

Action Plan

Grantee: Dayton, OH

Grant: B-11-MN-39-0006

LOCCS Authorized Amount:	\$ 3,115,780.00
Grant Award Amount:	\$ 3,115,780.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 3,115,780.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The programs proposed in the City's NSP3 plan will result in the stabilization of the neighborhoods through the elimination of blighting properties, the renovation of foreclosed homes for sale and for rent to income eligible households, and new construction activities to complement existing redevelopment efforts. In order to ensure that NSP3 funds are used for activities that make a tangible impact within the selected target areas, staff analyzed eligible census tracts and the potential of acquiring foreclosed properties to stabilize the neighborhood and increase the health of the housing market within these target areas. The result is to narrow the NSP1 and NSP2 target geography for the NSP3 program. NSP3 funds will be used to expand and enhance the current efforts of the NSP1 and NSP2 programs and other redevelopment activities underway in the target areas. Given the high vacancy rates and very low absorption rates, the NSP3 program as a whole will seek to demolish at least 300 blighted housing units, purchase and rehabilitate up to 40 units, and land for future sale or rental to low- to moderate-income households. As a targeted approach, the City's NSP3 program is proposing to address 42 census tracts within the eligible target areas. Through analysis, staff believes that the program outlined in this application will make a significant improvement to the stability and marketability of the targeted neighborhoods.

How Fund Use Addresses Market Conditions:

The housing market within the target areas has suffered from an increasing vacancy rate. With job opportunities waning, the region has witnessed a dramatic loss in population, especially within the City of Dayton. Since reaching its peak in the 1960s census the city, the region's core, has lost 110,000 residents or 42% of its peak population of 262,000. This population loss leaves empty homes and businesses in the region. Vacant homes that languish for long periods of time have the effect of making adjacent homeowners less likely to maintain and reinvest in their own properties. The deferred maintenance and continued vacancy begins the process of disinvestment that has spiraled into the target areas, which are now characterized by substantial numbers of foreclosed, abandoned, and vacant residential properties. The elimination of blight is a key aspect of the City's strategy. With property values and population declining, and vacancy rates on the rise, the City must "right-size" the housing market through the elimination of blight, before any redevelopment efforts will be sustainable. The City will encourage the reuse of the demolished properties by providing incentives to income eligible households to expand their yards. The City will also use land banking as a way to develop new open space and pocket park areas, as well as community gardens and other community amenities with NSP3 funds. The City of Dayton's NSP3 program plans to undertake various methods to stabilize the targeted neighborhoods including: NSP Eligible Use B: Acquisition and Rehab, NSP Eligible Use C: Land Bank, NSP Eligible Use D: Demolish blighted structures, and NSP Eligible Use E: Redevelopment. During the development of the City's NSP2 program, a market study was conducted to aid in determining the needs of the community and the best use for stabilization funds. Results from this study have been considered in developing the City's NSP3 program. The market study had the following observations and recommendations (the complete market study is available upon request).



Ensuring Continued Affordability:

The City will ensure continued affordability for NSP3 income eligible households through deed restrictions and specific language regarding affordability in respective grant/loan notes. In considering multi-family rental units purchased utilizing NSP3 funds and conveyed to a non-profit organization, language regarding affordability will be included in the agreement and deed restrictions will be required. In most instances, the clientele being served by a particular non-profit organization will already meet the income guidelines for lower rents.

The City will follow the applicable HOME regulations for the purposes of establishing and maintaining the affordability of the units. Certain capital project funding sources, such as Low-Income Housing Tax Credit, incomes and rents must be maintained for 15 years and following the compliance period, the owner must enter into an extended use period of an additional 15 years by filing a Restrictive Covenant on the development with the County Recorder.

To ensure that affordability guidelines are adhered to, the City will enforce deed restrictions on applicable projects. The City will also conduct regular monitoring of each project to verify that applicable rules and regulations (including affordability periods) are being followed. For homeownership units, the City will utilize the HOME recapture provision to ensure affordability.

In order to ensure there is steady stream of families able to rent or purchase homes that are funded with NSP3 funds, the City is partnering with HUD approved counseling agencies. The City funds various homebuyer education courses and homebuyer fairs that develop families and promote available units. Since time is of the essence, the City may enter into contracts with various Realtors to market and sell the available homes. The City consults with agencies such as the City of Dayton Human Relations Council and the Miami Valley Fair Housing Center to ensure appropriate affirmative marketing techniques and address fair housing compliance. These agencies are also contracted to provide fair housing education to Realtors through the local Board of Realtors.

