rehabilitation	Rehabilitation continues to be a need in the community. Unfortunately, a significant number of units need substantial rehabilitation funds and these funds are limited. CDBG funds are expected to assist 20-25 homeowners per year, or up to 100-150 homeowners over the Consolidated Plan period. Utilizing HOME funds, approximately $350,000-$500,000 per year is spent on capital rental projects, with most of this being leveraged by the LIHTC program.
Acquisition, including preservation	Montgomery County, through CHDO funding provided to Homestart Inc., and/or HOME funding through the Combined RFP, may purchase up to 8 units annually, depending on other projects submitted.

Table 49 – Influence of Market Conditions

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

Introduction

Montgomery County, Ohio's allocations for FY18 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	1,934,057	250,000	22,057	2,206,114	4,000,000	Funds are used for a variety of high priority activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,088,087	25,000	0	1,113,087	1,800,000	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	155,438	0	0	155,438	300,000	funds are used primarily for shelter and financial assistance

Table 50 - Anticipated Resources

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

HOME funds will be matched by either carry-forward match contributions or through match identified through new construction/rehabilitation projects. ESG funds will be matched by the local Human Services Levy fund, at a 100% match. ESG funds will allow for a portion to be used on shelter, as well as on prevention and rapid re-housing. Some of the ESG will leverage directly Continuum of Care efforts.

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COUNTYCORP	Non-profit organizations	Economic Development Ownership Rental	Jurisdiction
Miami Valley Fair Housing Center	Non-profit organizations	public services	Jurisdiction
Places, Inc.	Non-profit organizations	Homelessness Rental	Jurisdiction
DAYBREAK	Non-profit organizations	Homelessness	Region
Homefull	Non-profit organizations	Homelessness	Region
HOMESTART, INC	CHDO	Ownership Rental	Jurisdiction
St. Vincent DePaul	Non-profit organizations	Homelessness	Region
Miami Valley Housing Opportunities	Non-profit organizations	Homelessness Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

All communities within the Consolidated Plan service area are eligible to submit projects during the planning process. Most areas with low to moderate income persons have the potential to benefit from

one or more CDBG or HOME-funded project. Montgomery County staff provides technical assistance, support and guidance to participating jurisdictions to maximize the impact of community development and housing projects, and to leverage CDBG, HOME, and other federal and state grant programs.

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

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

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

Table 52 - Homeless Prevention Services Summary

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

Persons are assessed both on the street and at shelter. Wherever possible, diversion is utilized to keep people from entering shelter. If they do enter shelter, a Front Door Assessment is completed and a case

manager is assigned. Services are then offered to the clients. A number of programs are already in place, including Homeless Crisis Response Program which is coordinated by Homefull, but the need for more effective programs will always exist.

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

The CoC is very strong, and was just notified that all applicants submitted in this year's proposal will receive funding. The system overall is strong but funds are limited and the ability to create affordable, accessible housing in the next few years may also be limited.

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

It will be necessary to be responsive to all possible grants and loans, and to continue to explore foundation opportunities. Another possible strategy will be nonprofits and/or governments combining resources, potentially merging, to create more economy of scale and reduce overhead costs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Programs	2018	2020	Affordable Housing	Not a target area	Affordable Housing	CDBG: $2,205,000 HOME: $2,913,087	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 75 Household Housing Unit Direct Financial Assistance to Homebuyers: 22 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Public Improvements	2018	2020	Non-Housing Community Development	Not a target area	Demolition Non-Housing Community Development Public Services	CDBG: $2,400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Economic Development	2018	2020	Economic Development	Not a target area	Demolition Economic Development	CDBG: $525,000	Jobs created/retained: 20 Jobs Businesses assisted: 9 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing	2018	2020	Fair Housing	Not a target area	Fair Housing	CDBG: $300,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Homelessness Prevention	2018	2020	Homeless	Not a target area	Homelessness Prevention Public Services	CDBG: $161,000 ESG: $455,438	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Homeless Person Overnight Shelter: 375 Persons Assisted Homelessness Prevention: 150 Persons Assisted
6	Demolition	2018	2020	Non-Housing Community Development	Not a target area	Demolition	CDBG: $540,000	Buildings Demolished: 50 Buildings
7	Public Services	2018	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	Not a target area	Homelessness Prevention Non-Housing Community Development Public Services	CDBG: $75,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Programs
	Goal Description	CDBG funds will be used for emergency grants and loans. HOME funds will be used to rehabilitate rental units. HOME funds will also be used for downpayment assistance for first-time homebuyers. HOME funds will also be used for tenant-based rental assistance for persons with special needs.
2	**Goal Name**	Public Improvements
	Goal Description	Funds will be used to make handicapped accessible improvements, improve senior center facilities, undertake street resurfacing, make water and sewer improvements, and make park improvements.
3	**Goal Name**	Economic Development
	Goal Description	Program income funds will be used for economic development purposes. Countycorp administers an economic development revolving loan program for job creation/job retention. Program income from loan payments is used to make additional loans. If funds are available, the County will continue to work with Miami Valley Community Action Partnership and other program partners on a microenterprise grant program that the county has been implementing since August 2016.
4	**Goal Name**	Fair Housing
	Goal Description	Montgomery County contracts with the Miami Valley Fair Housing Center to implement a number of activities related to fair housing. This includes education and outreach to consumers, lenders, realtors, and governmental entities. Fair housing testing is also undertaken.
5	**Goal Name**	Homelessness Prevention
	Goal Description	A small amount of CDBG funds is used to reduce homelessness. These funds are used for public services, such as prevention, case management, legal services for survivors of domestic violence and job training. Emergency Solutions Grant funds can be used for shelter, prevention and rapid re-housing.

6	Goal Name	Demolition
	Goal Description	Funds will be used to complete demolition of both residential and commercial structures. Demolition's outcome will be to remove a spot slum/blight situation or ready a neighborhood for infill housing. Commercial demolition can also foster new economic development and growth.
7	Goal Name	Public Services
	Goal Description	Funds will be used to provide public services for persons who are homeless, at risk of homelessness, those who need fair housing services and those who might need job training. Montgomery County's level of public services funding has historically been fairly small but over the next five years, that could change.

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

It is expected that HOME funds will assist 100 persons per year, using primarily tenant-based rental assistance funds. Approximately 80% of these clients will be 0-30% of AMI.

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

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

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

Activities to Increase Resident Involvements

GDPM has developed a "ladder to success" program for all public housing and Section 8 families, with the ultimate goal of providing client households with homeownership opportunities. To date, GDPM has facilitated almost 300 homeownership transactions, including 61 through the Section 8 homeownership program. Each spring, GDPM'sAgency 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. DMHA strives to improve staff and resident accountability though 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 inguiding 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 necessaryfor senior public housing residents to maintain high-quality,independent lifestyles. Computer Literacy: This program provides computer skills training to public housing residents and their families.

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

No

Plan to remove the 'troubled' designation

Greater Dayton Premiere Management is not designated as a troubled public housing agency.

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

Barriers to Affordable Housing

Montgomery County must continue to promote public policies that will have positive impact on affordable housing and residential investment. Barriers to affordable housing exist in every community. Analyis 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

ESG funds will be utilized for about $93,262 for shelter, with the balance going to prevention and rapid rehousing. Places, Daybreak, the YWCA and Homefull will receive funding to meet the needs of persons who need shelter vs. those who need transitional housing. HOME funds will be used for permanent supportive housing as well.

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

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

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

Montgomery County CED provides funding to Daybreak which is a youth shelter to keep them from being homeless, through TBRA and services from ESG. Montgomery County also provides funds to Places, YWCA and Homefull for supportive services and TBRA.

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

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

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

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

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

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

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

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

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

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

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

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

Also, Montgomery County, through the Human Services Levy funds, supports the initiatives of local organizations that serve low income residents by providing emergency shelter, transitional housing and social services. During the past 5-7 years, Montgomery County has partnered with the City of Dayton and United Way on a Combined Request for Proposals, which has somewhat streamlined the process for service providers to apply for funding. Funding sources have included HOME funds, Emergency Solutions Grant funds, United Way, and Human Services Levy funding. Ideally, the Continuum of Care (CoC) funding could be packaged with this proposal. Unfortunately, budget timing and not being a unified CoC currently prohibits this transition to allow the CoC funding process to align with the RFP.

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

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

SP-80 Monitoring – 91.230

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

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

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

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

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

Expected Resources

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

Introduction

Montgomery County, Ohio's allocations for FY18 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	1,934,057	250,000	22,057	2,206,114	4,000,000	Funds are used for a variety of high priority activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,088,087	25,000	0	1,113,087	1,800,000	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	155,438	0	0	155,438	300,000	funds are used primarily for shelter and financial assistance

Table 54 - 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

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	2018	2019	Affordable Housing	Not a target area	Affordable Housing	CDBG: $100,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Public Improvements	2018	2019	Non-Housing Community Development	Northridge West Broadmoor	Non-Housing Community Development	CDBG: $750,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
3	Economic Development	2018	2019	Economic Development	Not a target area	Economic Development	CDBG: $630,000	Jobs created/retained: 18 Jobs Businesses assisted: 4 Businesses Assisted
4	Fair Housing	2018	2019	Fair Housing	Not a target area	Fair Housing	CDBG: $100,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homelessness Prevention	2018	2019	Homeless	Not a target area	Homelessness Prevention Public Services	CDBG: $61,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 250 Persons Assisted Homelessness Prevention: 650 Persons Assisted
6	Demolition	2018	2019	Non-Housing Community Development	Not a target area	Demolition	CDBG: $180,000	Buildings Demolished: 15 Buildings
7	Public Services	2018	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Not a target area	Public Services	CDBG: $86,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Homelessness Prevention: 15 Persons Assisted

Table 55 – 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 FY18 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	FY18 CDBG Planning & Administration
2	FY18 Demolition
3	FY18 Public Improvements
4	FY18 Housing Programs
5	FY18 Public Services
6	FY18 Economic Development
7	FY18 HOME Administration
8	FY18 Montgomery County HESG

