

Action Plan

Grantee: Dayton, OH

Grant: B-08-MN-39-0006

LOCCS Authorized Amount:	\$ 5,582,902.00
Grant Award Amount:	\$ 5,582,902.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 5,582,902.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Dayton has one of the highest foreclosure rates within the State of Ohio. The foreclosure crisis and subprime lending have taken a devastating toll and as a result, the City's vacancy rate continues to be above the national average as the region continues to sprawl, and deteriorated properties hinder reinvestment. Due to these factors, the City is also expected to maintain over 5,000 vacant lots and structure scattered throughout Dayton's neighborhoods. NSP funds will be used to address these problems.

Distribution and Uses of Funds:

NSP funds will be used to demolish blighted structures within targeted neighborhoods, purchase and rehabilitate vacant and abandoned single-family homes for rental and purchase, create new housing units for very low-income renters and homebuyers in targeted neighborhoods, and recover vacant and abandoned land in Areas of Greatest Need.

Definitions and Descriptions:

The City of Dayton adheres to the City of Dayton Revised Code of General Ordinances- Building Regulations (152.01) Public Nuisance definition and guidelines for placing blighted structures in its Nuisance Abatement Program.

Low Income Targeting:

The City will commit \$1,395,725.00 of its NSP funds to purchase and/or redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. This total amount represents 25% of the City's NSP funding.

Acquisition and Relocation:

The number of low- and moderate-income dwelling units-The demolition of up to 1,000 vacant, blighted structures will occur in areas of greatest need and in other targeted eligible areas that are at 120% AMI and below. According to the 2006 American Community Survey, The City of Dayton has approximately 15,900 vacant housing units. This equates to a 20% vacancy rate, which leads to a decline in housing values, neighborhood stability and a loss of confidence among residents. The City of Dayton is proposing to demolish up to 1000 housing units to bring the vacancy rate down to a sustainable level. The decision to focus on demolition versus rehabilitation is due to the fact that the 2007 American Community Survey estimates the Dayton Region has lost approximately 115,000 residents. Increasing the supply of housing may exasperate the vacant housing situation, and due to



the population loss and credit crisis, there is a high probability that no buyers would exist for the renovated homes. The City of Dayton's greatest need is to reduce the number of vacant, blighted structures that are threatening the stability of our neighborhoods. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households, 3-4 (see Fall Soft project description). The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. 167 units (see D-Low Income Targeting). All projects will commence within 18 months, and will be completed within 36 months.

Public Comment:

On November 10, 2008, The City of Dayton held a special Community and Neighborhood Development Advisory Board (CNDAB) meeting to conduct a public hearing and presentation on the Draft Substantial Amendment. During the meeting the following comment was made by Mr. Ray Alexander: Will the City be able to afford to maintain vacant lots after the demolition proposed in this plan takes place?

The NSP Substantial Amendment is also posted on the City of Dayton's official website at: www.cityofdayton.org will be posted on the City of Dayton's website at: www.cityofdayton.org under the Department of Planning and Community Development. Comments were also taken in writing and via email until 5:00 p.m. on Monday, November 24, 2008.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	1 - Admin HND	Administration - HND
		2 - Admin Housing Inspection	Administration - Housing Inspection
2	Demolition	2A	Demolition
3	Redevelopment-Habitat for	3A	Habitat for Humanity
4	Redevelopment-Fitch & Hawthorne	<i>No activities in this project</i>	
5	Redevelopment-Neighborhood	5A	Neighborhood Greening Program
6	Redevelopment-River Commons-	<i>No activities in this project</i>	
7	Purchase/Rehab- Fall Soft Program	7A	Fall Soft Program
8	Redevelopment-Lyons Place-25%	<i>No activities in this project</i>	
9	Rental Redevelopment - 25%	9a	Marvin Gardens
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Project # / Title: 1 / Administration

Grantee Activity Number: 1 - Admin HND
Activity Title: Administration - HND

Activity Type:

Administration

Project Number:

1

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

06/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 279,145.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 279,145.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 279,145.00

Location Description:



City of Dayton - NSP eligible areas

Activity Description:

24 CFR 570.206 Funding for NSP Administrative activities within the Division of Housing and Neighborhood Development

Environmental Assessment: EXEMPT

Environmental Reviews: None

Grantee Activity Number: 2 - Admin Housing Inspection
Activity Title: Administration - Housing Inspection

Activity Type:

Administration

Project Number:

1

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

06/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 279,145.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 279,145.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 279,145.00

Location Description:

NSP eligible Areas within the City of Dayton

Activity Description:

24 CFR 570.206 General NSP program administration for nuisance abatement and other NSP eligible activities performed by the Division of Housing Inspection.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 2 / Demolition

Grantee Activity Number: 2A
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

2

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

06/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,100,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	1500	900	600	100.00

Proposed Accomplishments

	Total
# of Housing Units	1000
# of Non-business Organizations benefitting	
# of Businesses	



of public facilities

of buildings (non-residential)

20

of Properties

500

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 3,100,000.00

Location Description:

NSP Target areas CT 6,7,9,10,12,19,22,23,26,33,35,36,37,38,39,40

Activity Description:

24 CFR 570.201(d) Demolition of nuisance residential properties

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Project # / Title: 3 / Redevelopment-Habitat for Humanity-25% Set-Aside

Grantee Activity Number:

3A

Activity Title:

Habitat for Humanity

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Activity Status:

Completed

Project Title:

Redevelopment-Habitat for Humanity-25%

Projected End Date:

06/01/2013

Project Draw Block Date by HUD:



Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Draw Block Date by HUD:

Total Budget:	\$ 350,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 350,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Housing Units	5
# of Elevated Structures	4
# of Substantially Rehabilitated Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	4
#Units deconstructed	5
#Sites re-used	5
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	13
#Light Fixtures (indoors) replaced	56
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	30
# of Properties	4



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Habitat for Humanity

Organization Type

Unknown

Proposed Budget

\$ 350,000.00

Location Description:

NSP Target areas CT 40,42,44

Activity Description:

24 CFR 570.201 Construction of 5 single family homes for the income levels of households that are at or below 50 percent of area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 5 / Redevelopment-Neighborhood Greening Program**Grantee Activity Number: 5A****Activity Title: Neighborhood Greening Program****Activity Type:**

Acquisition, construction, reconstruction of public facilities

Project Number:

5

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Redevelopment-Neighborhood Greening

Projected End Date:

06/01/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 74,612.00



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

**Most Impacted and
Distressed Budget:**

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 74,612.00

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

5621

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Dayton1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Dayton1

Organization Type

Local Government

Proposed Budget

\$ 74,612.00

Location Description:

NSP Target area

Activity Description:

24 CFR 570.201 (c) The Neighborhood Greening Program consists of three projects that seek to recover vacant and abandoned land in Areas of Greatest Need. Vacant open grass lots are typically associated with trash debris and loitering. The objective of this program is to create an environmentally conscience and sustainable alternative that will involve the development of one or more of the following: woodlands, prairie, alternative "no-mow" land cover, public parks expansion, or new green space development.

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Project # / Title: 7 / Purchase/Rehab- Fall Soft Program

Grantee Activity Number: 7A
Activity Title: Fall Soft Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

7

Projected Start Date:

06/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Purchase/Rehab- Fall Soft Program

Projected End Date:

06/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Housing Units	5
#Units deconstructed	1
#Sites re-used	4
#Low flow toilets	9
#Replaced hot water heaters	4
#Efficient AC added/replaced	4
# of Properties	5



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Tawawa CDC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Tawawa CDC

Organization Type

Unknown

Proposed Budget

\$ 300,000.00

Location Description:

Roosevelt; Wolf Creek; Mt. Vernon

Activity Description:

24 CFR 570.201/570.202 Purchase/rehab of 4-5 residential houses

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 9 / Rental Redevelopment - 25%

Grantee Activity Number: 9a
Activity Title: Marvin Gardens

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

9

Projected Start Date:

02/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Rental Redevelopment - 25%

Projected End Date:

03/01/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,200,000.00



National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 1,200,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# of Households	25	25		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	25
# of Housing Units	25
# of Elevated Structures	
# of Substantially Rehabilitated Units	25
# ELI Households (0-30% AMI)	26
#Units w/ other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	25
#Low flow showerheads	25
#Low flow toilets	25
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	3
#Refrigerators replaced	25
#Light fixtures (outdoors) replaced	25
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	25
#Replaced thermostats	25
#Efficient AC added/replaced	25
#High efficiency heating plants	25
#Additional Attic/Roof Insulation	42
#Energy Star Replacement Windows	25
# of Properties	1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

St. Mary CDC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

St. Mary CDC

Organization Type

Unknown

Proposed Budget

\$ 1,200,000.00

Location Description:

202 - 212 Warren Street. Dayton, OH 45402

Activity Description:

Purchase and renovation of foreclosed apartment building for families under 50% AMI

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Action Plan Comments:

- Reviewer - City of Dayton cleaning up the NSP 1 Action Plan by deleting activities that were not able to be completed and/or cancelled. Recommend Approval. BW 9/4/15
- Reviewer - City of Dayton did minor revisions to their accomplishments for the activities within NSP 1.
- Reviewer - RTH 2/17/16
- Reviewer - Activities marked as completed and PI was set to actual dollar amount. Recommend approval. BW 6/22/16
- Reviewer - Activities marked as completed to prepare for closeout. Recommend Approval. BW 1/31/17
- Reviewer - Minor changes made to the action plan. Admin at 10%. No issues found. Recommend Approval. BW 7/10/17
- Reviewer - Added narrative from the initial plan amendment into DRGR. Recommend Approval. BW 12/4/17



Action Plan History

Version

Date

B-08-MN-39-0006 AP#1	06/19/2009
B-08-MN-39-0006 AP#2	02/22/2010
B-08-MN-39-0006 AP#3	09/04/2015
B-08-MN-39-0006 AP#4	11/17/2015
B-08-MN-39-0006 AP#5	02/17/2016
B-08-MN-39-0006 AP#6	06/22/2016
B-08-MN-39-0006 AP#7	01/31/2017
B-08-MN-39-0006 AP#8	07/10/2017
B-08-MN-39-0006 AP#9	12/04/2017