Additionally, the City has procured marketing and public relations services currently being used for the NSP1 and NSP2 programs. These services will be carried over into NSP3. These services are being used to market current City of Dayton NSP homes. The marketing elements include television, outdoor and newspaper advertising, and collateral material such as QR codes, over-sized postcards, partner counter cards, posters, statement stuffers, site signs, and a standalone website. The marketing elements will be used to attract potential homebuyers, and to increase the awareness of NSP efforts to the community at large.

Definition of Blighted Structure:

The City of Dayton adheres to the following definition and guidelines for placing blighted structures in its Nuisance Abatement Program. City of Dayton Revised Code of General Ordinances- Building Regulations (152.01) Public Nuisance. Any underground container or storage tank, fence, wall, garage, shed, house, lot, building, structure, tree, pole, smoke stack, or any excavation, basement, cellar, well, cistern, sidewalk subspace, walks, driveways, terrace steps or parts thereof, which has any or all of the conditions or defects hereinafter described shall be deemed to be a public nuisance I.

Definition of Affordable Rents:

Affordable rents will be defined according to the City of Dayton’s current HOME Investment Partnerships Program, FY 2010 Income Limits Summary for Montgomery County, Ohio.

FY 2010 Income Limit Category

Very Low (50%) Income Limits

- \$21,600 – 1 person
- \$24,700 – 2 person
- \$27,800 – 3 person
- \$30,850 – 4 person
- \$33,350 – 5 person
- \$35,800 – 6 person
- \$38,300 – 7 person
- \$40,750 – 8 person

Extremely Low (30%) Income Limits

- \$12,950 – 1 person
- \$14,800 – 2 person
- \$16,650 – 3 person
- \$18,500 – 4 person
- \$20,000 – 5 person
- \$21,500 – 6 person
- \$22,950 – 7 person
- \$24,450 – 8 person

Low (80%) Income Limits

- \$34,550 – 1 person
- \$39,500 – 2 person
- \$44,450 – 3 person
- \$49,350 – 4 person
- \$53,300 – 5 person
- \$57,250 – 6 person
- \$61,200 – 7 person
- \$65,150 – 8 person



Housing Rehabilitation/New Construction Standards:

Housing assisted with NSP funds must meet local building, housing and zoning codes in compliance with 24 CFR, Part 92.251. Homes to be rehabilitated after transfer of ownership interest must follow guidelines as stipulated in 24 CFR, Part 92.251(b). All repairs must be done in accordance with local building code standards. Properties renovated with any source of HUD funding must meet all building code standards when the renovation is complete.

Vicinity Hiring:

The City of Dayton and its Subrecipients, Contractors, and Subcontractors will be required to comply with vicinity hiring as a condition of receiving NSP3 funds. In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

Procedures for Preferences for Affordable Rental Dev.:

The City will commit \$778,945.00 of its NSP3 funds to purchase and 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. The following is a brief description of the projects to be funded to meet this need: funds will be allocated to projects such as the construction of housing on vacant and abandoned lots in eligible areas for residents having incomes at or below 50% AMI; and, funding to support the purchase and rehab of single and multi-family units that have been abandoned or foreclosed in NSP3 targeted neighborhoods.

Grantee Contact Information:

City of Dayton, Ohio
Dept. of Planning & Community Development Dept.
City of Dayton, Ohio
101 W. Third St.
Dayton, OH 45402
(937) 333-3670

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
nsp3p001	Land Banking	nsp3a001	Land Bank-Acquisition
nsp3p002	Demolition	nsp3a002	Target Area Demo
nsp3p003	NSP3 Set-Aside	nsp3a003	Redevelopment
nsp3p004	Planning & Administration	nsp3a004	Administration
nsp3p005	SF Acq & Rehab	nsp3a005	Purch/Rehab120



Activities

Project # / Title: nsp3p001 / Land Banking

Grantee Activity Number: nsp3a001
Activity Title: Land Bank-Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

nsp3p001

Projected Start Date:

04/14/2011

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:

Under Way

Project Title:

Land Banking

Projected End Date:

03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 62,316.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 62,316.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Singlefamily Units

6

of Multifamily Units

4

of Housing Units

10

of Properties

10

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

NSP3 Areas of Greatest Need

Priority Areas:

- 1. Salem Avenue Corridor
- 2. Main & Riverdale
- 3. Germantown
- 4. East Fifth Street Corridor
- 5. East Third Street Corridor
- 6. Cambridge/Oxford
- 7. Rosa Parks
- 8. West Third Street Corridor

Activity Description:

NSP3 funds will be used to establish a Land Bank for future sale or rental to low- to moderate-income households. The Land Bank will target NSP3 neighborhoods of highest priority.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: nsp3p002 / Demolition

Grantee Activity Number: nsp3a002
Activity Title: Target Area Demo

Activity Type:

Clearance and Demolition

Project Number:

nsp3p002

Projected Start Date:

04/14/2011

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:

Demolition

Projected End Date:

03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,526,732.00

Most Impacted and Distressed Budget: \$ 0.00



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

Other Funds: \$ 0.00
Total Funds: \$ 1,526,732.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments	Total
# of Singlefamily Units	100
# of Multifamily Units	200
# of Housing Units	300
# of Properties	300

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dayton2	Local Government	\$ 311,000.00

Location Description:

The City will carry out demolition activities in identified "Areas of Greatest Need" and significantly blighted structures in areas with moderate needs.

