

Action Plan

Grantee: Richland County, OH

Grant: B-11-UN-39-0010

LOCCS Authorized Amount:	\$ 1,022,278.00
Grant Award Amount:	\$ 1,022,278.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 90,523.79
Total Budget:	\$ 1,112,801.79

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The action plan specifically addresses these local market conditions by reducing the oversupply of deteriorated older homes through demolition. The fabric of the targeted neighborhoods will be restored by rapidly returning cleared parcels to productive uses by close coordination with established neighborhood groups. Neighborhood integrity will also be restored by careful selection of sound structures for rehabilitation as affordable rental housing. Many interviews conducted to gain insight for the preparation of this plan stressed the desire of Richland County residents to remain in familiar surroundings if good quality, affordable options are available to them. The planned activities are specifically designed to respond to this demand.

Low-Income Targeting

Low-Income Set-Aside Amount

Total low-income set-aside percentage 25.00%

Total funds set aside for low-income individuals = \$255,570.00

Meeting Low-Income Target

Richland County will assure that \$255,570.00 (25% of the allocation) will be allocated to housing for households whose earnings do not exceed 50% of the area median income. Priority will be given to service-enriched housing which shall include, but not be limited to, assisted-living quarters for the elderly, housing for persons with mental illness, and housing for persons with developmental or physical disabilities.

How Fund Use Addresses Market Conditions:

The population of Richland County, Ohio has been stable since the 1970's after decades of growth. During the same period, our population of school age children has dramatically decreased. This trend has been particularly pronounced in the City of Mansfield, the largest municipality in the county. That trend notwithstanding, the period from 1995 through 2005 saw a building boom in the county. Hundreds of single family dwellings were constructed outside of urbanized areas while condominiums, common-wall houses and assisted living communities swelled the number of dwelling units within urbanized areas. The new urban developments were marketed to downsizing, empty nest families who put their homes on the market. This resulted in an oversupply of single family homes in our urbanized areas.

Coupled with an economy weakened by the general loss in the manufacturing sector in the Midwest, is the specific local loss of the General Motors plant which had provided high-paying jobs to county residents for over 50 years. These conditions have resulted in an extremely weak real estate market in the county. In this market, newer single family homes can be sold if the buyer is patient and willing (or able) to accept a significant loss in value. However, older homes are often rented with little maintenance until they are no longer habitable, at which point they are abandoned. This scenario has left a huge number of blighted structures to destabilize our urbanized areas.

Data sources used to determine the areas of greatest need.

Richland County, Ohio used the HUD mapping tool for NSP3 along with tract, split block group and block level data analyzed with the county's GIS by the Richland County Regional Planning Commission (RCRPC). We also used demolition and board-up data



from the City of Mansfield Building Codes Dept. along with data from municipal and village officials. Additional market data was supplied by the Mansfield Board of Realtors. The Richland County Fair Housing Officer has an ongoing (since 2002) program of foreclosure tracking based on addresses obtained from the Richland County Sheriff's Office and mapped by RCRPC (current through 1/21/2011). This data was analyzed in the determination process. The Mansfield Ohio Consolidated Plan, Five-Year Plan 2009-2014 was also consulted for planning purposes. Based on NSP data, 19 of 32 tracts in the county exceeded the Ohio minimum need score of 17 with 10 rated 18 or higher. How the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding. Richland County, Ohio prioritized funding for the areas of greatest need by analyzing data from the aforementioned sources and by conducting a series of direct interviews with community stakeholders both individually and in groups. The areas targeted for activity, although largely in the City of Mansfield which is a NSP Round 1 grantee, were selected because of their county-wide impact and visibility. Neighborhoods immediately adjacent to high traffic volume thoroughfares were selected to optimize the general market impact of the work performed. The activities performed will benefit the areas of greatest need, directly by arresting blight and by rapidly returning properties to productivity to Richland County Transit fixed route service was considered an enhancement to affordability. Targeting was also based upon supplementing and adding to the county's NSP Round 1 activity as part of Ohio Region 9 (Richland and Knox Counties). Finally, opportunities to coordinate NSP3 activities with ongoing community initiatives in Mansfield and Shelby were considered in order to leverage the maximum impact from the program.

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The action plan specifically addresses these local market conditions by reducing the oversupply of deteriorated older homes through demolition. The fabric of the targeted neighborhoods will be restored by rapidly returning cleared parcels to productive uses by close coordination with established neighborhood groups. Neighborhood integrity will also be restored by careful selection of sound structures for rehabilitation as affordable rental housing. Many interviews conducted to gain insight for the preparation of this plan stressed the desire of Richland County residents to remain in familiar surroundings if good quality, affordable options are available to them. The planned activities are specifically designed to respond to this demand.