Table 56 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	**Project Name**	FY18 CDBG Planning & 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 Demolition
	Funding	CDBG: $296,000
	Description	Funds will be used for salaries, benefits, general administration costs(phone, internet, supplies, computers, Kronos), and planning funds.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	451 W. Third Street, 10th Floor, Dayton OH 45422
	Planned Activities	Funds will cover general administration costs.
2	**Project Name**	FY18 Demolition
	Target Area	Not a target area
	Goals Supported	Demolition
	Needs Addressed	Demolition
	Funding	CDBG: $180,000
	Description	Funds will be used for demolition of both residential and commercial structures.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Families will benefit from vacant, abandoned structures being removed from their neighborhoods. It is anticipated that 4 demolition projects will occur.
	Location Description	Scattered site demolition in Harrison Township and New Lebanon
	Planned Activities	Demolition of an estimated 16 units in FY18
3	**Project Name**	FY18 Public Improvements
	Target Area	Not a target area
	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $608,893
	Description	Funds will be used on a variety of public improvements projects in Montgomery County jurisdictions, including street improvements, business faÃ§ade programs, ADA curb and ramp improvements, and waterline improvements.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 2500 families will benefit from these activities.
	Location Description	Projects are scattered throughout Montgomery County.
	Planned Activities	street improvements, ADA ramps installed, business facade improvements, water main replacement
4	**Project Name**	FY18 Housing Programs
	Target Area	Not a target area
	Goals Supported	Housing Programs
	Needs Addressed	Affordable Housing
	Funding	CDBG: $735,000 HOME: $1,004,278

	Description	CDBG funds will be used for owner-occupied home repairs, 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. CHDO funds are also included in this project, and will be used either for rental housing or owner-occupied repairs.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 150 families will benefit from this program. The tenant based rental program will primarily benefit single households, roughly 50 persons. Downpayment assistance will benefit approximately 8 persons per year. It is anticipated that owner-occupied rehab will occur in 35 homes. It is hopefull that new LIHTC housing will begin in 2019, which will generate additional affordable housing units.
	Location Description	Scattered throughout Montgomery County.
	Planned Activities	Activities are noted above in description but housing work runs the gamut from new construction, to rental rehabilitation, to tenant-based rental assistance, to first-time homebuyers, and repairs to keep owners in their housing units.
5	**Project Name**	FY18 Public Services
	Target Area	Not a target area
	Goals Supported	Fair Housing Public Services
	Needs Addressed	Fair Housing Public Services
	Funding	CDBG: $186,000
	Description	funds will be used for homelessness prevention and job training.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	it is anticipated that 25 families will benefit from job training and homelessness prevention.
	Location Description	Sites are scattered throughout Montgomery County.

	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 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**	FY18 Economic Development
	Target Area	Not a target area
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: $175,000
	Description	Program income funds will be used to assist businesses that will create low-to-moderate income jobs.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 3-4 businesses will be assisted, creating 5-8 new LMI jobs.
	Location Description	Unknown
	Planned Activities	business loans made by CountyCorp through ED Revolving Loan Fund program
7	**Project Name**	FY18 HOME Administration
	Target Area	Not a target area
	Goals Supported	Housing Programs
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOME: $108,808
	Description	funds will be used for HOME program administration, primarily paying for salaries and fringe benefits.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	No families will directly benefit from HOME program administration.

	Location Description	
	Planned Activities	HOME program administration
8	**Project Name**	FY18 Montgomery County HESG
	Target Area	Not a target area
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homelessness Prevention
	Funding	ESG: $155,438
	Description	Funds will be used for prevention of homelessness through financial assistance and overnight shelter services.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	it is anticipated that approximately 500 families will benefit from HESG.
	Location Description	Men's Gateway Shelter, Women and Family Gateway Shelter
	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 it's CDBG funding. There are a number of areas that have concentrations of low and moderate income persons. Other projects will impact seniors, those persons with physical disabilities, and direct benefit to low and moderate income persons (through housing rehabilitation, downpayment assistance and tenant based rental assistance).

Geographic Distribution

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

Table 57 - 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, sanitary lateral connections and waterline connections. Other projects will benefit a limited clientle, 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 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	40
Rehab of Existing Units	50
Acquisition of Existing Units	10
Total	150

Table 59 - 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 GPDM 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 2018, 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 though 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 inguiding 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 forhomeownership through credit counseling, down paymentassistance 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.

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 facilties, adult care facilities and community alternative
- Mental Health-it is the policy of the Ohio Departement of Mental Health that homeless shelters are not appropriate lving 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 similiarly 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 severerly 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. Analyis 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:

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(l)(1,2,4)

Introduction:

Montgomery County will use CDBG, HOME and HESG funds to undertake a number of activities throughout the County. CDBG funds will predominantly be used to benefit low and moderate income persons, with a small percentage used to eliminate spot slum/blight situtations. Activities will include housing rehabilitation, infrastructure improvements, demolition, economic development and homelessness prevention. HOME funds will be used primarily for tenant-based rental assistance and capital funds for rental rehabilitation or new construction. No HOME funds are expected to be used for homeowner rehabilitation. Currently, there are no plans for downpayment assistance for first-time homebuyers, but this could change in the future if the housing market warrants it. HESG funds will be used for shelter, prevention and rapid-rehousing.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	500,000
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:	**500,000**

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.	90.10%

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 will be modified to fit with ESG fit regulations. All case managers working with clients will complete the centralized intake process to determine eligibility. If the client is determined as initially eligible the case manager will complete the full ESG Client Application consisting of demographic information, income verification and information about their current status. The ESG Client application is based on the current HPRP Client Application with modifications to meet the new ESG regulations. When the Client Application is complete, the case manager will work with the client to identify suitable and stable housing and the secure any necessary inspection or requirements.

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

   Montgomery County currently contracts with Homefull for prevention and financial assistance. This could change in new Request for Funding Proposals and/or Collective Impact applications, if other and/or additional providers can undertake these services.

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.

Appendixx - Alternate/Local Data Sources

1	**Data Source Name** OH505 CoC
	List the name of the organization or individual who originated the data set. Dayton/Kettering/Montgomery County CoC
	Provide a brief summary of the data set. Data included 2012 CoC application
	What was the purpose for developing this data set? This information is necessary to receive CoC funds and to implement homeless/homelessness prevention strategies.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is very comprehensive; data is collected from service providers, PIT counts, etc.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? FY12 CoC application, submitted January 2013
	What is the status of the data set (complete, in progress, or planned)? Projects have been awarded but grant agreements not received yet.

Appendix A-SF424s

REFER TO RESOLUTION NO. 18-1195
DATED: 8-7-18

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
08/07/2018	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-18-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):	* c. Organizational DUNS:
31-6000172	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:	Division Name:
Development Services	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 Supervisor
Organizational Affiliation:	

* Telephone Number:	9372255704	Fax Number:	
* Email:	jonest@mcohio.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: 10/01/2018 | * b. End Date: 09/30/2019

18. Estimated Funding ($):

* a. Federal	1,934,057.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	250,000.00
* g. TOTAL	2,184,057.00

*** 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:	Joseph
Middle Name:	P
* Last Name:	Tuss
Suffix:	
* Title:	County Administrator
* Telephone Number:	9372255021
Fax Number:	
* Email:	tussj@mcohio.org
* Signature of Authorized Representative:	Joseph P. Tuss
* Date Signed:	8/7/18

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
08/07/2018	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	M-18-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):	* c. Organizational DUNS:
31-6000172	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:	Division Name:
Development Services	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 Supervisor
Organizational Affiliation:	

* Telephone Number:	9372255704	Fax Number:	
* Email:	jonest@mcohio.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 PSH.

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: 10/01/2018 | * b. End Date: 09/30/2019

18. Estimated Funding ($):

* a. Federal	1,088,087.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	25,000.00
* g. TOTAL	1,113,087.00

*** 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:	Joseph
Middle Name:	P.
* Last Name:	Tuss
Suffix:	
* Title:	County Administrator
* Telephone Number:	9372255021
Fax Number:	
* Email:	tussj@mcohio.org
* Signature of Authorized Representative:	Joseph P. Tuss
* Date Signed:	8/7/18

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 08/07/2018

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: E-18-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: 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 Supervisor

Organizational Affiliation:

* Telephone Number: 9372255704
Fax Number:

* Email: jonest@mcohio.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: 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: 10/01/2018 | * b. End Date: 09/30/2019

18. Estimated Funding ($):

* a. Federal	155,438.00
* b. Applicant	155,438.00
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	310,876.00

*** 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:	Joseph
Middle Name:	P.
* Last Name:	Tuss
Suffix:	
* Title:	County Adminstrator
* Telephone Number:	9372255021
Fax Number:	
* Email:	tussj@mcohio.org

* Signature of Authorized Representative: Joseph P. Tuss

* Date Signed: 8/7/18

Appendix B-Certifications

CDBG

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Joseph P. Lieu	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
Montgomery County, Ohio	

SF-424D (Rev. 7-97) Back

Home

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (I) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Joseph P. Lieu	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
Montgomery County, Ohio	

SF-424D (Rev. 7-97) Back

ESG

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Joseph P. Lee	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
Montgomery County, Ohio	

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 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;

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.

Joseph P. Lim — Signature of Authorized Official

8/7/18 — 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 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.

Joseph P. Lane
Signature of Authorized Official

8/7/18
Date

COUNTY ADMIN.
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;

Joseph P. Lynn
Signature of Authorized Official

8/7/18
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

8/7/18
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

18-1185

RESOLUTION NO. 18-1185
AUGUST 7, 2018

RESOLUTION AUTHORIZING THE SUBMISSION OF THE FY2018-2020 CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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

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

WHEREAS, the County has conducted the required public hearings to receive citizen input on needs for the County and to receive input on the FY18-20 Consolidated Plan, which includes the FY18 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 FY2018-2020 Consolidated Plan to the U.S. Department of Housing and Urban Development be and is hereby approved.

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

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

Ms. Dodge, aye; Mr. Foley, 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, the 7th day of August, 2018.

