

Action Plan

Grantee: Montgomery County, OH

Grant: B-08-UN-39-0006

LOCCS Authorized Amount:	\$ 5,988,000.00
Grant Award Amount:	\$ 5,988,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,500,000.00
Total Budget:	\$ 8,488,000.00

Funding Sources

Funding Source	Funding Type
DRGR	Other Federal Funds

Narratives

Areas of Greatest Need:

NSP funds are being provided to Montgomery County, Ohio, to assist areas of greatest need. Upon review of data provided by HUD, Montgomery County has identified the following areas of greatest need, Harrison Township, Huber Heights, Jefferson Township, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton.

Distribution and and Uses of Funds:

Funds will support a variety of projects including the establishment of funding mechanisms, purchase/rehabilitation of single or multi-family units in order sell or rent, and demolition of blighted structures. Anticipated program income will allow projects to continue moving forward and could also be used toward a low-income tax credit project in one of our target areas. The purchase and rehabilitation of single and/or multi-family units will take place in neighborhoods that are in NSP eligible tracts. With a concentration of efforts in the areas of greatest need, including, Harrison Township, Trotwood, Jefferson Township, Huber Heights, Miamisburg, Miami Township, Riverside and West Carrollton. Montgomery County will partner with such organizations as CountyCorp (our CHDO) and other housing agencies to use NSP funds to acquire and improve residential structures that will be occupied by households whose income is at or below 120% AMI. Funding mechanisms will be created by CountyCorp to make the houses affordable. Demolition of blighted structures will coincide with census tracts where it has been determined that in addition to acquiring and rehabilitating houses and multi-family units it is in the best interest of the new development and existing neighbors for various structures to be demolished. In areas where we wouldn't necessarily do purchase/rehab some demolition will take place to eliminate the blighting influence of structures in neighborhoods where the clearance of such structures would have a positive impact on the remaining properties. Harrison Township, Jefferson Township, and Trotwood are likely candidates for demolition of blighted structures. Montgomery County will use 25% of its allocation to partner with such agencies as the Dayton Metropolitan Housing Authority on tax credit and other projects that will create rental units that will be available and affordable to persons and families whose incomes do not exceed 50% AMI. Partnerships with the County's Homeless Solutions Project and other agencies serving limited clientele will also create affordable rental opportunities in our target areas for persons and families whose incomes do not exceed 50% AMI. All eight neighborhoods previously mentioned could be locations for this affordable housing depending on the availability and acquisition of suitable structures to be used for such a purpose. Because we have 181 qualifying census tracts it is possible that in addition to the eight jurisdictions already mentioned properties could be acquired and redeveloped in other jurisdictions using the same data to expand beyond the Areas of Greatest Need.

Definitions and Descriptions:



Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	Funding Mechanisms-Affordability	02-1	Affordability Gap Financing-Funding Mechanisms
02	Purchase & Rehab-Neighborhood	03-1	Neighborhood Stab. & Housing Pres.-CC-Acq
		03-2	Neighborhood Stab. & Housing Pres.-CC-Rehab
		03-3	Disposition-CC
03	Demolition	04-1	NSP Demolition
04	Administration	05-1	NSP Administration
05	Purchase & Rehab-25% Set-Aside	01-1	Low Income Targeting-DMHA Acq
		01-2	Low Income Targeting- DMHA Rehab
		01-3	Low Income Targeting-Homeless Solutions Acq.
		01-4	Low Income Targeting Rehab
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 01 / Funding Mechanisms-Affordability Gap Financing

Grantee Activity Number: 02-1
Activity Title: Affordabilty Gap Financing-Funding Mechanisms

Activitiy Type:

Homeownership Assistance to low- and moderate-income

Project Number:

01

Projected Start Date:

04/01/2009

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Funding Mechanisms-Affordability Gap

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Program Income Account:

Low Income Targeting

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CountyCorp

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound.

Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas – Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Description:

24 CFR 570.206- The expected benefit to income-qualified persons is that quality, affordable housing will be made available to low-to-moderate-to-middle income persons not traditionally served with CDBG funds. The expanded income eligible census tract areas will also benefit from stabilization of the area through the remediation of abandoned and foreclosed properties. According to a recent article in the Dayton Business Journal (October 24, 2008), a foreclosed home that has become blighted typically chops approximately \$7,500 off the value of adjacent properties. By stabilizing such properties, MCCD expects to see an increase in property value in NSP neighborhoods served.

Project # / Title: 02 / Purchase & Rehab-Neighborhood Stabilization & Housing

Grantee Activity Number:	03-1
Activity Title:	Neighborhood Stab. & Housing Pres.-CC-Acq

Activity Type:

Acquisition - general

Project Number:

02

Projected Start Date:

03/02/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood

Projected End Date:

12/31/2011

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

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:**Benefit Report Type:**

Direct (Households)

Total Budget: \$ 1,564,724.37**Other Funds** \$ 0.00**Total Funds** \$ 1,564,724.37**Program Income Account:**

County Corp LMMI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households				0.0
# of Households				0.0
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Housing Units	
Total acquisition compensation to owners	1200000
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	

Activity is being carried out by Grantee:

No

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

CountyCorp

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

CountyCorp

Organization Type

Unknown

Proposed

\$

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);



West Carrollton (050301, 050101, 050303) Level II Areas ; Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100); Harrison Township (000300, 080700, 080100, 080600, 001600, 080500); Trotwood (070300, 070201, 070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-Acquisition of foreclosed/abandoned homes to sell/rent to persons at 120% or below area median income

Grantee Activity Number: 03-2
Activity Title: Neighborhood Stab. & Housing Pres.-CC-Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

02

Projected Start Date:

03/02/2009

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood

Projected End Date:

07/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 3,217,833.23

Other Funds

\$ 0.00

Total Funds

\$ 3,217,833.23

Program Income Account:

County Corp LMMI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10	5	5	100.00
# Owner Households	30		30	100.00
# of Households	40	5	35	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	40
# of Housing Units	40
#Units & other green	40
#Units deconstructed	25
#Sites re-used	40
#Units exceeding Energy Star	40
#Units with bus/rail access	40
#Low flow showerheads	25
#Low flow toilets	40
#Dishwashers replaced	40
#Clothes washers replaced	40
#Refrigerators replaced	40
#Light fixtures (outdoors) replaced	25
#Light Fixtures (indoors) replaced	40



#Replaced hot water heaters	40
#Replaced thermostats	40
#Efficient AC added/replaced	40
#Energy Star Replacement Windows	25
# of Properties	40

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CountyCorp

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CountyCorp	Unknown	\$

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas – Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Description:

570.202- Rehabilitate homes that have been abandoned or foreclosed to benefit persons at 120% or below AMI.



Grantee Activity Number: 03-3
Activity Title: Disposition-CC

Activity Type:

Disposition

Project Number:

02

Projected Start Date:

04/01/2009

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & Rehab-Neighborhood

Projected End Date:

07/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 25,000.00

Other Funds \$ 0.00

Total Funds \$ 25,000.00

Program Income Account:

County Corp LMML

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CountyCorp

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CountyCorp

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Montgomery County

Activity Description:

Project # / Title: 03 / Demolition

Grantee Activity Number:	04-1
Activity Title:	NSP Demolition

Activity Type:

Clearance and Demolition

Project Number:

03

Projected Start Date:

04/01/2009

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

Environmental Assessment:**Activity Status:**

Under Way

Project Title:

Demolition

Projected End Date:

07/30/2009

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

Total Budget:	\$ 914,406.57
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Other Funds	\$ 0.00
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Total Funds	\$ 914,406.57
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Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

45

45

45

LMI%:	
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Activity is being carried out by Grantee:

No

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

Montgomery County

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

Montgomery County

Organization Type

Unknown

Proposed

\$ 914,406.57

Location Description:

Priority will be given to neighborhoods identified as having the greatest need: Harrison Township, Huber Heights, Jefferson Townships, Miami Township, Miamisburg, Riverside, Trotwood and West Carrollton. Opportunities for demolition in other eligible census tracts will be considered as they relate to overall stabilization of that neighborhood and dependent upon the availability of funds.