Specific data considerations were given to the following criteria.

Targeting areas with the highest foreclosure rates.

Targeting areas with the highest percentage of sub-prime loans.

Targeting areas most likely to experience an increase in foreclosures.

Citizen Participation Plan

Richland County participated in the planning for NSP1 Region 9 which included Richland and Knox Counties, excluding the City of Mansfield. A comprehensive public comment effort was made at that time. Richland County also prepared an application for NSP2 which included public comment opportunities.

Community Outreach

After receiving notice of the allocation, the Richland County Regional Planning Commission posted a description of the NSP3 program and local specifics on the front page of its web site. For the 2 month period of November and December, 2010, the site received 1,993 unique visitors with 2,991 visits.

Meetings with Public Bodies

In planning activities for NSP3, Richland County conducted individual and group interviews with 16 community stakeholders in group and individual sessions. A special presentation to 40 members of the Mansfield Board of Realtors was made in cooperation with the City of Mansfield. A canvas of active affordable housing developers operating in the county was conducted. Additionally a canvas with follow-up was made of officials and trustees of qualifying municipalities, villages and townships in the county.

Public Comment

The Richland County application was placed in summary on the Richland County Regional Planning Commission web site as a front-page article. The article included a link to the full document readable using freely-available portable document applications. A front-page survey polled public opinion on the activities proposed in the plan. Citizens wishing to address narrative comments were provided with directions to the web site's contact page. This web site is widely used by county residents and received 2,991 visits by 1,993 unique visitors in the 2-month period 11/1 – 12/31/2010.

Printed copies of the application were placed in the main branch and community branches of the Mansfield/Richland County Public Library which are considered to be the most widely accessible public locations in the county. Comments forms were provided.

Public comment opportunities were available not less than 15 days before the approval of the plan by the Richland County Board of Commissioners.

HUD Consultation

Orient Au-Vang of the HUD Field Office in Columbus has been advised of the county's planning efforts and has been consulted regarding specific activities and administrative procedures. The NSP Training Session for new grantees held in Detroit, Michigan on December 7, 2010 was attended by County Commissioner Edward Olson, County Treasurer Bart Hamilton, RCRPC Executive Director Matthew Huffman and RCRPC Chief Land-use Planner Edwin Stiffler, Jr.

Ensuring Continued Affordability:

Affordability is also a term used in the HOME regulations. The long-term affordability period for the acquisition, rehabilitation and/or new construction investment in this plan is as follows:

Affordability Period

Investment less than \$15,000 - 5 years

Investment \$15,000 to \$40,000 - 10 years

Investment more than \$40,000 - 15 years

New construction - 20 years

The long-term affordability regulation is enforced through the use of a mortgage lien recorded on the property for the length of the long-term affordability period.

Definition of Blighted Structure:

A blighted structure means any building, wall, shed, fence or other man-made structure which is, in whole or part:

1. Insecure, unsafe, abandoned or open and vacant and unsecured to trespass, structurally defective and unsafe to health, life and other property from any cause;
2. Unsafe to the public health because of any condition which may cause or aid in the inception or spread of disease, or injury to the health of the occupants thereof or of its neighboring structures; or
3. Is especially liable to fire, or maintains or creates a fire hazard to the premises or to adjoining property for any cause.

Definition of Affordable Rents:

Affordable rents will be those rents equal to or less than the Tax Credit Income and Rent limits published by the Ohio Housing Finance Agency. Current data can be accessed on the web at <http://www.ohiohome.org/compliance/incomelimits.aspx>

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Wherever feasible, energy efficient and environmentally-friendly green elements will be incorporated into all rehabilitation and new construction undertaken as a part of this plan.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

Priority will be given to service-enriched housing which shall include, but not be limited to, assisted-living quarters for the elderly, housing for persons with mental illness, and housing for persons with developmental or physical disabilities.