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

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

Public Hearing RE: FY18-20 Consolidated Plan
Draft Plan Comments and Previous Performance
Montgomery County Community & Economic Development Conference Room

Date: July 12, 2018, 10:00 a.m.

PLEASE PRINT

NAME	AGENCY	PHONE	E-MAIL
TAWANA Jones	Montgomery County	937. 225. 5704	jonest@mcohio.org
Danielle Brown	Montgomery County	937.409.8392	dmbrown8702@yahoo.com

FY18 Community Development Block Grant
Community Development Projects

Jurisdiction	Project Name	CDBG Request	Total Project Cost	% CDBG Funds	CDBG Funded	% of Request	Funding Contingency	Contingency Priority
City of Carlisle	Tapscott Senior Center and Park	$ 35,000	$ 40,000	88%	$ 35,000	100%		
City of Carlisle	Carlisle Town Hall ADA Restrooms	$ 45,000	$ 50,000	90%		0%	$ 45,000.00	1
City of Centerville	Clareridge Lane Improvements	$ 100,000	$ 281,000	36%	$ 50,000	50%		
City of Clayton	Clayton ADA Ramp Project	$ 65,000	$ 75,000	87%	$ 40,000	62%		
City of Germantown	Downtown Façade Improvement Program	$ 45,000	$ 75,000	60%	$ 25,000	56%		
Harrison Township	Northridge Demolition, Phase II	$ 80,000	$ 80,000	100%	$ 60,000	75%	$ 20,000.00	3
Harrison Township	S. Ft. McKinley Improvement Project	$ 35,000	$ 348,555	10%	$ 35,000	100%		
Huber Heights	Troy West Improvements	$ 90,000	$ 129,100	70%	$ 70,000	78%		
Miami Township	Miami View and Layer Park Accessibility Enhancement	$ 58,893	$ 65,903	89%	$ 29,000	49%		
Miami Township	Neighborhood Sidewalk ADA Curb Ramp	$ 169,480	$ 189,766	89%	$ 29,893	18%	$ 40,000.00	5
City of Miamisburg	Owner-Occupied Home Rehab & Improvement, Phase II	$ 100,000	$ 125,000	80%	$ 75,000	75%	$ 5,000.00	2
Village of New Lebanon	Moving New Lebanon Forward 2019	$ 75,000	$ 80,000	94%	$ 50,000	67%	$ 10,000.00	4
City of Riverside	Riverside IFS2 Valley Street Sidewalk	$ 100,000	$ 547,606	18%	$ 75,000	75%		
City of Riverside	Riverside ADA Ramps	$ 72,236	$ 90,296	80%	$ 40,000	55%		
City of Trotwood	Olive Road Water Main Replacement, Phase I	$ 75,000	$ 614,448	12%	$ 75,000	100%		
City of Trotwood	MacMillan Road Water Main Replacement	$ 75,000	$ 606,000	12%		0%		
City of Trotwood	E. Main Street Business Façade, Phase II	$ 65,000	$ 80,000	81%		0%	$ 35,000.00	6
City of Vandalia	Curb and Sidewalk Replacement	$ 50,000	$ 150,000	33%		0%		
Village of Verona	Main Street Reconstruction, Phase II	$ 80,000	$ 312,000	26%	$ 80,000	100%		
City of West Carrollton	Carrollton Center Streetscaping	$ 118,400	$ 148,000	80%	$ 60,000	51%		
City of West Carrollton	Demolition of 38 N. Walnut	$ 37,600	$ 47,000	80%	$ 35,000	93%		
		$ 1,571,609	**$ 4,134,674**	38%	**$ 863,893**		**$155,000.00**	

Executive Summary for
FY18-FY20 Montgomery County Consolidated Plan

The FY2018-20 Consolidated Plan and the FY18 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 FY18 by Montgomery County, nonprofit agencies, and local municipalities to address the needs of low-moderate income households through the provision of upgrades to housing, infrastructure, and other public improvements, and the elimination of spot slum and blight. Many activities will be undertaken in the County's thirty (30) target areas, but eligible activities will not be limited to these neighborhoods.

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

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

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

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

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

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

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

Montgomery County allocates funds among five primary areas: housing, economic development, public improvements, public services and fair housing. Funds are also set aside for general administration and typically this amount is significantly less than the allowed 20%. The physical improvements projects were submitted by the jurisdictions as part of an annual planning process. Projects were initially reviewed by staff for eligibility and reasonableness of cost. After this review, projects were then reviewed by two advisory committees that are appointed by the Board of County Commissioners. Recommendations were made to the Board of County Commissioners for FY18 funding and these recommendations were approved by the Board of County Commissioners on June 26, 2018, at the regularly scheduled meeting.

Listed on the next page are the projects that will be implemented in FY18.

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

Evaluation of Past Performance

Montgomery County's past performance in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the intent of the federal legislation creating these

programs. Through years of effective planning, partnership and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment and accessibility to economic opportunities in the greater Dayton area. The following is a summary of grantee past performance as reported to HUD in the 2016 Consolidated Annual Performance and Evaluation Report (CAPER).

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

Montgomery County expended $3.1 million dollars in FY16, with $2,605,677.46 of that being expended on low/mod activities. This represents 87.73 percent benefit to low/mod activities. Montgomery County had an FY16 allocation of $1,690,800 and program income of just over 585,110.49. In August 2017, the County's timeliness ratio was met, with the expenditure goal of 1.5, and the County's ratio of 1.49.

Most FY16 CDBG projects had substantial undertakings and only a project or two remains unencumbered. Infrastructure and demolition projects were completed throughout the balance of the County totaling approximately $675,000 in CDBG funds.

MONTGOMERY COUNTY, OHIO

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2016 COVERING THE PERIOD OF OCTOBER 1, 2016-SEPTEMBER 30, 2017

GRANT NUMBERS AND AWARD AMOUNT

CDBG: B-16-UC-39-0004, $1,690,800
HOME: M-16-UC-39-0208, $789,634
ESG: E-16-UC-39-0004, $150,844

This narrative provides an easier-to-read summary of what occurred in Montgomery County using FY16 HUD funds, rather than the more comprehensive CAPER submitted to HUD through the Integrated Disbursement and Information System (IDIS).

INTRODUCTION

Montgomery County, Ohio, is an entitlement community located in southwest Ohio, with the county seat being Dayton and with the County having a 2014 population estimate of approximately 534,325. The cities of Dayton and Kettering both have populations in excess of 50,000 and receive their own allocations of U. S. Department of Housing and Urban Development (HUD) funding. Therefore, the bulk of the County's funds are directed toward the 28 other balance of County areas, including nine townships, six villages, and thirteen smaller cities with a population under 50,000.

The term "entitlement community" generally is based on population but may also include the principal cities of Metropolitan Statistical Areas (MSAs). The population threshold for other metropolitan cities is least 50,000; and finally qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities) are entitled to receive annual grants.

HUD determines the amount of each entitlement grant by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas

This CAPER reflects the performance and accomplishments of the Montgomery County Community Development Office during FY2016. It reflects progress made in meeting the goals and objectives outlined in the 2013-2017 Consolidated Plan and in carrying out the FY2016 Action Plan. Resources available to complete these activities include Community Development Block Grant (CDBG), HOME Investment Partnership Funds (HOME) and Emergency Solutions Grant (ESG) funds. A minimal amount of funds were expended for the Neighborhood Stabilization

Program (NSP 1-3), but were reported on in another HUD reporting system, Disaster Recovery Reporting System (DRGR). These programs were approved, and funds received, through amendments to the appropriate year Action Plans.

During the fiscal year October 1, 2016-September 30, 2017, the County effectively utilized these federal programs to undertake a variety of programs, projects and activities designed to address housing and community development needs throughout Montgomery County, exclusive of the City of Dayton and of the City of Kettering's CDBG programs. A large emphasis has been placed on housing for the homeless, reducing homelessness, demolition, housing rehabilitation, tenant-based rental assistance, and improving handicapped accessibility.

High priority housing needs for FY2017 included housing for very low-income small renter families, especially those at risk of homelessness or those already homeless. This was addressed through the use of tenant-based rental assistance. High priority was also given to housing for all other renter very low income individuals who are at risk of homelessness or who are already homeless. Assisting existing homeowners, with incomes from 51-80% AMI, was also a high priority, especially those with emergency repairs and grants, to help them remain in their homes. To address the needs of very low-income small renter families, rehabilitation of existing vacant rental units outside concentrations of low-income households occurred through County Corp's Community Housing Development Organization (CHDO) program. Primary activities for low and moderate-income existing homeowners included the rehabilitation of substandard units using a combination of loan and grant programs to assist low-income owners.

High priority non-housing community development needs for FY2016 included street and streetscape improvements; sidewalks, curbs and gutters (especially handicapped accessibility improvements); commercial revitalization; commercial/industrial infrastructure; senior center and park rehabilitations and demolition. The accomplishments of the County were consistent with the Consolidated Plan's high priority community development and housing objectives. Most of the projects outlined in the FY16 Action Plan were completed or had partial activities completed, as well as activities completed on projects that were funded in previous fiscal years.

In this report, the accomplishments of the Montgomery County's CDBG, HOME and ESG programs will be presented in a variety of ways, including project descriptions, pictures, etc. A public hearing notice was published in the Dayton Daily News on November 8, 2017, discussing he draft CAPER being available for review and letting the public know about a public hearing scheduled on November 29 to review the CAPER and discuss performance. A summary was made available on the County's website. Copies could also be found at the Community Development Office. No comments were received.

