MONTGOMERY COUNTY, OHIO

FY 2003 – 2007

CONSOLIDATED PLAN

MONTGOMERY COUNTY

COMMUNITY DEVELOPMENT OFFICE

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CONSOLIDATED PLAN

MONTGOMERY COUNTY, OHIO

FY 2003 – 2007

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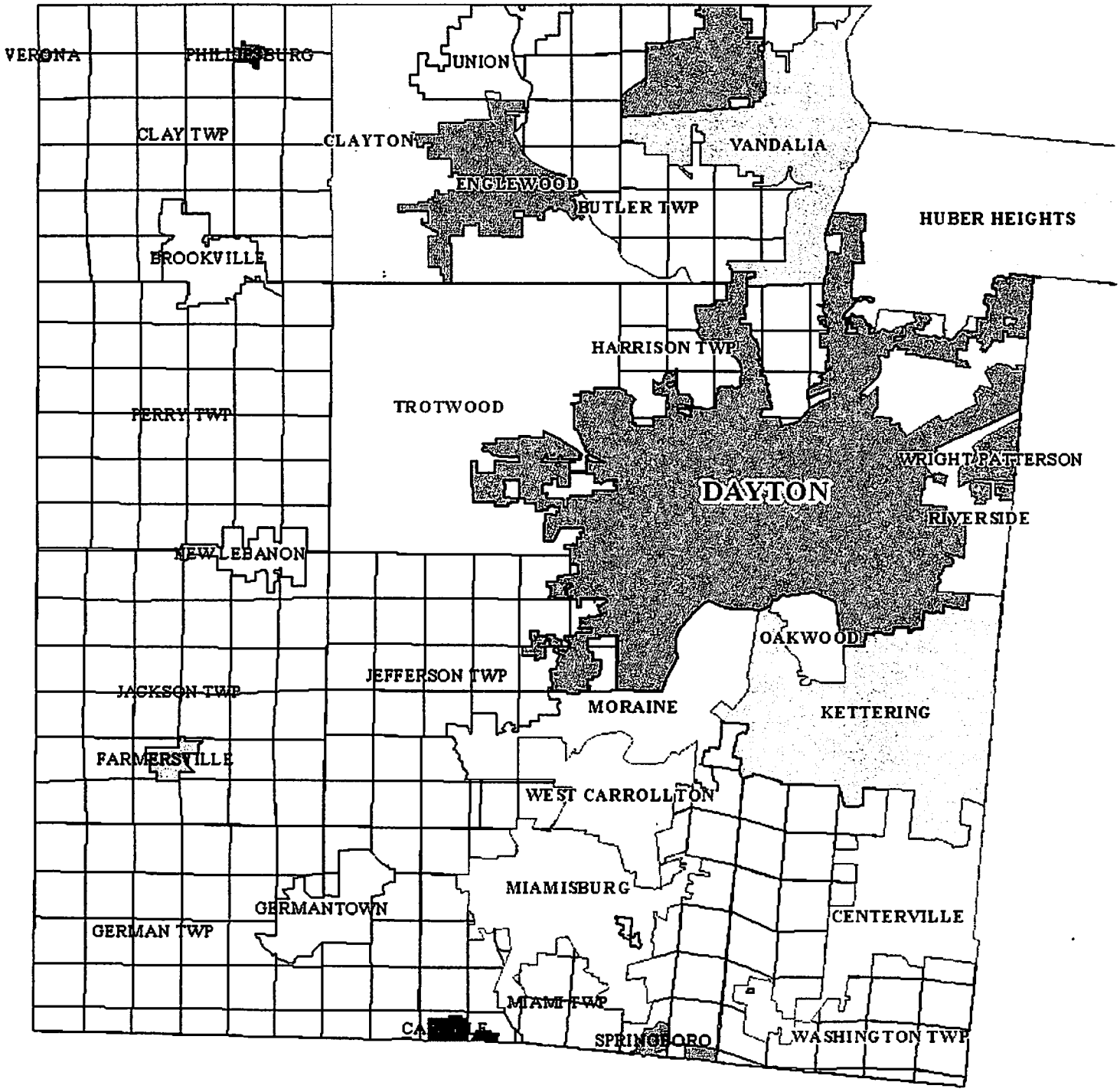
Montgomery County AND ITS POLITICAL SUBDIVISIONS



D. HOUSING & HOMELESS NEEDS ASSESSMENT

1. LOW AND MODERATE INCOME

a. Housing Needs

Data on households with housing needs is not yet available from the 2000 Census. According to 1990 data supplied by HUD, there were more than 40,000 low and moderate-income households in Montgomery County, 32% of the total number of households. Nearly 20,000 of these or 46% had housing problems (see Table A). This means that they face cost burdens, overcrowding, lack of plumbing or kitchen facilities, or some combination of these. By far the largest proportion of households with problems are those faced with cost burden, meaning they pay more than 30% of their income for housing expenses.