Activity Description:

24 CFR 570.201(d) Clearance for blighted structures only. Anticipated demolition will happen in a couple ways: in conjunction with neighborhoods where we are conducting our purchase/rehab activities, and where it is determined that demolition is appropriate for some neighborhoods in order to eliminate health and safety risks and also create opportunities for future development. In both instances, the areas of greatest need will be based on our data; particularly where vacancies are high and the structures are beyond reasonable repair and habitation.

Project # / Title: 04 / Administration**Grantee Activity Number:**

05-1

Activity Title:

NSP Administration

Activity Type:

Administration

Project Number:

04

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:**Activity Status:**

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

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

\$ 598,000.00



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

Environmental Assessment:

Other Funds

\$ 0.00

Total Funds

\$ 598,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Montgomery County

Organization Type

Unknown

Proposed

\$ 598,000.00

Location Description:

Montgomery County, OH exclusive of the cities of Dayton and Kettering which are their own entitlement communities

Activity Description:

24 CFR 570.205 and 206 General Administration and Planning and 24 CFR 570.200(h) Pre-award costs, Administration and Planning HERA §2301(c)(3); All administrative activities and pre-award costs not including activity delivery costs.

Project # / Title: 05 / Purchase & Rehab-25% Set-Aside

Grantee Activity Number:

01-1

Activity Title:

Low Income Targeting-DMHA Acq

Activity Type:

Acquisition - general

Project Number:

05

Projected Start Date:

03/02/2009

Project Draw Block by HUD:

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2012

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.

Environmental Assessment:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,967.60

Other Funds \$ 0.00

Total Funds \$ 240,967.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

Renter Households

of Households

of Permanent Jobs Created

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

208000

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dayton Metropolitan Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dayton Metropolitan Housing Authority

Organization Type

Unknown

Proposed

\$ 235,931.05

Location Description:

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addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300); Harrison Township (080200, 000500, 080300); Huber Heights (100302, 100201); Miami Township (050101); Miamisburg (030100, 050402); Riverside (090600, 090302, 091000); Trotwood (070500); West Carrollton (050301, 050101, 050303) Level II Areas – Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100); Harrison Township (000300, 080700, 080100, 080600, 001600, 080500); Trotwood (070300, 070201, 070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Description:

24 CFR 570.201(a) Acquisition(b) Disposition-Purchase NSP eligible properties for the purpose of rehabilitation or redevelopment to benefit persons at 50% or below the area median income. The Housing Authority will provide Project-based Section 8 Vouchers to cover the housing operating expenses. See Section D of substantial amendment.

Grantee Activity Number: 01-2
Activity Title: Low Income Targeting- DMHA Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

05

Projected Start Date:

03/02/2009

Project Draw Block 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.

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 759,032.40

Other Funds \$ 0.00

Total Funds \$ 759,032.40

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
16	16		100.00
16	16		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

16

of Housing Units

16

ELI Households (0-30% AMI)

of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Dayton Metropolitan Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Dayton Metropolitan Housing Authority

Organization Type

Unknown

Proposed

\$ 764,068.95



Location Description:

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Activity Description:

570.202 eligible rehabilitation and preservation activities for homes and other residential properties-Rehabilitation of NSP acquired properties to benefit persons at 50% or below the area median income. See Section D of substantial amendment

Grantee Activity Number: 01-3
Activity Title: Low Income Targeting-Homeless Solutions Acq.

Activity Type:

Acquisition - general

Project Number:

05

Projected Start Date:

03/02/2009

Project Draw Block 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.