Grantee Contact Information:

Grantee

Board of Commissioners, Richland County, Ohio

Location

50 Park Avenue East

Mansfield, OH 44902

Contact

Ohio Regional Development Corporation

120 1/2 South Forth St

Coshocton, OH 43812

(740) 622-0529

Contact: Barbara Richards or Tonya Garrett

Barbara@ordevelopment.com, Tonya@ordevelopment.com



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	County Administration	9999-ADMIN	Administration of NSP3 Program Activities
0002	Acquisition and Rehabilitation	Rehab 1	Acq/Rehab/Tfer Affordable Housing
0003 (RLF)	25% Set-aside	Rehab 2	Acq/Rehab/Tfer for Low Income Clients
0004 (RLF)	Demolition	Demo 3	Demolition of Blighted Properties
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 0001 / County Administration

Grantee Activity Number: 9999-ADMIN
Activity Title: Administration of NSP3 Program Activities

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

03/10/2014

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

County Administration

Projected End Date:

06/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 111,280.00

Other Funds: \$ 0.00

Total Funds: \$ 111,280.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Board of Commissioners, Richland County, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Board of Commissioners, Richland County, Ohio

Organization Type

Local Government

Proposed Budget

\$ 111,280.00

Location Description:



The offices of Richland County Regional Planning Commission, 35 North Park Street, Mansfield, OH 44902
 In July 2012, Richland County Commissioners brought Ohio Regional Development Corporation on board via sub-receipt agreement to administer NSP-3 due to Staff capacity changes in the Regional Planning Commission office.
 Ohio Regional Development Corporation, 120 1/2 South 4th Street, Coshocton, Ohio 43812.

Activity Description:

Fund the staffing required to assure the successful execution of the program and the achievement of objects and performance requirements.

Project # / Title: 0002 / Acquisition and Rehabilitation

Grantee Activity Number: Rehab 1
Activity Title: Acq/Rehab/Tfer Affordable Housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0002

Projected Start Date:
 05/01/2011

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 07/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 253,462.30
Other Funds: \$ 0.00
Total Funds: \$ 253,462.30

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	2		2	100.00
# of Households	2		2	100.00
Proposed Accomplishments		Total		
# of Singlefamily Units	2			



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Board of Commissioners, Richland County, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Board of Commissioners, Richland County, Ohio	Local Government	\$ 253,462.30

Location Description:

Properties acquired and rehabilitated will be within the Targeted Areas of Census Tracts 3, 4, 5 & 6. Selections will be made based, but not limited to the following primary considerations.

- Proximity to travel corridors of county-wide importance.
- Proximity to Richland County Transit Fixed Routes.
- Proximity to the operations of established community support organizations.
- Proximity to sheltered employment opportunities (service-enriched homes).
- Proximity to key county infrastructure (hospital, main library, social services).
- Access to public water and sewer systems.
- Coordination with community initiatives and support groups.

Activity Description:

Acquisition/Rehabilitation/Affordable Housing: Richland County will acquire suitable abandoned and foreclosed residential structures within the target area for rehabilitation as affordable housing for low-moderate-middle income households. These units could be rental housing to be deeded to and operated by a qualified Community Housing Development Organization with proven ability and credentials or homebuyer units to be sold to household whom are income eligible. Rental housing is preferred over homebuyer disposition because of market conditions specific to Richland County and recommendations offered in the Mansfield Ohio Consolidated Plan where rehabilitation of rental properties is expressed as a strategic priority. Nonetheless, Richland County is faced with the struggle to find qualified Community Housing Development Organizations that are interested in this opportunity. Therefore, homebuyer still gives the option to allow for affordable housing to low--moderate-to-middle-income households.

Richland County will acquire suitable residential structures within the target area for rehabilitation as affordable housing to be deeded to and operated as service-enriched housing by qualified non-profit organizations operating in good standing within the county or sold to a qualifying household. Special preference will be given where enrichment staffing will be provided by local services thereby providing employment to citizens of Richland County.

This activity will have a stabilizing influence on adjacent maintained properties and in the immediate real estate market areas. The intent is to perform highly visible projects which will influence market perceptions. Lack of employment rather than sub-prime loans has been found to be the major cause of foreclosures leading to property vacancy and blight in the county. It is intended that these visible examples of investment in the community will support major employers whose customers travel through the target areas to access services.

Richland County will assure continued affordability of rehabilitated and disposed housing by means of annual reporting submitted to the Board of Commissioners (the grantee) for the period required by the property investment base. The monitoring period will be in accordance with the aforementioned "Description: Long-Term Affordability."

Contractor qualification will be made cooperation with the Richland County Building Codes Department commencing from those qualified for the CDBG funded Home Repair Assistance Program. Preference will be given to contractors that are based in Richland County and with crews substantially drawn from residents of the county. Preference will be given to contractors that are able to provide vocational training opportunities in green construction technologies and general trade skills to local schools wishing to enter into partnerships.