(1) Low Income (0-50% of the median family income)

Of the over 20,000 low-income households in the County, about half have incomes from 0-30% of the median family income and the other half have incomes from 31%-50%. Some 13,000 (or two-thirds of these households) have housing problems according to HUD data.

Three-fourths of the households in the 0-30% (extremely low-income) category or more than 7,000 households have housing problems. Small renter families and elderly owners are the groups with the largest number of households with housing problems in this group.

Of those households in the 31-50% MFI group, about 60% or about 6,100 households have housing problems. Non-elderly owners and small renter families have the largest number of households with housing problems in this group.

(2) Moderate Income (51-80% of the median family income)

Within the County, thirty-one percent of the moderate-income households have housing problems, or about 6,600 households. The largest single group in this income category is non-elderly owners, followed by small renter households.

(3) Middle Income (81-120% of the median family income)

Middle-income households in the County fare much better than low income. Only 17% of these households or 1,776 have housing problems.

(4) Renters and Owners

As the 1990 data shows in Table F, there are over 11,000 renters with housing need or 57% of the total. Approximately 8,600 or 43% are owners. This demonstrates the greater need of renter households.

(5) Elderly Persons

According to the available data, 5,885 elderly persons in the balance of the County have a housing need. Of this number, 45% are renters and 55% are owners.

(6) Single Persons

Specific data on housing needs of single persons is not provided by HUD. Singles may be included among elderly, renters and owners, as well as among the category of "all other households." There are also singles among non-elderly owners as well. Singles confront the problems of cost burden and substandard housing as other households do.

(7) Large Renter Families

A large family is defined as one with five or more persons. The housing needs of large families in the County are substantially smaller than those of other renter households, according to HUD data. There are only some 800 total large renter family families in Montgomery County with housing need.

(8) Public Housing Residents

The Dayton Metropolitan Housing Authority states that the rehab needs of public housing in the County are moderate and the overall housing condition is good. The County units are always in demand and the vacancy rate is 1%.

(9) Families on Public Housing/Section 8 Waiting Lists

Currently DMHA shows 449 household on the public housing waiting list and 9156 households on the Section 8 tenant-based assistance waiting list. The Section 8 list has been closed.

Of the public housing waiting list, 121 are elderly or disabled and the remainder are families. Of the Section 8 waiting list, elderly are 206 and disabled 669. The bulk of the waiting list are non-preference households (8,184). Only 972 fall within the preference categories.

(10) Persons with HIV/AIDS and their Families

The AIDS Resource Center Ohio has identified approximately 300 persons with HIV/AIDS who have a housing need.

(11) Persons with Disabilities

There are no good estimates of persons with disabilities who have housing needs. The Access Center for Independent Living, Inc. maintains contact with housing providers who have affordable and accessible units. According to their data, a majority of the apartments on their list have a 1-3 year waiting list. In the last six months, the Center has received more than 26 requests for assistance in locating housing.

(12) Specific Housing Problems

According to the 2000 Census, the number of households spending more than 30% of their income for housing costs has risen to 29,500 or 22% of all households. This is an increase of more than one-third, since 1990, of those who can be identified as cost burdened.

Severe cost burden falls on 10,450 households or 8% of the total. These households spend more than 50% of their income for housing costs.

Overcrowding is not a severe problem in the Balance of County with 1,900 households or 1% residing in units with 1.01 or more persons per room.

Substandard housing, as noted in the Housing Market section, is difficult to quantify as no uniform survey of housing condition has been recently taken. Estimates by local jurisdictions of housing only in target areas indicate some 4,700 units in need of minor or major repair or demolition. It is safe to say this is a conservative figure.

(13) By Race/Ethnicity

There are several statistics that provide indicators of need by race or ethnicity. 1990 data supplied by HUD shows that Black, Hispanic and Native American households have a substantially greater proportion that are low income than white households.
Statistics from the 1990 Census on the income distribution of renter households support the hypothesis that minority-headed renter households generally have a greater proportion that are low income than non-minority headed renter households. It is summarized below:

Montgomery County Renter Households
Percent below 80% Median Income

All Households	Minority-Households	Black-Non-Hispanic	Hispanic
27%	34%	35%	31%

This data also provides statistics on the percent of renter households with housing problems by race. The data for the County indicated that minority renters have a higher incidence of housing problems than the population as a whole. These proportions are shown below:

Montgomery County Renter Households
Percent with Housing Problems

All Households	Minority-Households	Black-Non-Hispanic	Hispanic
39%	49%	49%	41%

The same pattern is found in owner-households with housing problems as shown below:

Montgomery County Owner Households
Percent with Housing Problems

All Households	Minority-Households	Black-Non-Hispanic	Hispanic
16%	24%	24%	23%

(14) Other Needs

The 20-year contracts for HUD subsidy for most all federally assisted housing are now expiring. Most owners are renewing subsidies annually but some may "opt out" and these units will be lost to the affordable housing stock. At this time, the local HUD offices have not identified any units expected to be lost from our assisted housing inventory with the exception of an elderly development in Harrison Township. The County hopes to avoid any major losses and will work to maintain units in our jurisdictions.