SUMMARY OF RESOURCES AND ACCOMPLISHMENTS

For FY2016 (beginning October 1, 2016), Montgomery County received the following entitlement funds from the U.S. Department of Housing and Urban Development:

Community Development Block Grant	$ 1,690,800.00
HOME Investment Partnership	$ 789,634.00
Emergency Solutions Grant	$ 150,844.00
Subtotal	$ 2,631,278.00

All grant funding levels increased slightly from FY15 to FY16. There were also prior year funds to expend, as noted below:

Prior Years CDBG and Program Income- Unliquidated Obligations and Uncommitted Funds	$ 2,931,127.12

This makes the total available to spend in FY16: $ 5,562,405.12

Program income was estimated at $300,000, but the actual amount received was $585,110.49. Program income for the County's program is generated through housing and economic loans that are made by Countycorp, the County's nonprofit housing and economic development arm. In FY2016, program income was up significantly as we utilized program income from prior housing loan that was paid off during this time. Those funds were used for a microenterprise grant program.

Montgomery County continues to leverage resources available with other federal, state, local, and private dollars. HOME and CDBG dollars are generally linked to other funds, especially Housing Trust funds (a special fund generated by a portion of extra .5% sales tax in Montgomery County for housing, arts, and economic development), dollars from private lenders, low income housing tax credits, state grants or loans and private organizations. Matching requirements for HOME funds are satisfied through the Housing Trust and/or from excess match carried over from previous fiscal years, as well as state and non-profit agency funds.

The overall goals of the County's Consolidated Plan are to principally serve lower income residents and areas of the County by providing decent housing, expanded economic opportunities, and improving the quality of life. In FY2016, Montgomery County's CDBG program benefited 87.73% low and moderate income persons. The activities and strategies that we are implementing are making an impact on the identified needs in the Consolidated Plan, especially the high priority needs, of which a major one is the provision of affordable and decent housing for existing homeowners. Fourteen (14) high priority non-housing (community development) projects were completed with CDBG funds in FY2016.

High priority community development needs are identified in the FY13-FY17 Montgomery County Consolidated Plan and area as follows:

Street improvements
Sidewalks, curbs and gutters (streetscape)
Commercial revitalization

Water/sewer improvements
Code enforcement
Sanitary sewer improvements
Demolition of condemned, vacant structures
Flood drainage improvements

In FY16, funds were expended for seven street/bridge improvements in the amount of $484,750.25. Sidewalk improvements on one CDBG project totaled $50,000. There was $22,050 for a historic preservation project, $170,000 for two water improvement projects, $80,000 on two handicapped accessible projects, $75,000 on a community center, and $50,000 on a demolition project. High priority projects totaled $834,750.25. Further details will be provided in the Community Development Block Grant Non-Housing section of this document.

Though historically many of Montgomery County's efforts to reduce poverty have been originated in 32 target areas, through a combination of infrastructure, housing, and economic development activities. In FY16, eleven projects were completed in target areas. However, the County relies heavily on its One-Stop Job Center, a nationally recognized center, to meet the social and supportive needs of those in poverty. In 2016 and 2017, the Job Center completed renovations to make the facility more user-friendly. The One-Stop Center houses Ohio Means Jobs Montgomery County which provides services for both employers and job seekers. Community and Economic Development (where CDBG, HOME and ESG funds are administered) and Workforce Development (at the Job Center) realigned to become Development Services. As a result of this realignment, businesses looking to grow or locate in Montgomery County can be partnered with Montgomery County residents who are looking for employment opportunities. In addition, housing and community opportunities can be leveraged and resources made known. In 2016, Montgomery County opened a new Business Solutions Center (BSC), targeted toward businesses, not necessarily employees. In 2017, the BSC started conducting training for businesses, as well as providing a testing center through Sinclair Community College.

Montgomery County continues to provide economic development funds for expanding businesses for the creation/retention of jobs for low and moderate-income persons. Five business loans were approved in FY16. In FY16, Montgomery County continued the implementation of a microenterprise pilot program, with the funds being targeted to economically disadvantaged businesses, and grant funds ranging from $2500-$25,000. Wraparound services will be required and will include such things as business planning and financial literacy. A total of $250,249.74 was disbursed to microenterprise businesses, as well as a small amount for marketing, website development, and for project delivery costs to Community Action Partnership (CAP). Twenty small businesses were assisted in FY16.

Housing for the homeless or those at risk of homelessness was a priority in FY16. Funds expended this fiscal year was primarily for tenant-based rental assistance.

Our grant programs are operating in a mostly timely manner. In FY16, our CDBG expenditure rate was right at the 1.5 ratio, with our programs reaching our target population. We had

implemented an internal workout strategy to get our funds committed and expended more quickly. Almost all of our funds expended benefit low and moderate-income persons, with 13.04% being spent on public services, and approximately 6.62% being spent on planning and administration. This includes engineering costs, asbestos surveys, environmental activities, indirect costs, and salaries and benefits. Major activities planned for FY16 are on target or were completed. Economic development companies are continually being tracked to ensure that job creation is met. The economy is starting to bounce back locally but contractors are still providing very competitive bids. Demolition costs continued to be reasonable and often under budget, with additional blighted structures being addressed. The area where costs increased was for housing and this impacted the number of housing units addressed in FY16.

The following programs and activities describe how the goals were met in FY16.

SUMMARY OF HOUSING ACTIVITIES

Housing activities include all programs, projects and activities funded through the CDBG, HOME, ESG, and NSP programs. Housing related expenditures were from the following types of projects and their activities will be detailed more in later sections of the CAPER.

Housing Rehabilitation- Emergency Grants (CDBG)
Housing Rehabilitation Administration (CDBG)
Rental Rehabilitation Administration (CDBG)
CHDO-HomeStart/County Corp (HOME)
HOME-funded lease purchase (HOME)
Emergency Solutions Grants (ESG)
Housing for the Homeless (CDBG)
Housing for Special Populations (HOME)
Downpayment Assistance (HOME)

SUMMARY OF NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES

Non-housing community development initiatives included CDBG-funded community and economic development projects with activities including sidewalk improvements ($50,000), street and bridge improvements, including handicapped access, ($564,750.25), water improvement projects ($170,000), one historic preservation project ($22,050), a community center ($75,000), and demolition ($50,000). These activities were completed by the Montgomery County Community Development Office or its subgrantees. All economic development loans and related servicing are administered through COUNTY CORP, a nonprofit organization that is the economic development arm of the County. A brief summary of each project worked on in FY16 is included in this report.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

In FY16, Montgomery County had a total CDBG budget of $5,207,037.61, with the FY16 allocation being $1,690,800, program income of $585,110.49 and unexpended funds at the end of the previous year of $2,931,127.12. Of this amount, $3,120,665.14 was expended.

The following are specific accomplishments under the CDBG program in FY16. The format follows the list of priorities identified in the Non-Housing Community Development Needs in the County's 2013-2017 Consolidated Plan.

High Priority Projects (Street improvements, sidewalks, curbs and gutters, commercial revitalization, water/sewer improvements, code enforcement, sanitary sewer, flood drainage improvements, and demolition of blighted vacant structures)

Vandalia Water Main		$ 90,000.00
Brookville Water Improvements		$ 80,000.00
Butler Township Willowbrook Infrastructure		$ 50,000.00
Centerville Johanna Drive Improvements		$ 75,000.00
Miamisburg Infrastructure Improvements		$ 75,000.00
Verona Sandhurst Street Reconstruction		$ 120,000.00
Harrison Township Infrastructure		$ 9,750.25
Riverside Demolition		$ 50,000.00
Trotwood Wolf Creek Resurfacing		$ 80,000.00
Centerville Bethel Road Improvements		$ 75,000.00
	Subtotal	$ 704,750.25

Medium Priority Projects (Parks, Brownfield Redevelopment, Historic Preservation, Handicapped Accessibility, Recreational and Educational Programs, Services to the Handicapped, Childcare/Youth Services, and Senior Centers/Elderly Services)

Washington Township Park ADA		$ 30,000.00
Centerville Municipal ADA		$ 50,000.00
Trotwood Train Depot		$ 22,050.00
Trotwood Community Center		$ 75,000.00
	Subtotal	$ 177,050.00

Low Priority (Street Lighting, Public Safety Services, Business Start-ups, Health programs)

No low priority projects were completed in FY2016.

Business Loans/Economic Development

Business loan applications were received and approved by Countycorp and CDBG funds were committed to five businesses in FY16. Businesses assisted were Preferred Heating and Air, Lizard Apparel, Creative World of Childcare, CJM Investors and Bapa Jala. Total CDBG funds loaned was $445,800. For the Microenterprise grant program, twenty businesses were assisted, with a total of $229,429.34.

Housing Needs

High Priority (Housing for low and moderate income small renter families-homeless and at risk of homelessness; housing for low and moderate income all other renter households-homeless and at risk of homelessness; and assistance to low and moderate income existing homeowners with incomes from 51-80% of AMI)

Housing for low and moderate income all other (non-elderly singles and unrelated individuals) renter households-homeless and at risk of homelessness were served in FY14. Also, assistance was provided to low and moderate income existing homeowners with incomes from 51-80% of AMI.

Owner-Occupied Rehabilitation included 63 emergency grants in FY16, with expended amounts totaling approximately $133,815.87. These projects were completed through contracts with CountyCorp, People Working Cooperatively and Rebuilding Together Dayton.

Fair Housing $ 100,000.00

A contract is entered into annually with the Miami Valley Fair Housing Center to enforce fair housing laws, educate tenants/homeowners, provide information to the housing industry, and work to prevent predatory lending. This contract is usually $100,000. More about fair housing and the outcomes for FY16 from the Miami Valley Fair Housing Center are included on page 9. The Fair Housing Center made 284 presentations to consumers and professionals in FY16, reaching over 20,000 persons. In FY15, the Fair Housing Center completed the Analysis of Impediments to Fair Housing (AI) that the Cities of Dayton and Kettering, and Montgomery County hired the Fair Housing Center to conduct. The Regional Fair Housing Action Plan was completed in FY16 and the plan was submitted to HUD for their review.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP 2)

The County was in a consortium with Dayton, Kettering, Fairborn and DMHA for NSP 2 funds. The County's portion of NSP2 is $9,301,145. Funds were used for purchase/rehab, strategic demolition, and low income targeted housing. The County executed a contract with Countycorp in June 2010 to purchase additional housing units and rehab them for re-sell. This contract totaled $4.6 million dollars. 25% was used to purchase housing for very low income persons, with the balance being used for demolition. A small amount of funds was left from administration and was used on demolition in FY16.