UPDATE: As the program progressed, and ORDC started administration of the grant, in order to adhere to program guidelines, acquisition/Rehabilitaiton/affordable housing was utilized to provided affordable housing to household that wanted to be homeowners. Rental was pursued however after many efforts, there were no agencies in the area prepared and ready to partner for affordable rental housing. THerefore, in order to assist the County in meeting the Program deadlines, homeownership units were completed. There is still a need for the homeownership units in



the Mansfield area in the specified census tracts and they were completed with no problems.

Project # / Title: 0003 / 25% Set-aside (RLF)

Grantee Activity Number: Rehab 2
Activity Title: Acq/Rehab/Tfer for Low Income Clients

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 0003 (RLF)

Projected Start Date:
 05/01/2011

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 25% Set-aside

Projected End Date:
 12/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,448.43

Other Funds: \$ 0.00

Total Funds: \$ 280,448.43

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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Board of Commissioners, Richland County, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Board of Commissioners, Richland County, Ohio	Local Government	\$ 280,448.43

Location Description:

Properties acquired and rehabilitated will be within the Targeted Areas of Census Tracts 3, 4, 5 & 6. Selections will be made based, but not limited to the following primary considerations.

- Proximity to travel corridors of county-wide importance.
- Proximity to Richland County Transit Fixed Routes.
- Proximity to the operations of established community support organizations.
- Proximity to sheltered employment opportunities (service-enriched homes).
- Proximity to key county infrastructure (hospital, main library, social services).
- Access to public water and sewer systems.
- Coordination with community initiatives and support groups.

Activity Description:

Acquisition/Rehabilitation/Affordable Housing for Low Income Clients: Richland County will acquire suitable abandoned and foreclosed residential structures within the target area for rehabilitation as affordable housing for households whose incomes are at or under 50% Area Median Income. These units could be deeded to and operated by a qualified Community Housing Development Organization with proven ability and credentials for rental housing or sold to eligible households at or below 50% of Area Median Income.

Rental housing is preferred over homebuyer disposition because of market conditions specific to Richland County and recommendations offered in the Mansfield Ohio Consolidated Plan where rehabilitation of rental properties is expressed as a strategic priority. Nonetheless, Richland County is faced with the hardship of finding a qualified and interested Community Housing Development Organization. Therefore, homebuyer will also be a viable option for affordable housing.

Richland County will acquire suitable residential structures within the target area for rehabilitation as affordable housing to be deeded to and operated as service-enriched housing by qualified non-profit organizations operating in good standing within the county or sold to a qualifying household. Special preference will be given where enrichment staffing will be provided by local services thereby providing employment to citizens of Richland County.

This activity will have a stabilizing influence on adjacent maintained properties and in the immediate real estate market areas. The intent is to perform highly visible projects which will influence market perceptions. Lack of employment rather than sub-prime loans has been found to be the major cause of foreclosures leading to property vacancy and blight in the county. It is intended that these visible examples of investment in the community will support major employers whose customers travel through the target areas to access services.

Richland County will assure continued affordability of rehabilitated and disposed housing by means of annual reporting submitted to the Board of Commissioners (the grantee) for the period required by the property investment base. The monitoring period will be in accordance with the aforementioned "Description: Long-Term Affordability."

Contractor qualification will be made cooperation with the Richland County Building Codes Department commencing from those qualified for the CDBG funded Home Repair Assistance Program. Preference will be given to contractors that are based in Richland County and with crews substantially drawn from residents of the county. Preference will be given to contractors that are able to provide vocational training opportunities in green construction technologies and general trade skills to local schools wishing to enter into partnerships.

UPDATE: As the program progressed, and ORDC started administration of the grant, in order to adhere to program guidelines, acquisition/Rehabilitaiton/affordable housing was utilized to provided affordable housing to low income households that wanted to be homeowners. Rental was pursued however after many efforts, there were no agencies in the area prepared and ready to partner for affordable rental housing. Therefore, in order to assist the County in meeting the Program deadlines, homeownership units were completed. There is still a need for the homeownership units and there were completed with no problems.



Project # / Title: 0004 / Demolition (RLF)

Grantee Activity Number: Demo 3
Activity Title: Demolition of Blighted Properties

Activity Type:

Clearance and Demolition

Project Number:

0004 (RLF)

Projected Start Date:

05/01/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

06/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 467,611.00

Other Funds: \$ 0.00

Total Funds: \$ 467,611.00

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

Total

22

of Housing Units

22

of buildings (non-residential)

of Properties

22

LMI%:

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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Board of Commissioners, Richland County, Ohio

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Board of Commissioners, Richland County, Ohio	Local Government	\$ 467,611.00

Location Description:

Census Tracts 3, 4, 5, 6, 7, 26 & 28

Activity Description:

Due to an oversupply of housing in the market, demolition of blighted structures will eliminate their destabilizing influence within the target areas. Forging local jurisdictions or community partners to own and maintain newly opened spaces as community gardens, play areas and screened, safe, off-street parking will be a priority. Maintaining productive activity and traditional neighborhood density will be a priority. Where appropriate, disposition to adjoining owners with guarantees for maintenance will be undertaken. It is intended that these visible examples of community vitality will support major employers whose customers travel through the target areas to access services.