TABLE A
Montgomery County Households with Housing Needs – 1990

HOUSEHOLDS BY % OF MEDIAN INCOME	TOTALS	SUBTOTALS
A. VERY LOW INCOME (0-30%)	**7,035**	
RENTERS	4,055	
Elderly		1,095
Small Related		1,772
Large Related		298
All Other		890
OWNERS	2,980	
Elderly		1,509
All Other (Non-Elderly)		1,471
B. LOW INCOME (31-50%)	**6,112**	
RENTERS	3,701	
Elderly		954
Small Related		1,372
Large Related		291
All Other (Non-Elderly		1,084
OWNERS	2,411	
Elderly		1,010
All Other		1,401
C. MODERATE INCOME (51-80%)	**6,623**	
RENTERS	3,418	
Elderly		609
Small Related		1,351
Large Related		239
All Other (Non-Elderly)		1,219
OWNERS	3,205	
Elderly		708
All Other		2,497
D. TOTAL <50%	**13,147**	
RENTERS	7,756	
Elderly		2,049
Small Family		3,144
Large Family		589
Other (Non-Elderly)		1,974
OWNERS	5,391	
Elderly		2,519
Other		2,872
E. TOTAL <80%	**19,770**	

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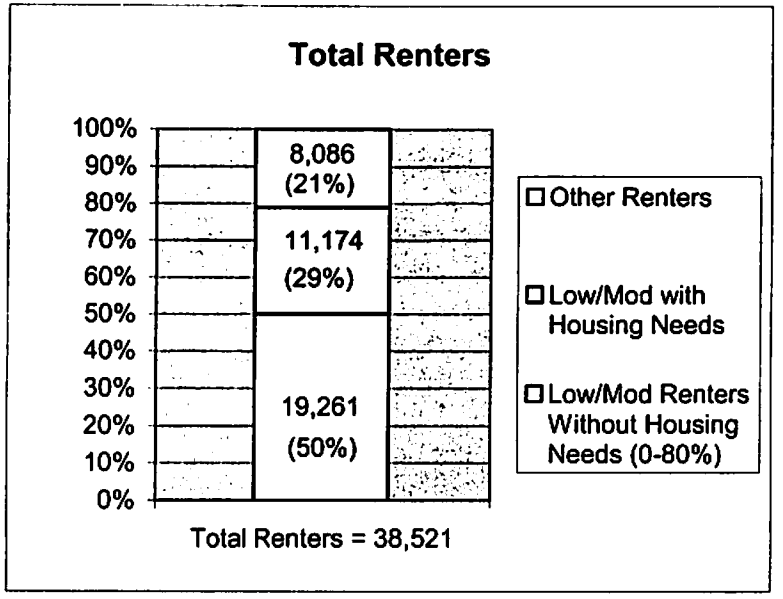
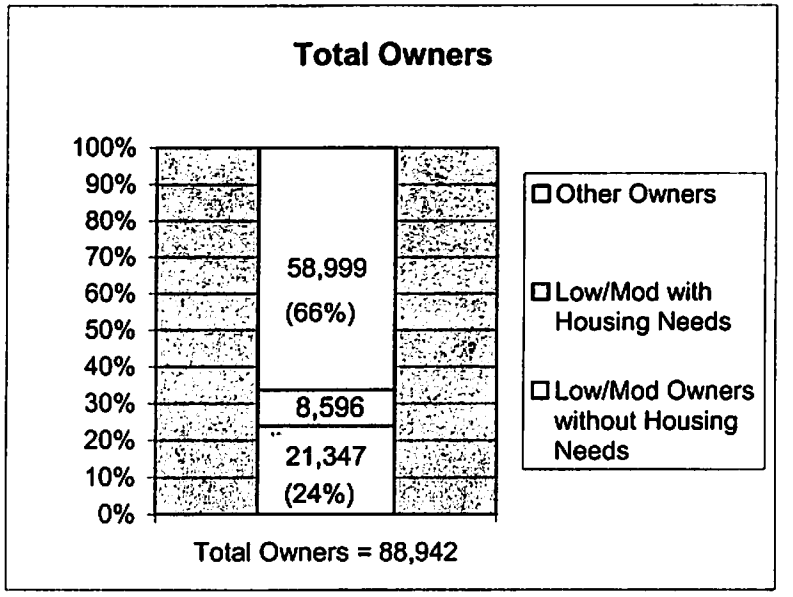
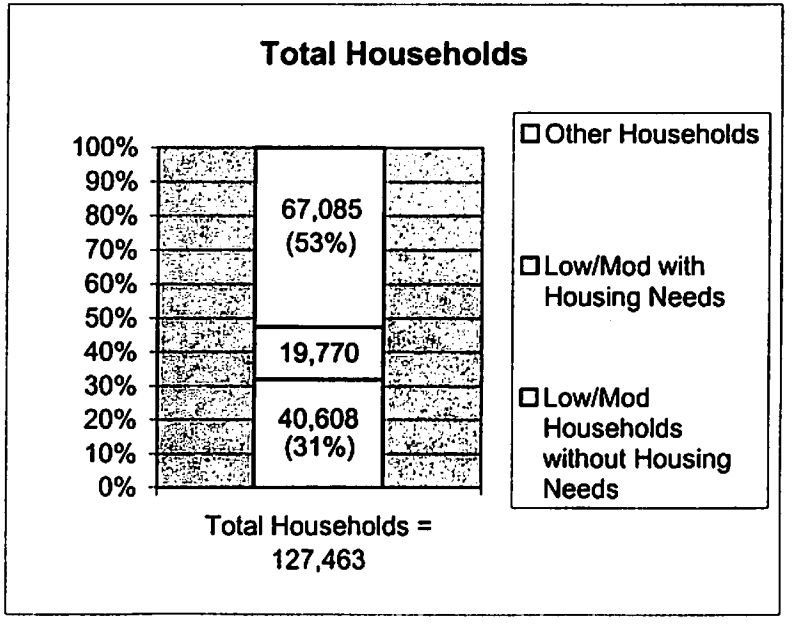
Figure II
1990 Montgomery County Households
By Tenure, Low & Moderate Income & Housing Need