NSP3 Areas of Greatest Need

Priority Areas:

1. Salem Avenue Corridor
2. Main & Riverdale
3. Germantown
4. East Fifth Street Corridor
5. East Third Street Corridor
6. Cambridge/Oxford
7. Rosa Parks
8. West Third Street Corridor

Activity Description:

This activity involves the elimination of approximately 300 nuisance structures that are beyond repair, and pose a health and/or safety hazard in eligible neighborhoods.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Project # / Title: nsp3p003 / NSP3 Set-Aside

Grantee Activity Number: nsp3a003
Activity Title: Redevelopment

Activity Type:

Construction of new housing

Project Number:

nsp3p003

Projected Start Date:

04/14/2011

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.

Activity Status:

Completed

Project Title:

NSP3 Set-Aside

Projected End Date:

07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 778,945.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 778,945.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
30			0.00
30			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Low flow toilets

Total

30

30

30

30



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dayton2	Local Government	\$ 300,000.00

Location Description:

NSP3 Areas of Greatest Need Priority Areas: 1. Salem Avenue Corridor 2. Main & Riverdale 3. Germantown 4. East Fifth Street Corridor 5. East Third Street Corridor 6. Cambridge/Oxford 7. Rosa Parks 8. West Third Street Corridor

Activity Description:

Funds will be used for the purchase and rehabilitation or redevelopment of abandoned or foreclosed upon single and multi-family residential properties that will be sold or rented to households whose incomes do not exceed 50 percent AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: nsp3p004 / Planning & Administration

Grantee Activity Number: nsp3a004
Activity Title: Administration

Activity Type:

Administration

Project Number:

nsp3p004

Projected Start Date:

04/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Completed

Project Title:

Planning & Administration

Projected End Date:

03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

National Objective:

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

Total Budget:	\$ 311,578.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 311,578.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dayton2	Local Government	\$ 311,578.00

Location Description:

n/a

Activity Description:

This allocation provides staff to coordinate and facilitate the City's NSP funded activities.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: nsp3p005 / SF Acq & Rehab

Grantee Activity Number: nsp3a005
Activity Title: Purch/Rehab120

Activity Type: **Activity Status:**



Rehabilitation/reconstruction of residential structures

Completed

Project Number:

nsp3p005

Project Title:

SF Acq & Rehab

Projected Start Date:

04/14/2011

Projected End Date:

03/15/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 436,209.00

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: \$ 436,209.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 Program Income

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Energy Star Replacement Windows

of Properties

Total

4

4

4

4

4

4

4

4

4

4

4

4

4

4

4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Dayton2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Dayton2	Local Government	\$ 200,000.00

Location Description:

NSP3 Areas of Greatest Need Priority Areas: 1. Salem Avenue Corridor 2. Main & Riverdale 3. Germantown 4. East Fifth Street Corridor 5. East Third Street Corridor 6. Cambridge/Oxford 7. Rosa Parks 8. West Third Street Corridor

Activity Description:

This allocation provides funds for the purchase/rehab or redevelopment of properties to benefit households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Grantee's action plan submission was reviewed using the NSP application checklist to verify information. DRGR Action Plan is consistent with paper submission. Submission found to be acceptable. - KD 6.7.11
- Reviewer - Concurrence and we recommend Action Plan Approval: RTH 6/7/11
- Reviewer - grantee revised budgets to include recently contracted projects. Changes acceptable. -KD 4.30.12
- Reviewer - Recommend Approval. RTH 4/30/12
- Reviewer - Grantee added a PI account to the action plan. BW Recommend Approval. 6/23/15
- Reviewer - Dayton changed the narrative within the NSP action plan. No issues found. Recommend Approval. BW 12/4/17



Action Plan History

Version	Date
B-11-MN-39-0006 AP#1	06/07/2011
B-11-MN-39-0006 AP#2	04/30/2012
B-11-MN-39-0006 AP#3	06/23/2015
B-11-MN-39-0006 AP#4	12/04/2017