Two demolition projects of abandoned and blighted industrial structures have been identified which negatively impact adjacent residential neighborhoods. The general weakness of the real estate market of the county has attracted under capitalized buyers to former industrial sites. When the true redevelopment costs for these buildings becomes apparent, the new owners are not capable of maintaining or even demolishing them. Taxes are not paid and the sites deteriorate to the point where they become a hazard to the community. Former active tenants are now removed from the scene leaving no opportunity for action against assets which might remain with survivor entities. Little recourse for the impacted communities is left but to accept responsibility as a matter of public safety and search for financing to demolish the structures at public expense. In both cases identified, the process for cash-strapped municipalities to obtain funding has taken years. Adjacent residential areas bear the negative consequences. Demolition of these structures will help stabilize the residential market.

De-construction with salvage of materials will be undertaken wherever appropriate thereby reducing waste and pollution. Suitable materials will be distributed through Richland County Habitat for Humanity which operates a warehouse and monthly public "garage sales" of building materials. It is intended that this disposition will produce additional benefits to the community by providing low-cost materials to private homeowners. It is also intended that this will reduce waste and pollution thereby achieving HUD recommendations to incorporate green practices into activities.

Contractor qualification will be made cooperation with the Richland County Building Codes Department commencing from those qualified for the CDBG funded Home Repair Assistance Program. Preference will be given to contractors that are based in Richland County and with crews substantially drawn from residents of the county. Preference will be given to contractors that are able to provide vocational training opportunities in green construction technologies and general trade skills to local schools wishing to enter into partnerships.

Action Plan Comments:

Reviewer - DRGR Action Plan is rejected as the jurisdiction did not transfer the following information from the submitted hard copy plan with agreement signed on 3/2/2011 to the DRGR Action Plan: 1) Data source used to determine the areas of greatest needs, 2) How the areas of greatest needs were established, and 3) Citizen participation plan. -OA 3/17/2011



- Reviewer - Grantee transferred information from submitted hard copy plan with grant agreement signed on 3/2/2011 to DRGR Action Plan. DRGR Action Plan is acceptable; however, approval is pending as HUD HQ has yet to approve the demolition waiver. -OA 3/17/2011
- Reviewer - Concurrence with Reviewer's Comments and Action Plan Approval: RTH 6/7/11
- Reviewer - Grantee updated their action plan to include rental housing under their Acq/Rehab activity, Rehab 1. Grantee provided supplemental materials to verify the posting of the substantial amendment locally and outline the revised activity. Changes Acceptable. - KD 8.7.12
- Reviewer - Recommend Approval; RTH 8/8/12
- Reviewer - Rejecting Action Plan so that grantee can enter the correct amount into the budget of their rehab budget. No other issues. BW 10/1/14
- Reviewer - Grantee has made changes to allow for more costs within the LH 25 rehab activity. All activities are within the applicable caps (Admin & Demo). No issues. Recommend Approval. BW 10/1/14
- Reviewer - No issues. Recommend Approval.
- Reviewer - No issues found. Everything within the prescribed caps. Recommend Approval. BW 1/22/15
- Reviewer - Action Plan is under 10% on admin and under the amount of the approved demo waiver. Recommend Approval. BW 1/27/17
- Reviewer - Richland County has an admin activity of 10%. Demo is under acceptable amount. Recommend Approval. BW 1/27/17
- Reviewer - County changed all activities to completed. All budget amounts are acceptable. Recommend Approval. BW 3/3/17

Action Plan History

Version	Date
B-11-UN-39-0010 AP#1	03/03/2017
B-11-UN-39-0010 AP#2	01/27/2017
B-11-UN-39-0010 AP#3	01/27/2017
B-11-UN-39-0010 AP#4	01/22/2015
B-11-UN-39-0010 AP#5	01/16/2015
B-11-UN-39-0010 AP#6	10/01/2014
B-11-UN-39-0010 AP#7	08/08/2012
B-11-UN-39-0010 AP#8	06/08/2011