A clearly recognized need for lower income households is a program for credit restoration. Many families are unable to purchase a home because of a severely damaged credit history. If they could obtain counseling and assistance in restoring their credit standing, they would have the opportunity to become homeowners. Funding or other mechanisms to assist families with high utility costs and taxes has also been presented as a need to make housing more affordable. Additional resources for emergency home repair could also address a significant need in the community.

A consensus of opinion supports the need for additional social services to families in low income circumstances, as well, to assist them in getting housed and to assure that they will remain housed. Default counseling and foreclosure assistance are needed services too.

b. Priority Housing Needs

Based on the extent of need shown in Table A, the following priorities are identified for low and moderate income renters and owners in the County:

RENTERS:

High priority will be given to housing for small renter families in all income levels. This may include rental housing rehabilitation or new construction or assisting renter families to become home owners through lease/purchase options or other homeownership opportunities.

Medium priority will be given to both elderly and all other renters as their needs are not as large.

Low priority will be given to housing for large renter families, as this is not a substantial need in the County.

OWNERS:

For owners, high priority will be placed on assisting existing owners with incomes from 51% - 80% of the median family income as households of this income level are better able to maintain their housing over a long term. Home maintenance training will also be encouraged.

Those with incomes from 30% - 50% will be medium priority and under 30% MFI will be low priority as home ownership is not always a good option for families in these income groups. Their incomes are often too low to allow savings for repair and maintenance expenses.

2. HOMELESS NEEDS

a. Introduction

All of the data presented in this section of Montgomery County's 2003-2007 Consolidated Plan is taken with permission from the 2002 Continuum of Care Submission for Dayton, Kettering and Montgomery County. It provides the best and most current data on needs, facilities and the community's strategy for the homeless. Figure II provides a concise picture of the Continuum of Care System upon which the information in this section is based.

For this section of the Consolidated Plan, the term Montgomery County will be used inclusively to cover the cities of Dayton and Kettering as well as the balance of Montgomery County. As with other metropolitan areas, the great majority of activities and facilities assisting the homeless are in the central city. The County, however, acknowledges that county citizens do indeed utilize the shelters and services and recognizes its responsibility to address these needs.

The Shelter Policy Board's Continuum of Care Committee held a series of three focus groups in the spring of 2002 to gather information on the needs of the homeless and gaps in service along the Continuum. The SPB CofC Committee believed that the cross-discipline discussion during the focus groups would lead to a clearer picture of the needs and issues which had bubbled to the surface during the past year.

The first focus group was held with outreach workers and others, like police and parole officers, who come into direct contact with the homeless on the streets and in the community. The remaining two focus groups were held with program managers and executive directors from a cross-section of the community. More than 30 individuals representing 21 agencies participated in the focus groups. The focus groups had representatives from outreach programs, emergency shelters, transitional housing programs, permanent supportive housing providers, housing developers, law enforcement, health care providers, mental health organizations, substance abuse treatment providers, local jurisdictions, and child welfare.