HOME PROGRAM

The HOME grant for FY14 was $773,794. There was 15% of the HOME funds, $116,069.10, which was historically allocated to HomeStart, a Community Housing Development Organization (CHDO), operated by County Corp. In 2015, as a result of changes in the HOME Final Rule, County Corp became the CHDO, and will implement CHDO funds from Montgomery County and the City of Dayton. HomeStart will remain an organization but no new funds will be allocated to them.

The reason why HomeStart remains a "paper organization" is because of the number of properties that are currently in their portfolio and in the name. As these properties are sold or transitioned to other nonprofits, that portfolio of and the liability to HomeStart will diminish. Administrative costs for the HOME program were budgeted at 10%. The balance went to agencies who operate programs for homeless persons and for affordable housing through a competitive process. The following are specific commitments to the HOME program in FY14, with most of the activities being 100% completed. Small amounts remained on the TBRA contracts but will be fully expended by the end of January 2016.

Lease/Purchase Activities

HOMESTART (CHDO)-FY14 allocation	$116,069.10

Tenant-Based Rental Assistance

Daybreak Shelter for Youth	$ 40,000.00
Places, Inc.	$ 93,776.00
YWCA	$ 25,000.00

Permanent Supportive Housing Units

Briarwood (32 units of PSH)-MVHO	$400,000.00

Downpayment Assistance

Homeownership Center of Greater Dayton (3 completed)	$ 50,000.00
CountyCorp (7 completed)	$ 46,820.00

All HOME activities meet the high priorities identified for housing needs in the Consolidated Plan.

EMERGENCY SOLUTIONS GRANT PROGRAM

Montgomery County received $138,889 and committed 60% of the funds to shelter through a contract with St. Vincent DePaul for $83,333.40. The balance of the funds were contracted with Homefull for homeless prevention and a minimal amount for administration.

In the Consolidated Plan, and through the efforts coordinated with the Homeless Solutions Policy Board, shelters have received funds for the past several years, and will inevitably receive future funds. These shelters house the most persons, serve different populations, and have the greatest need for additional funding. Matching funds are provided through the Human Services Levy, as well as additional funds from the City of Dayton and funds that the shelters secure independently from other resources. Montgomery County, the City of Dayton, homeless providers and others have developed a homeless solutions plan to end chronic homelessness in Montgomery County.

FAIR HOUSING

A contract was entered into with the Miami Valley Fair Housing Center (MVFHC) for $100,000 to provide fair housing activities, including consumer education, education of members of the housing industry and local jurisdictions, and enforcement of fair housing laws. During the program year, there were 708 complaint inquiries, 199 investigations, 2 cases were litigated, there were 23 administrative cases, and 27 files had staff conciliation. MVFHC staff screened published advertisements for any discriminatory language and continues its testing program for complaints and for random testing.

The Fair Housing Center was very busy in FY14. There were 18,193 consumers reached in FY14 with general fair housing educational programs. There were 2,416 professionals reached with general fair housing educational programs and training. Enforcement activities included filing of administrative complaints and lawsuits. Fair Lending/Anti-Predatory Lending educational workshops were also held, reaching 17,877 consumers and 607 professionals.

The Miami Valley Fair Housing Center is critical to the County as they provide comprehensive fair housing services, testing, and predatory lending solutions (more in next paragraph). As a result of their dedication to fair housing initiatives and the residents of Montgomery County, the Fair Housing Center has received a 3-year Fair Housing Initiatives Program, Private Enforcement Initiatives, Performance-Based Grant from HUD. The Fair Housing Center is in their second year of implementing this grant and are always proactive in attempting to secure additional funding to protect the housing rights of County residents.

The County requires affirmative marketing plans from all housing agencies that it funds through CDBG and HOME funds. We have found these plans to be effective in providing housing without discrimination. Montgomery County has a HOME Affirmative Marketing Strategy as well as an updated Analysis of Impediments (AI) to Fair Housing. The latest AI was completed on a regional basis, including the entitlement cities of Dayton and Kettering, and Montgomery County, by Wright State University's Center for Urban and Public Affairs. The AI was completed in October 2015 and a new Regional Fair Housing Plan will be developed.

SECTION 3

Montgomery County has a Section 3 Plan in place. During previous fiscal years, the County attended several trainings and presentations about Section 3, including meetings with HUD's Columbus Field Office Fair Housing and Equal Opportunity staff. The County also had meetings with Kettering, Dayton, Fairborn and DMHA to collaborate on Section 3. We have reviewed copies of what Dayton, Kettering and DMHA are using to meet this requirement, and will coordinate our efforts with them, when and wherever feasible. This seemed like a natural partnership as these agencies worked together on the Analysis of Impediments to Fair Housing and on the Regional Fair Housing Action Plan. Montgomery County's Purchasing Department has a Minority Economic Inclusion Policy and is working to enhance the County's outreach to minority, female, disadvantaged businesses. We are working with them to get copies of certifications and provide copies of our data to them in return.

We also include in our spec book all the appropriate forms that must be filled out by contractors. Training has become a larger part of our Section 3 efforts.

AFFORDABLE HOUSING

The FY14 Action Plan proposed that 20-30 low and moderate-income homeowners would benefit from CDBG and HOME funds for owner-occupied rehabilitation in specific target areas. Actual accomplishments included the closing and disbursement of funds for 18 owner-occupied housing units (accessibility issues, lead hazard control, major rehabilitation including window replacement, plumbing, electric, siding, etc.).

Montgomery County continues to support a lease/purchase program, operated by County Corp's affiliate, HOMESTART, INC. These units provide opportunity for lower-income renters to lease a unit for up to two years while repairing damaged credit. They then become the owner of the unit once they are credit-worthy. Homestart now only has approximately 45 units for lower-income renters who will hopefully become homeowners, down from approximately 100 units four years ago. This is because roughly 60 of the housing units are now owner-occupied.

Funding in the amount of $40,000 was provided to Daybreak in FY14 for tenant-based rental assistance for homeless youth who have been able to move from transitional housing to independent living. Funds have been committed to Daybreak since FY98, with over $300,000 being expended for at-risk youth. Over 120 youth have been served by this program, with the average TBRA being approximately $2000.

Places, Inc. expended funds for TBRA for homeless persons with substance abuse/mental illness (SAMI), in the amount of $93,776 for FY14. These funds were spent at several locations, including Belvo, Tangy Court and Cobblegate and Imperial. The YWCA also received and spent funding in the amount of $25,000.00 for TBRA for victims of domestic violence who needed housing assistance.

Montgomery County continues, through its affiliation with nonprofit housing agencies (such as Habitat for Humanity, PWC, Rebuilding Together Dayton and CountyCorp), to work on addressing underserved needs and affordability issues. The County has a strong relationship with the Greater Dayton Premier Management and has provided funding for persons moving from rental to owner-occupied housing (30 units total). This partnership was forged when the County participated in DMHA's HOPE VI project. There are current discussions about a new Choice Neighborhood application being submitted with the County being a partner of the application being proposed by the City of Dayton and GDPM.

The County has continued to work with GDPM in their efforts to assist in the improving of public housing and resident initiatives, but no current proposals are being considered, with the exception of the Choice Neighborhood proposal. No HOME funds were available for DMHA projects in FY14.

Barriers to Affordable Housing

As mentioned in the Fair Housing Section, an ongoing issue with affordability is predatory lending. There were 217 complaint inquiries to the Fair Housing Center in FY14, with 23 cases litigated and 14 workout/modifications. Numerous meetings have been held and will continue to be held to educate homeowners and potential homeowners, banks and other lenders, and members of the community about the considerable detriment that predatory lending is to affordable housing for already financially strapped homeowners.

Montgomery County has identified a few gaps in local institutional structure. One gap that was identified and that continues to be a problem is the lack of a nonprofit rental-housing agency, outside of HOMESTART. HOMESTART currently has 60+ rental units, but they do not have capacity to add substantially more units. The identification of another agency is critical to providing adequate housing for low and moderate-income renters, and the County has been exploring other alternatives. Some of this exploration has come about as a result of the Homeless Solutions Plan, the RFP that was issued for projects that met criteria for affordable permanent housing and transitional housing, and the lack of new applicants and types of projects that were submitted for consideration. MVHO does a good job with the units that they own and manage but many of these units are specifically for permanent supportive housing units. The production of new affordable housing units will be a goal in 2016.

A second gap is the lack of a comprehensive code enforcement program in Montgomery County. Many of the less affluent jurisdictions worked with the Combined Health District on code enforcement issues in the past. The Health District abolished this program and many of the townships have inadequate staff to continue these efforts. The potential consequence of this could be the continued decline of housing stock in low and moderate-income neighborhoods. CDBG funds are being utilized to demolish, where appropriate, vacant and condemned properties. But without the Health District's assistance, the process is slowed down significantly as the process now includes townships' fire departments to make the determination about the continued viability of the housing unit.

Third, a gap which has been identified is the small number of neighborhood development corporations (NDCs) in the County's target areas. Montgomery County will continue to encourage these efforts. Though there were three neighborhood development groups that were formed as a result of the County's Neighborhood Empowerment Program, none of those groups are currently active.

There have been substantial efforts by Montgomery County and COUNTY CORP, as the County's housing non-profit to address lead-based paint hazards in housing stock built before 1978. The integration of lead-based paint hazards and rehabilitation, as required by the final rule put into place by HUD on September 15, 2000, has been successful. It has increased significantly more the administrative requirements in making a loan/grant to a low to moderate-income family a reality. Added costs include the testing of a housing unit for lead hazards, as well as the clearance requirements, and relocation for affected families. Housing staff must also explain how the lead

hazards, if found, will be taken care of; the potential dangers to a child, if not controlled; the possibility that the housing unit might not be addressed if the hazards are too rampant, and the loan to value ratio of the housing unit makes the loan unfeasible.