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

06/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 206,074.62

Other Funds \$ 0.00

Total Funds \$ 206,074.62

Program Income Account:

Low Income Targeting

Proposed Beneficiaries

Renter Households

of Households

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total

290000



Activity is being carried out by Grantee:

No

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

Homeless Solutions Project Team

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

Homeless Solutions Project Team

Organization Type

Unknown

Proposed

\$ 500,000.00

Location Description:

Montgomery County will follow a two tiered approach in working in the identified areas of need, as follows: Level I Areas- Level I neighborhoods are best be described as areas where foreclosed homes are destabilizing the area, however prior to the high risk subprime loan epidemic , there was not an overwhelming number of vacant homes. There are not major preexisting conditions that make redevelopment extremely difficult if foreclosed properties are addressed. In general, the housing stock is sound. Montgomery level 1 areas of greatest need include, but may not be limited to: Jefferson (060300);Harrison Township (080200, 000500, 080300);Huber Heights (100302, 100201);Miami Township (050101);Miamisburg (030100, 050402);Riverside (090600, 090302, 091000);Trotwood (070500);West Carrollton (050301, 050101, 050303) Level II Areas – Level II areas are best described as distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. These areas call for a larger dedication of resources in order to have any impact. These areas may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties. Census tracts include, but may not be limited to: Jefferson Township (060200, 050301, 030200, 060100);Harrison Township (000300, 080700, 080100, 080600, 001600, 080500);Trotwood (070300, 070201,070700, 070202, 000100, 070400, 070102, 070101) For the funding mechanism activity (affordability gap financing) that is tied to purchase/rehabilitation, Montgomery County will focus on the level 1 areas. However, depending upon the availability of eligible properties for acquisition and rehab, and general market conditions, other LMMI qualifying areas may also be considered.

Activity Description:

24 CFR 570.201(a) Acquisition (b) Disposition-The acquisition of NSP eligilble structures to rehabilitate, demolish, redevelop, in order to benefit persons at 50% or below the area median income

Grantee Activity Number: 01-4
Activity Title: Low Income Targeting Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

05

Projected Start Date:

04/01/2009

Project Draw Block 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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & Rehab-25% Set-Aside

Projected End Date:

07/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 825,925.38

Other Funds \$ 0.00

Total Funds \$ 825,925.38

Program Income Account:

Low Income Targeting

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Units & other green	2
#Units deconstructed	2
#Sites re-used	2
#Units exceeding Energy Star	1
#Units with bus/rail access	2
#Units with solar panels	
#Dishwashers replaced	2
#Clothes washers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2



#Efficient AC added/replaced	2
#High efficiency heating plants	
#Energy Star Replacement Windows	2
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Montgomery County	Unknown	\$ 282,240.98

Location Description:

Huber Heights, Ohio

Activity Description:

Action Plan Comments:

- Reviewer - Action Plan is found to be acceptable. - BLG 7/28/10
- Reviewer - Grantee adjusted budgets to reflect approved June 2010 substantial amendment. Action plan found to be acceptable. -KD 11.17.10
Concurrence with Reviewer's comments and we recommend approval of the action plan:
RTH 11/17/10
- Reviewer - Grantee made adjustment to acq/rehab budget. Changes found to be acceptable. KD 11.18.10
Concurrence and approval: RTH 11/18/10
- Reviewer - grantee update action plan following 'action item' guidance. - KJD 2.4.11
- Reviewer - Concurrence and approval of the action plan: RTH 2/4/11
- Reviewer - Grantee added program income estimates to action plan. Changes acceptable. -KD 2.9.12

Reviewer - Recommend Approval. RTH 2/10/12

Reviewer - Grantee updated anticipated program income. Changes acceptable. KD 2.6.13

Reviewer - Recommend Approval: RTH 2/7/13

Reviewer - Accidental submission. No changes made to action plan. - KD 5.23.13

Reviewer - Updated action plan in order to increased budgets for receipted program income. Changes acceptable. - KD 6.17.13

Reviewer - Recommend approval: RTH 6/17/13

Reviewer - Admin is under 10% cap. Money moved from Admin to demo. Recommend Approval. BW 1/28/16

Action Plan History

Version	Date
B-08-UN-39-0006 AP#1	01/28/2016
B-08-UN-39-0006 AP#2	06/17/2013
B-08-UN-39-0006 AP#3	05/23/2013
B-08-UN-39-0006 AP#4	02/07/2013
B-08-UN-39-0006 AP#5	02/10/2012
B-08-UN-39-0006 AP#6	02/04/2011
B-08-UN-39-0006 AP#7	11/17/2010