A number of program gaps were highlighted as part of the focus group process, including:

- Affordable permanent housing for felons;
- Childcare (licensed) for homeless children;
- Low-demand emergency shelter for mentally ill and substance abusers who cannot conform to standard shelter requirements;
- Emergency shelter beds for singles, families and youth;
- Halfway housing after residential substance abuse treatment;
- Housing/services for sex-offenders and other high-risk parolees;
- Permanent supportive housing for chronically homeless with serious mental illness;
- Affordable SRO's for singles, especially men;
- Psych beds;
- Relapse/recovery services; and
- Independent living/transitional housing for older teens and young adults

There were also a group of system issues identified, including:

- Revolving hospital door for mentally ill, substance abusers;
- Lack of adequate discharge planning from prisons;
- Lack of housing/employment opportunities for felons;
- Inadequate "walk-in"/immediate access time at CrisisCare, the community's entry point to the public mental health and substance abuse treatment systems; and
- Services to help stabilize and connect homeless to maintain resources are decentralized which can make it harder for homeless people to access them.

The Continuum of Care: Gaps Analysis Table (Table C) presents a summary of the nature and extent of homelessness in all of Montgomery County, both for individuals and for families with children.

b. Fundamental Housing Components of our Continuum of Care

The housing components of our continuum of care range from emergency shelter through transitional housing to permanent supportive housing. (See Table B) Emergency shelter is defined as short-term shelter, ranging from one day or night to a maximum of 60 days. The average length of stay in our current emergency shelters ranges from 14 days at the gateway, emergency overnight shelter to 45 days at some of the continuum's programmatic shelters. Because their homeless clients' length of stay is longer, the programmatic shelters are able to provide more intensive case management services, a stronger connection to job training, and more assistance in locating permanent housing than is the case with the emergency overnight shelter. The role of the emergency overnight shelter is to serve as a gateway to the rest of the continuum, meeting the immediate crisis need for shelter and making appropriate referrals to the programmatic shelters, transitional housing or permanent supportive housing programs.

Transitional housing is defined as a longer-term, up to two years, supportive services program, of which one component is housing. Transitional housing in the continuum is provided in various ways, including single structures with multiple bedrooms, small apartment buildings, with all units occupied by clients in the program, or in scattered-site apartments. The housing is combined with supportive services to enable homeless individuals and families to learn the necessary skills to live independently once they "graduate" from the program.

Permanent supportive housing is, by definition, long-term, "permanent" housing, combined with some level of supportive services. The primary population served through this type of housing is disabled, either as a result of serious mental illness, chronic substance abuse, or HIV/AIDS. The supportive services enable disabled homeless individuals and families to live in the community as independently as their disability will allow. Permanent supportive housing is long-term housing for this population. Other homeless individuals and families reside in permanent supportive housing for a shorter period of time, no more than six months. These homeless persons are exiting the emergency shelter after a short stay, and, while they do not need the more intensive services of a transitional housing program, they do require follow up case management support to stabilize them in housing and prevent their recidivism into homelessness.

The point-in-time inventory date used to complete the following chart of housing resources in our continuum is January 8, 2002. The bed/unit capacity in the chart for individuals equals the number of beds available for singles. The capacity for families is the number of units available to accommodate families, rather than the number of beds. Because homeless families vary in size depending on the number of children, we track the number of units or rooms available to accommodate a family, rather than an artificial bed number. Generally speaking, all the housing programs can make arrangements to accommodate families of different size.

Point-in-Time Counts and Estimates
January 8, 2002

Unsheltered/Other				
	Individuals	Families	Persons in Families	Total Persons
	211	23	74	285
Sheltered				
	Individuals	Families	Persons in Families	Total Persons
Shelter	155	68	224	379
Transitional Housing	70	57	142	212
Permanent Supportive Housing	498	234	561	1,059
TOTAL	***934***	***382***	***1,001***	***1,935***

FIGURE II

Dayton, Kettering, Montgomery County Homeless Services Provider Network

Prevention

Emergency Assistance

Salvation Army
SCOPE
Dora Tate & Sunrise
The Other Place
Faith & Community-based groups

Food/Hot Meal Sites

Red Cross Emergency Food Bank
Food pantries, meal sites
Shelters
Faith and Community-based groups

Outreach

AIDS Resource Center Ohio
Crisis Care
Daybreak
Mont. Co. Combined Health District
PATH
The Other Place
VA Medical Center

⇩

Emergency Shelter

Gateway

St. Vincent Hotel (overnight) The Other Place (daytime)