Montgomery County submitted an application to the Office of Healthy Homes and Lead Hazard Control in July 2009 for $3,070,000 for lead hazard controls and healthy homes interventions. This was a collaborative effort with the cities of Dayton and Kettering, Countycorp, Citywide Development Corporation, Public Health Dayton Montgomery County, Rebuilding Together, East End Community Services, and other nonprofit agencies. Funds were used for risk assessments, clearance testing, interim controls, education and outreach, and training. This grant ended in June of 2013.

Montgomery County's Analysis of Impediments Study from 2010 was updated in October 2015. The County has a strong relationship with the Miami Valley Fair Housing Center and has facilitated progress on the recommendations presented by Donald Eager and Associates in the 2004 study and in the 2010 study completed by the Fair Housing Center. The County completed its Consolidated Plan for the period FY13-FY17 and an Analysis of Impediments Study was contracted with the Fair Housing Center in 2015 for identification of housing needs within the community. This study, conducted in the Cities of Dayton and Kettering, both entitlement communities and in the balance of the County, is fairly comprehensive and consistent as the entire community is being analyzed by the same consultant.

CONTINUUM OF CARE NARRATIVE/HOMELESSNESS

Montgomery County provides funds for homeless special populations, including those with substance abuse, mental illness, and at-risk youth. All these efforts are in conjunction with the County's overall Continuum of Care Plan, and the majority, if not all the funding, is included in a combined RFP that is issued by the Office of Family and Children First. Funding sources include HOME, ESG, CDBG, Continuum of Care funds, and Human Services Levy monies.

Emergency Solutions Grant funds were provided for operating costs and essential services at the Gateway Shelters operated by St. Vincent DePaul and for homeless prevention implemented by Homefull.

Montgomery County works closely with the Homeless Solutions Policy Board to provide funds where the need is greatest. These shelters also receive funding from the City of Dayton, where they are located, and directly from the federal government.

ACQUISITION AND RELOCATION

Montgomery County did not displace any households, businesses, farms or nonprofit organizations in FY14. Montgomery County's Displacement Plans and Mitigation Statement include efforts to minimize displacement and to mitigate the adverse effects of any such

displacement on the affected persons, especially those who are low and moderate income. Projects that would demonstrate unnecessary displacement will not be funded. If displacement does occur as a direct result of CPD programs, those persons will receive assistance, just compensation and replacement housing as required by the Uniform Relocation Act. Those persons not subject to the Uniform Relocation Act, but displaced by CPD programs, will receive benefits as established in the County's Community Planning and Development Displacement Plan.

PERFORMANCE MEASUREMENT

Montgomery County has a local performance measurement system in place but relies heavily on the reports and performance measures that are generated from IDIS. It was our understanding that a performance measurement system should have two critical components, productivity (program outcomes) and program impact. It has always been very easy to quantify our community development and housing projects, either through the number of housing units rehabilitated the amount of storm sewer pipe installed or number of manholes in a related storm drainage project. It has always been easy, as well, to track our productivity through the pace of our projects, that is, we can identify projects from previous Action Plans that are either still underway or maybe have not yet begun, and of course, timeliness is another indicator of our productivity, as Montgomery County's ratio is historically under the 1.5 required.

Program impact is a bit harder to measure as it reflects more holistically on the community through desired outcomes or in the lives of persons assisted. Montgomery County has been successful in establishing goals and knowing the inputs that are available to us in meeting those goals. Montgomery County has also been successful in carrying out activities and knowing the direct products (outputs) of our program's activities. It is difficult to measure, however, how CDBG and HOME funds truly impact a neighborhood. Neighborhoods in transition or in serious decline are hard to measure impact. It is easier to determine how funds impact neighborhoods that have less significant socio-economic issues or projects that benefit low mod limited clientele such as homeless and/or seniors.

Providing shelter or services to a homeless person has an immediate impact on their life or providing financial assistance through HPRP to keep someone from becoming homeless. Providing a meal or companionship at a senior center for a senior is easily gauged, as the gratification is immediate and can be used often. The same cannot be said necessarily about storm drainage improvements or street resurfacing; those are often things that are taken for granted and are not items that typically inspire residents of those neighborhoods to maintain their house or lawn.

The outcomes portion of the performance measurement system has been more difficult to define and track. Montgomery County understands that HUD is defining outcomes as "benefits that result from a program and those outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge, or behavior. Common outcomes could include improved quality of life for program participants, improved quality of housing stock, or revitalization of a

neighborhood." Montgomery County has identified outcomes that are specific to this area and their program, and is including our performance measures in this CAPER. This summary shows how persons were provided either new access or improved access to public facilities and infrastructure and how households benefitted from owner-occupied housing rehabilitation.

18-0985

RESOLUTION NO. 18-0985
JUNE 26, 2018

RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE (CDAC) FOR PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT FUNDING FOR FISCAL YEAR 2018.

WHEREAS, the County is a grantee of funds from the U.S. Department of Housing and Urban Development (HUD) and is responsible for the development, implementation, administration, and evaluation of HUD's Community Development Block Grant (CDBG) program in Montgomery County, exclusive of the cities of Dayton and Kettering; and

WHEREAS, according to the County's approved Annual Planning Process, CDBG project applications were received, evaluated and discussed by the County's advisory committees; and

WHEREAS, after thorough evaluation by the CDAC, the attached recommendations for project funding were arrived at and presented to the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Ohio, that the recommendations of the Community Development Advisory Committee (CDAC) for proposed Community Development Block Grant (CDBG) project funding for Fiscal Year 2018 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.mcohio.org.

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

Mr. Foley, aye; Ms. Dodge, 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, the 26th day of June, 2018.

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.

Gayle L. Ingram

Gayle L. Ingram, Clerk
Board of County Commissioners
Montgomery County, Ohio

MONTGOMERY COUNTY
DEVELOPMENT SERVICES

COMMUNITY & ECONOMIC DEVELOPMENT

THE JOB CENTER
1111 S. Edwin C. Moses Blvd.
Dayton, Ohio 45422
www.mcohio.org

ADMINISTRATION BUILDING
451 W. Third Street
Dayton, OH 45422
www.selectmcohio.org

COUNTY COMMISSIONERS
Dan Foley
Judy Dodge
Deborah A. Lieberman

COUNTY ADMINISTRATOR
Joseph P. Tuss

ASSISTANT COUNTY ADMINISTRATOR
Michael Colbert

Agenda
CDBG Funding Meeting
Business Solutions Center Board Room
June 20, 2018
11:30 a.m.-1:00 p.m.

11:30-11:35	Welcome and Introductions
11:35-11:45	Update on Projects Previously Approved
11:45-11:55	Funds Available and Overview of Applications Submitted
11:55-12:30	Project Discussion
12:30-12:45	Committee Discussion and Funding Recommendation, including a contingency list
12:45-12:50	Next Steps
12:50-1:00	Additional Business
1:00	Adjournment

FY18 CDBG Funding Meeting
June 20, 2018
11:30 a.m.-1:00 p.m.

First Name	Last Name	Title	Signature	Address	City	State	Zip	E-mail	Phone	
John	Applegate	Mr.		118 N Main St	Union	OH	45322	japplegate@unionoh.org	(937) 836-8624	work
Ken	Betz	Mr.		3510 Sudachi Drive	Dayton	OH	45414	kbetz@butlertownship.com	(937) 898-6735 x1197	work
Bill	Flaute	Mr.		5200 Springfield Street, Suite 100	Riverside	OH	45431	bflaute@riversideoh.gov	(937) 254-2377	work
Georgeann	Godsey	Ms.		5945 N. Dixie	Dayton	OH	45414	Ggodsey@harrisontownship.org	(937) 684-5633	home
Jeff	Gore	Mr.		6131 Taylorsville Road	Huber Heights	OH	45424	jgore@hhoh.org	(937) 672-7272	work
Keith	Johnson	Mr.		10 N First Street	Miamisburg	OH	45342	keith.johnson@cityofmiamisburg.com	(937) 847-6453	work
John	Morris	Mr.		2700 Lyons Road	Miamisburg	OH	45342	jmorris@miamitownship.com	(937) 433-9969	work
Dave	Seagraves	Mr.		301 Sycamore St	Brookville	OH	45309	city@brookvilleohio.com	(937) 833-3424	work
Eric	Smith	Mr.		333 W National Rd	Englewood	OH	45322	smith@englewood.oh.us	(937) 836-5106	work
Sheila	Stanifer	Ms.		3025 Johnsville-Brookville Rd	New Lebanon	OH	45309	trustee.stanifer@aol.com	(937) 687-7297	home
Steve	Woolf	Mr.		8207 Arlington Road	Brookville	OH	45309	swoolf@clayohio.org	(937) 416-6001	work

MONTGOMERY COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
EXECUTIVE SUMMARY
FY 2018

1. **Jurisdiction:** Carlisle
   Project Name: Tapscott Senior Center Demo and Park
   Total Project Cost: $40,000 **CDBG Requested:** $35,000
   National Objective: *Elimination of Spot Slum Blight*
   Project Description: CDBG funds will be used to demolish a building at 390 Central Avenue that was originally intended to be a senior center. Building has fallen into a state of disrepair and needs to be demolished. A new building will be constructed on the site in the future. Additional site improvements include the construction of a gazebo to be used by residents in the interim.

2. **Jurisdiction:** Carlisle
   Project Name: Carlisle Town Hall ADA Restrooms
   Total Project Cost: $50,000 **CDBG Requested:** $45,000
   National Objective: *Benefits Low/Moderate Income Limited Clientele*
   Project Description: CDBG funds will be used to renovate the restrooms at the Town Hall to make them accessible for persons with disabilities. In previous years, CDBG funds were used to make the entryway handicapped accessible.

3. **Jurisdiction:** Centerville
   Project Name: Clareridge Lane Improvements Project
   Total Project Cost: $281,000 **CDBG Requested:** $100,000
   National Objective: *Benefits Low/Moderate Income*
   Project Description: CDBG funds will be used to assist with 1,400 linear feet of street repair to include replacement of curb and storm drainage, sidewalk, milling and asphalt resurfacing. Clareridge Lane is a local street which provides significant access in and out of the surrounding neighborhood which is located in a CDBG eligible Census Block Group (CT 403.02). CDBG funds will assist with the construction costs. The City of Centerville will provide in-kind engineering, project management, and local funds to assist with construction ($181,000).