⇩

Programmatic

(Men)	(Women)	(Families)	(Teens)
Salvation Army Booth House	YWCA	Red Cross Emergency Housing Salvation Army YWCA	Daybreak YWCA

⇩

Transitional Housing

(Men)	(Women and/or Families)	(Teens)
DePaul Center Holt Street	Mercy Manor SafeHouse St. Vincent Supportive Housing	Daybreak Green Leaf

⇩

Permanent Supportive Housing

Eastway (mental illness)
Miami Valley Housing Opportunities (mental illness, substance abuse, HIV/AIDS)
PLACES (mental illness)
YWCA Housekeys (victims of domestic violence)
YWCA SHP (mental illness, substance abuse, HIV/AIDS, families)

Health and Treatment Service Providers

Alcohol & Drug Treatment	AOD/MH Assessment	Mental Health Treatment
CADAS DayMont West Nova House Salvation Army Samaritan Clinic	Crisis Care <u>HealthCare</u> Samaritan Clinic	Samaritan Clinic Community non-profits Community mental health centers

TABLE B

Fundamental Components in C of C System (Housing Activity)

Component: ***Emergency Shelter***

Provider Name	Facility Name	Bed/Unit Capacity	
		Individuals (beds)	Families with Children (units)
Daybreak, Inc.	Daybreak (youth shelter)	16	--
Red Cross	Red Cross Emergency Housing Program	--	45
St. Vincent Hotel, Inc.	St. Vincent Hotel	67	2
Salvation Army	Women & Children shelter	--	8
Salvation Army	Booth House	32	--
Samaritan Clinic	Respite Care for the Homeless	3	1
The Other Place	Day shelter	--	--
VA Medical Center	Emergency shelter beds	25	--
YWCA	Domestic violence shelter	12	6
YWCA	WIN program	4	--
YWCA	WFT (WIN for Teens)	1	2
Subtotal		***160***	***64***

Component: ***Transitional Housing***

Provider Name	Facility Name	Bed/Unit Capacity	
		Individuals (beds)	Families with Children (units)
Daybreak	Milestones Transitional Living (teens)	25	15
Holt Street	Holt Street Miracle Center (men)	5	--
Lutheran Social Services	Green Leaf (teen parents)		5
Mercy Manor	Mercy Manor (women)	16	30
St. Vincent Hotel, Inc.	DePaul Center (men)	42	--
SCLC	Safe House (domestic violence)	--	5
St. Vincent Hotel, Inc.	St. Vincent Supportive Housing (families)	--	22
Subtotal		***88***	*77*

Component: ***Permanent Supportive Housing***

Provider Name	Facility Name	Bed/Unit Capacity	
		Individuals (beds)	Families with Children (units)
Eastway	Eastway HAP	60	4
Eastway	Eastway HUD 811	30	8
MVHO	MVHO HUD 811	8	--
PLACES	Group Home for Disabled	13	--
MVHO	Shelter+Care	191	91
YWCA	Supportive Housing Program	191	67
YWCA	Housekeys	5	47
Subtotal		***498***	***234***

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TABLE C
Homeless Population Gaps Analysis

		Estimated Need	Current Inventory	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	378	160	218
	Transitional Housing	196	83	113
	Permanent Supportive Housing	727	498	229
	Total	1,301	741	560
Supportive Services Slots	Job Training	816	80	736
	Case Management	1,301	1,000	301
	Substance Abuse Treatment	910	58	852
	Mental Health Care	910	700	210
	Housing Placement	517	500	17
	Life Skills Training	1,171	332	839
	Primary Health Care	1,040	176	864
Sub-populations[1]	Chronic Substance Abusers	910	191	719
	Seriously Mentally Ill	910	341	569
	Dually-Diagnosed	455	[2]	455
	Veterans	325	40	285
	Persons with HIV/AIDS	52	23	29
	Victims of Domestic Violence	416	17	399
	Ex-offenders	390	29	361
	Youth	77	42	35
Families with Children				
Units	Emergency Shelter	91	64	27
	Transitional Housing	113	77	36
	Permanent Supportive Housing	280	234	46
	Total	484	375	109
Supportive Services Slots	Job Training	288	85	203
	Case Management	484	300	184
	Child Care	435	180	255
	Substance Abuse Treatment	242	43	199
	Mental Health Care	194	100	94
	Housing Placement	204	120	84
	Life Skills Training	435	300	135
	Primary Health Care	435	32	403
Sub-Populations	Chronic Substance Abusers	242	47	195
	Seriously Mentally Ill	194	103	97
	Dually-Diagnosed	97	[2]	97
	Veterans	19	--	19
	Persons with HIV/AIDS	15	4	11
	Victims of Domestic Violence	363	58	305
	Ex-offenders	73	26	47
	Youth	40	22	18

[1] In addition to the inventory designated for a subpopulation, there are also general population beds that serve many of the same subpopulations.

[2] There are no beds specifically designated for dually diagnosed homeless. The beds they do occupy have been split between beds for the mentally ill and chronic substance abusers.

3. SPECIAL POPULATIONS

a. Introduction

This section of the Consolidated Plan looks at the needs of special populations including persons with mental illness, persons recovering from drug or alcohol abuse, those with mental retardation and developmental disabilities, persons with AIDS, those with physical disabilities and the frail elderly. In addition to these special conditions, or often as a result of them, the persons are likely to be low or moderate income. Narrative about each of these groups is provided below.

b. Persons With Mental Illness

According to the Alcohol, Drug Addiction and Mental Health Services Board (ADAMHS), persons with serious mental disabilities have a chronic mental illness which is distinguished by diagnosis, duration and degree of impairment in daily functioning. For our purposes, those individuals in need of housing placement include the groups of individuals who have a diagnosis of schizophrenia, bipolar disorder, or other major mental illness. The Montgomery County ADAMHS Board serves over 4,000 adult individuals with serious mental disabilities, through the community mental health centers. Many mentally ill individuals have difficulty in both obtaining and in maintaining employment. Thus, individuals with a mental illness are almost always classified as having very low income resulting in great difficulty in obtaining affordable housing that is safe, clean and sanitary.

To meet the housing needs of persons with mental illnesses that need supportive services to be stable and lead productive lives, the ADAMHS Board and its various agencies provide housing alternatives.

The housing options range from semi independent apartment units to institutional facilities for the mentally ill. See Appendix F for definitions of housing types. Approximately 700 are currently housed in these combined housing options. (See Table D)

Data reported to the ADAMHS Board indicates a current waiting list of 150 adult mentally ill clients who need housing. The housing needs of these individuals range from independent apartments to 24 hours per day supervised Adult Care Facilities (group homes or residential care facilities (rest homes). Many of these individuals have been on the waiting list for 2 ½ years. The greatest demand is for independent apartments. Numerous individuals, both off and on the waiting list, are living in substandard housing which contributes to the vulnerability of an already vulnerable group of individuals. Many of these individuals have minor children who are sharing unsafe and unsanitary living arrangements with their parents.

CHARACTERISTICS OF THE MENTALLY ILL SERVED BY THE ADAMHS BOARD FOR MONTGOMERY COUNTY

SEX	
Male	44%
Female	56%

RACE/ETHNIC ORIGIN	
White	57%
African American	42%
Asian	0%
Hispanic	0%
Native American	0%
Other	2%

EMPLOYMENT STATUS	
Employed full or part-time	15%
Not employed, but able to work	35%
Retired	3%
Student	28%
Homemaker	7%
Disabled and unable to work	7%
Unknown	5%

EDUCATIONAL STATUS	
8th grade education or less	16%
Some high school	17%
Completion of high school or GED	30%
Trade or technical school	2%
Some college	11%
College education, 2 year, 4 year	4%
Graduate courses/degree	9%
Education unknown	5%

PRIMARY SOURCE OF INCOME	
Supplemental Security Income (SSI)	10%
Social Security Disability Income (SSDI)	5%
No income	45%
Supported by families or friends	12%
Other entitlements, i.e., ADC, GR, etc.	7%
Wages	14%
Other	7%

A 2002 Census of SMD Adults showed a need for 935 housing units in addition to those that were currently in the system. New housing units have been developed since that time; however, the number of SMD persons in treatment in Montgomery County has increased more, thus out-pacing the acquisition of new units. The need for housing is as great now if not greater than in 2002 due to the increase in persons in treatment in the community.

The statistics show that as individuals with disabilities age, there is a greater need for housing. As clients age, so do their care givers, causing a decrease in their ability to provide support and assistance; therefore, the need for housing alternatives rises. Until the number of housing units increases to address the needs, the need to provide support services to the individual, as well as the care giver, is needed. The people in most need are elderly parents of adult sons and daughters between the ages of 25 and 60 years of age or older who still live at home. Other groups include: families with a single head of household, adults and children who are non-ambulatory, or multi-handicapped (with or without families), and adults who are dually diagnosed. Support services would include: flexible respite services for elderly parents caring for their children at home, transportation for all segments of the population and day care for children and adults while parents or care providers work.