4. **Jurisdiction:** Clayton
   Project Name: Clayton ADA Ramp Project
   Total Project Cost: $75,000 **CDBG Requested:** $ 65,000
   National Objective: *Benefits Low/Moderate Income Limited Clientele*
   Project Description: Funds will be used to complete the final phase of ADA ramp installation in the City of Clayton. Up to 68 ADA curb ramps will be installed throughout the City as part of this project. Areas to be included are around Old Village, Union Road, Taywood, Honeybrook plat, Garber Road, N. Main Street/Westbrook and the Riverbend plat.

5. **Jurisdiction:** Germantown
   Project Name: Downtown Façade Improvement Program
   Total Project Cost: $75,000 **CDBG Requested:** $45,000
   National Objective: *Eliminate Spot Slum/Blight*
   Project Description: Funds will be used to begin a downtown façade improvement program to address property maintenance code issues. Code violations consist of peeling paint, deteriorating gutters, damaged siding and other building code issues. The program design is expected to provide up to $5,000 in matching funds to assist property owners with these violations.

6. **Jurisdiction:** Harrison Township
Project Name: South Ft. McKinley Improvement Project (2)
Total Project Cost: $348,555.30 **CDBG Requested:** $35,000
National Objective: *Benefits Low/Moderate Income*
Project Description: This is a resubmission of an application from last year, as it did not receive Ohio Public Works Commission (OPWC) funding last year. This project includes infrastructure improvements in the Ft. McKinley target area in Harrison Township. CDBG funding is being requested as local match for this project, which will be submitted again to the Ohio Public Works Commission. The project includes removal of existing asphalt and resurfacing per ODOT standards.

7. **Jurisdiction:** Harrison Township
Project Name: Northridge Demolition, Phase II (1)
Total Project Cost: $80,000 **CDBG Requested:** $80,000
National Objective: *Eliminate Spot Slum/Blight*
Project Description: Project includes demolition of the numerous vacant housing units in the Northridge neighborhood. Up to 9 properties are expected to be demolished, contingent on asbestos remediation and size of structure. The removal of these structures will not only eliminate a blighting influence but improve the neighborhood for those residents working to maintain their properties.

8. **Jurisdiction:** Huber Heights
Project Name: Troy West Improvements
Total Project Cost: $129,100 **CDBG Requested:** $90,000
National Objective: *Benefits Low/Moderate Income*
Project Description: Project will include reconstruction of Fisher Drive (from Powell Road to Bufort Blvd.), as well as Wayne Meadows Court (from Fisher South to Fisher North), including base repair, curb, gutter replacement, cold planing and asphalt repaving.

9. **Jurisdiction:** Miami Township
Project Name: Miami View and Layer Park Accessibility Enhancements
Total Project Cost: $65,903 **CDBG Requested:** $58,983
National Objective: *Benefits Low/Moderate Income Limited Clientele*
Project Description: CDBG funds will be used to construct sidewalks at both Miami View Park and Layer Park to connect parking areas with shelter and playground equipment. In addition, at Miami View Park, demolition of deteriorated and non-ADA accessible stairway will be demolished.

10. **Jurisdiction:** Miami Township
Project Name: Neighborhood Sidewalk ADA Curb Ramp Program
Total Project Cost: $189,766 **CDBG Requested:** $169,480
National Objective: *Benefits Low/Moderate Income Limited Clientele*
Project Description: CDBG funds will be used to replace existing curb ramps with ADA compliant ramps in several neighborhoods throughout Miami Township. Neighborhoods include Heritage Glen-12 curb ramps at an estimated cost of $13,000; Singing Hills-17 curb ramps at a cost of $28,000; Vienna Park-21 curb ramps at a cost of $24,000; Miami Village-59 curb ramps at a cost of $59,000; and Spring Valley- 2 curb ramps at a cost of $4,000.

11. **Jurisdiction:** Miamisburg
Project Name: Owner-Occupied Home Repair and Improvement-Phase II

Total Project Cost: $125,000 **CDBG Requested:** $100,000
National Objective: *Benefits Low/Moderate Income Persons*
Project Description: Project funding would be used to undertake repairs to housing stock in targeted areas. Repairs will include both exterior and interior emergency-type repairs, such as roof repairs, water heater replacement and energy efficient improvements. Other city efforts will be focused on this neighborhood concurrently. Program will address up to 10 housing units. This is a continuation of a project funded last year with CDBG funds, Housing Trust and City of Miamisburg local funds.

12. **Jurisdiction:** New Lebanon
Project Name: Moving New Lebanon Forward 2019
Total Project Cost: $80,000 **CDBG Requested:** $75,000
National Objective: *Eliminate Spot Slum/Blight*
Project Description: Project funding would be used to demolish up to 8 properties on Main Street and in neighborhoods just off Main Street. This is a continuation of the Moving Ohio Forward program that was administered by the Montgomery County Land Bank and that the Village received funding from in 2013 and 2014, as well as FY17 CDBG funding.

13. **Jurisdiction:** Riverside
Project Name: MOT-Riverside IES2 Valley Street Sidewalk
Total Project Cost: $547,606 **CDBG Requested:** $100,000
National Objective: *Benefits Low/Moderate Income*
Project Description: This project is partially funded by MVRPC through the Ohio Safe Routes to School program. Project funding would be used to make infrastructure improvements, including installing sidewalk along the south side of Valley Street from Hypathia Avenue to Harshman Road, and installing curb and gutter, and storm water improvements. This project was identified in the Mad River Middle School Travel plan, especially for those students who live within a mile of school and are not eligible for school busing.

14. **Jurisdiction:** Riverside
Project Name: Neighborhood Sidewalk ADA Curb Ramp Assistance-Phase II
Total Project Cost: $90,296 **CDBG Requested:** $72,236
National Objective: *Benefits Low/Moderate Income Limited Clientele*
Project Description: This project will include the replacement/reconstruction of approximately 64 existing sidewalk ramps, which currently do not comply with ADA standards, to provide improved accessibility for persons with disabilities. CDBG funds will assist with the construction costs. The City of Riverside will provide local funds to assist with engineering and construction ($18,060).

15. **Jurisdiction:** Trotwood
Project Name: East Main Street Business District Façade Improvements-Phase II (3)
Total Project Cost: $80,000 **CDBG Requested:** $65,000
National Objective: *Benefit Low/Moderate Income*
Project Description: Project will provide funds for exterior improvements to businesses located within the 400-900 block of E. Main Street. It is anticipated that 5 businesses will be assisted with grant funds and each business will be required to inject matching funds. Improvements can address exterior code violations as well as general façade improvements.

16. **Jurisdiction:** Trotwood
Project Name: Olive Road Water Main Replacement, Phase I (1)
Total Project Cost: $614,448 **CDBG Requested:** $75,000
National Objective: *Benefit Low/Moderate Income*

Project Description: This project includes replacement of 3,100 feet of existing water main, including fire hydrants and service connections. Project area includes Olive Road from E. Main Street to Bradfield Drive. A total of 807 households will benefit from the project. An application will be submitted to OPWC in the fall for a majority of the construction costs.

17. **Jurisdiction:** Trotwood
Project Name: MacMillan Road Water Main Replacement (2)
Total Project Cost: $606,000 **CDBG Requested:** $75,000
National Objective: *Benefit Low/Moderate Income*
Project Description: This project includes replacement of 2,850 of existing water main, including fire hydrants and service connections. Project area includes MacMillan Road from Stuckhardt Road to Olive Road. A total of 36 households will benefit from the project. An application will be submitted to OPWC in the fall for a majority of the construction costs.

18. **Jurisdiction:** Vandalia
Project Name: Curb & Sidewalk Replacement Program
Total Project Cost: $150,000 **CDBG Requested:** $50,000
National Objective: *Benefits Low/Moderate Income Limited Clientele*
Project Description: This project will include the replacement of sections of sidewalk, curb and curb ramps. All curb ramps which are not ADA compliant will be replaced and brought up to ADA standards. CDBG funds will assist with the construction costs. The City of Vandalia will provide local funds to assist with engineering and construction ($100,000).

19. **Jurisdiction:** Verona
Project Name: Main Street Reconstruction, Phase II
Total Project Cost: $312,000 **CDBG Requested:** $80,000
National Objective: *Benefits Low/Moderate Income Persons*
Project Description: This project request will provide for street reconstruction on Main Street, beginning at Harrison to the alley east of Mill Street. The project will provide replacement of curb and driveway approach, and ADA curb ramp additions. Project will also install storm sewer improvements. An application will be submitted to OPWC in the fall for a majority of the construction costs.

20. **Jurisdiction:** West Carrollton
Project Name: Carrollton Center Streetscaping
Total Project Cost: $148,000 **CDBG Requested:** $118,400
National Objective: *Benefits Low/Moderate Income Persons*
Project Description: This project request will provide for streetscape improvements to the historic Carrollton Center commercial district. The center is located at North Elm Street, between Central and Main Street. The revitalization of this corridor was recently adopted by the City in the 2018 W. Central Avenue Strategic Plan. Improvements would include new signage, pavers, street furniture (benches, trash receptacles, bike racks), landscaping, concrete repair, and ADA improvements.

21. **Jurisdiction:** West Carrollton
Project Name: Demolition of 38 N. Walnut Street
Total Project Cost: $47,000 **CDBG Requested:** $37,600
National Objective: *Eliminate Spot Slum/Blight*
Project Description: This project request is for funds to demolish a vacant, blighted former commercial structure at 38 N. Walnut Street. The City is pursuing the acquisition of the property through the County's Expedited Foreclosure Program for future redevelopment purposes.

18-0984

RESOLUTION NO. 18-0984
JUNE 26, 2018

RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY 2018 ACTION PLAN AND TO PRESENT THE FY2018-20 DRAFT CONSOLIDATED PLAN FOR REVIEW AND COMMENT PRIOR TO SUBMISSION TO HUD, AND DISCUSSION OF PREVIOUSLY FUNDED CDBG 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 a Consolidated Plan and annual Action Plans is mandated by HUD in order to receive funds available under all of these Federal programs; and

WHEREAS, it is necessary that the Montgomery County Board of Commissioners develop a FY 2018-20 Consolidated Plan, which includes the FY18 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 and to present the FY2018-20 draft Consolidated Plan for review and comment prior to submission to HUD, and discussion of previously funded CDBG 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.mcohio.org/

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

Mr. Foley, aye; Ms. Dodge, 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, the 26th day of June, 2018.

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.

Gayle L. Ingram, Clerk
Board of County Commissioners
Montgomery County, Ohio

PUBLIC HEARING

MONTGOMERY COUNTY IS PREPARING A DRAFT
FY 2018 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 2018 Action Plan. The FY 2018 Action Plan is part of the County's FY18-20 Consolidated Plan which is also accepting public comments. 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:

Friday, July 12, 2018
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 2018 Action Plan and FY18-FY20 Consolidated Plan can be found at www.selectmcohio.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@mcohio.org.

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

Published in Dayton Daily News
On 6/27/2018

Gayle Ingram, Clerk of Commission

1 Certified copy to News on 6/22/2018

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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, 66 Lines, 1 Time(s), last day of publication being 06/27/2018, 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.

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(Legal Advertising Agent)

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Signed _____
(Notary)

NOTARY PUBLIC STATE OF OHIO

JUSTIN PETERSON, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2019

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451 W. THIRD ST.
DAYTON, OH 45422

Invoice/Order Number:	0000382284
Ad Cost:	$297.00
Paid:	$0.00
Balance Due:	$297.00

PUBLIC HEARING

MONTGOMERY COUNTY IS PREPARING A DRAFT FY 2018 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 2018 Action Plan. The FY 2018 Action Plan is part of the County's FY18-20 Consolidated Plan which is also accepting public comments. 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:

Friday, July 12, 2018
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 2018 Action Plan and FY18-FY20 Consolidated Plan can be found at www.selectmcohio.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@mcohio.org.

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

Published in Dayton Daily News On 6/27/2018

Gayle Ingram, Clerk of Commission
6-27/2018

0000382284-01

18-0692

RESOLUTION NO. 18-0692
MAY 1, 2018

RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY2018-2020 CONSOLIDATED PLAN, TO DISCUSS PERFORMANCE OF PREVIOUSLY FUNDED CDBG, HOME, AND ESG PROJECTS, AND TO TAKE PUBLIC COMMENTS.

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

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

WHEREAS, it is necessary that the Montgomery County Board of Commissioners develop a FY 2018-2020 Consolidated Plan and hold several 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 FY2018-2020 Consolidated Plan, to discuss performance of previously funded CDBG, HOME and ESG projects, and to take public comments.

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

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

Ms. Dodge, aye; Mr. Foley, 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, the 1st day of May, 2018.

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.

Gayle L. Ingram, Clerk
Board of County Commissioners
Montgomery County, Ohio

PUBLIC NOTICE

MONTGOMERY COUNTY IS PREPARING A DRAFT
FY 2018-2020 CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT

Montgomery County will hold a public hearing to get the views of citizens, public agencies and other interested parties on new and emerging housing and community development needs in Montgomery County, excluding Dayton and Kettering, as part of the preparation of its FY 2018-2020 Consolidated Plan. The FY 2018 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:

Friday, May 18, 2018
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 Consolidated 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 5/2/2018

Gayle Ingram, Clerk of Commission

1 Certified copy to News on 4/27/2018

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

ADVERTISING INVOICE

BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	STATEMENT #
13268	05/03/2018	$274.50	
BILLING PERIOD	**TERMS OF PAYMENT**		**PAGE #**
5/2/2018	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
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Start/Stop	Newspaper Reference	Product	Description - Other Comments/Charges	Ad Size Billed Units	Times Run	Gross Amount	Net Amount
05/02/2018 05/18/2018	I00352443-05022018	Dayton Daily News FY2018-2020 CONSOLIDATED PLAN (CED)	PUBLIC NOTICE MONTGOMERY COUNTY IS PREPARING A DRAFT FY 2018-2020 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT Montgomery County will hold a public Legals Page B|7	1 x 61 L 61	1	$274.50	$274.50

5/3/2018 **Total Amount Due** **$274.50**

Tawana Jones
5/15/18
OCA 218851

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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STATEMENT #	BILLING DATE	TERMS OF PAYMENT	ADVERTISER CLIENT #	ADVERTISER/CLIENT NAME
	05/03/2018	Upon Receipt	13268	Mont. County Bd. Of Commission

Please send your payment to:

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PO BOX 645274
CINCINNATI, OH 45264-5274

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

TOTAL AMOUNT	AMOUNT ENCLOSED
$274.50	

0010000013268000001326800000000000000274505

COXMEDIA GROUP Ohio

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, 61 Lines, 1 Time(s), last day of publication being 05/02/2018, 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:	0000352443
Ad Cost:	$274.50
Paid:	$0.00
Balance Due:	$274.50

Signed _____ *(Legal Advertising Agent)*

Sworn or affirmed to, and subscribed before me, this 2nd day of May, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

NOTARIAL SEAL STATE OF OHIO

HEATHER J. ARP
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 23, 2020

Signed _____ *(Notary)*

Please see Ad on following page(s).

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

Invoice/Order Number:	0000352443
Ad Cost:	$274.50
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PUBLIC NOTICE

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Montgomery County will hold a public hearing to get the views of citizens, public agencies and other interested parties on new and emerging housing and community development needs in Montgomery County, excluding Dayton and Kettering, as part of the preparation of its FY 2018-2020 Consolidated Plan. The FY 2018 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:

Friday, May 18, 2018

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 Consolidated 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 5/2/2018

Gayle Ingram, Clerk of Commission
5-2/2018

0000352443-01

Montgomery County Development 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@mcohio.org or faxed to (937) 225-6036.**

18-0177

RESOLUTION NO. 18-0177
FEBRUARY 6, 2018

RESOLUTION AUTHORIZING THE CLERK TO PUBLISH A NOTICE OF PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS FOR THE MONTGOMERY COUNTY FY2018-2020 CONSOLIDATED PLAN, TO DISCUSS PERFORMANCE OF PREVIOUSLY FUNDED CDBG, HOME, AND ESG PROJECTS, AND TO TAKE PUBLIC COMMENTS.

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

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

WHEREAS, it is necessary that the Montgomery County Board of Commissioners develop a FY 2018-2020 Consolidated Plan and hold public hearings to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County and proposed projects prior to submission of the plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Ohio that the Clerk be and is hereby authorized to publish a notice of public hearing on housing and community development needs for the Montgomery County FY2018-2020 Consolidated Plan, to discuss performance of previously funded CDBG, HOME and ESG projects, and to take public comments.

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

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

Mr. Foley, aye; Ms. Dodge, absent; 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, the 6th day of February, 2018.

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.

Gayle L. Ingram, Clerk
Board of County Commissioners
Montgomery County, Ohio

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The public hearing will be held on:

Monday, February 22, 2018
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.

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

Published in Dayton Daily News
On 2/7/2018

Gayle Ingram, Clerk of Commission

1 Certified copy to News on 2/2/2018

FY 2018 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.

Public Hearing RE: FY18-20 Consolidated Plan
Housing & Community Development Needs
Montgomery County Community & Economic Development Conference Room

Date: February 22, 2018, 10:00 a.m.

PLEASE PRINT

NAME	JURISDICTION/ AGENCY	PHONE	E-MAIL
TAWANA Jones	Montgomery Co.	937.225.5704	jonest@mcohio.org

Consolidated Plan Meeting Agenda
February 22, 2018
10:00 a.m.

- Welcome and Introductions
- Purpose of Meeting
- Service Area of Consolidated Plan
- Past Performance
- Completion of Housing Needs Assessment
- Housing Needs
- Non-Housing Needs
- Follow-up Meetings/Correspondence

MONTGOMERY COUNTY

HOUSING NEEDS ASSESSMENT

Please complete the following:

Name:	
Organization:	
Phone:	Email:

For each item identified below, circle the number
to the right that best fits your judgment of its quality.
Use the scale above to select the quality number.

Description/Identification of Survey Item	**Scale**				
	Poor		**Good**		**Excellent**
1. Overall condition of housing in Montgomery County?	1	2	3	4	5
2. Availability of affordable housing units?	1	2	3	4	5
3. Availability of housing for persons with physical disabilities?	1	2	3	4	5
4. Availability of housing for the homeless?	1	2	3	4	5
5. Availability of housing for persons with substance abuse?	1	2	3	4	5
6. Availability of housing for persons with mental illness?	1	2	3	4	5
7. Code enforcement?	1	2	3	4	5
8. Fair housing?	1	2	3	4	5
9. Demolition?	1	2	3	4	5
10. Other areas: Please write in and rate.	1	2	3	4	5
11.	1	2	3	4	5
12.	1	2	3	4	5

How do you think that vacant housing/abandoned buildings should be addressed? Demolition? Infill housing? Neighborhood revitalization?

Answer:

How have you and/or your organization been impacted by predatory lending/mortgage foreclosures?
Answer:

Other housing needs that need to be addressed?
Answer:

We know that the demand for affordable housing units remains an issue in Montgomery County. What steps would you recommend to assist in the development of additional units?
Answer:

Ideas about new housing programs? Or programs that need to be expanded?
Answer:

Based on the area that you serve, what do you think are the biggest non-housing issues in Montgomery County?
Answer:

What could be a solution to these issues?
Answer:

Other comments:

Please feel free to attach other documents or written concerns about housing to this document. You may scan and send Housing Needs Assessment via email to Tawana Jones, CED Operations Manager, Montgomery County Community Development, jonest@mcohio.org, 937-225-5704. Please return by March 31, 2018.