TABLE D

EXISTING HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

	Types of Housing	Providers	Number of Residents/Households Served by Location of Units			
	Financially Supported Independent Housing		***City of Dayton***	***City of Kettering***	***Balance of County***	***Total Montgomery County***
a.	Rental Subsidies	Eastway Corp.	173	36	56	265
b.	Scattered site project based units	Miami Valley Housing Opportunities, Inc. (MVHO)	74	0	144	218
		Shelter + care tenant-based rental subsidy	158	12	105	275
c.	Apartment with on-site support	Eastway Corp. & MVHO	36	8	22	66
d.	Apartment without on-site support	Eastway Corp.	0	0	8	8
e.	Foster care and adult care homes	Eastway Corp. Through contracts with operators	88	0	8	96
f.	Agency operated group living	Places, Inc.	12	0	24	36
		Eastway Corp.	0	12	0	12
	Homes for aged/rest homes	Eastway Corp. through agreements with agencies/operators	21	0	0	21

Source: The Alcohol, Drug Addiction and Mental Health Services Board of Montgomery County.

c. Persons Suffering From Substance Abuse

Though there are thousands of persons who abuse substances in Montgomery County, most are in need of treatment services that go beyond housing. Substance abuse treatment within a residential setting is in high demand and for those who are low income such treatment is scarce or unavailable.

The lack of inpatient drug/alcohol treatment for the indigent and aftercare services has many ramifications on the community. Crime, joblessness, family disintegration and health problems can result as well as entry or re-entry into the emergency shelter system.

Needs of the mentally ill and substance abusing population include:

- A full continuum of group home services that are accessible to the mentally ill and those recovering from substance abuse.

- Subsidies that allow people, especially the mentally ill, to choose where they live and the services they receive.

During the next five years, the ADAMHS Board anticipates that the number of persons who are chemically dependent or who abuse substances will remain consistent or increase.

A portion of these persons may need halfway housing and transitional housing.

d. Persons with Mental Retardation and Developmental Disabilities

The Montgomery County Board of Mental Retardation and Developmental Disabilities monitors the residential needs and oversees residential support services for persons with Mental Retardation and Developmental Disabilities in Montgomery County. The Board is the provider of day programs for early intervention and adult services, provides intake and referral for special needs population in the public schools, provides residential settings and supports and works with families who have their individual living with them at home. In the residential realm, both housing and funds for services must be identified and committed for long-term residential placement. The challenges facing this agency include finding the resources for a continually growing list of persons needing services.

Although the passing of new legislation allows county boards to become Medicaid Administrative Authorities and therefore increases opportunities to receive federal funds, the legislation alters the waiting list priorities, thus challenging local county boards with meeting needs of individuals who are in specific situations, first. For example, Montgomery County has identified 325 individuals who are currently living with caregivers who are over the age of 60, in most cases parents. The county board must give priority to these individuals when they request a new residential setting and, of course, in the case of an emergency.

In the agency's planning process, the following trends are influencing the considerations:

- Aging caregivers of persons with developmental disabilities
- Increased numbers of children needing residential services
- Planning for children aging out of eligibility for Montgomery County Childrens Services
- The closing of a state-operated developmental center

The current numbers of individuals on the Waiting Lists are as follows:

- Residential Waiting List =116.
- Emergencies = 33.
- Service Substitution (persons not living in the least restrictive environment) = 283.
- Aging Caregiver = 325.

The Medicaid program accessed to provide supports for individuals does not pay for housing. The state or local entity must find funds with which to purchase properties and collaborate with local housing agencies to identify existing and create new affordable housing options for the many persons who will be served. The Ohio Department of Mental Retardation and Developmental Disabilities Capital Assistance Program has helped the Montgomery County Board of MRDD contract for funding the development of 30 units for Supported Living in the county since 1991. In the 1970's and 1980's, Licensed Group Home Development was funded entirely by the State of Ohio, out of which 14 were created and still exist in Montgomery County, and in the same decades, 9 federally funded ICF-MR homes were established in Montgomery County.

The Capital Assistance Program is the only method of development of housing currently available through the Ohio Department of MRDD. This program funds only 75% of the cost of the purchase of a home, up to the allocated amount granted to the county in any given biennium. The remaining 25% must be identified and committed locally. The county board must coordinate the creation of settings, budgets for the residential placement, identify local funding match and work with individuals' and families' choices of where and with whom the person will live and who will care for them. The Montgomery County Board of MRDD has matched all of the funding of the Supported Living home purchases with the exception of two homes which were matched from funds given by the Brighter Tomorrow Foundation.

Property management, including holding title to and maintaining, under mortgage contract, is contracted to Miami Valley In-Ovations, Incorporated, "MVIO", a nonprofit housing agency. MVIO has drawn from Montgomery County Community Development's HOME and CDBG Funds for 3 projects including 2 renovations and the building of an Emergency Shelter. More projects of these types are anticipated. As funds from the State dwindle, nonprofit housing agencies such as MVIO will increasingly rely on creative source financing to develop housing to meet growing needs not only for procurement but also for rent subsidies.

TABLE E

HOUSING OPTIONS FOR PERSONS WITH MENTAL RETARDATION & DEVELOPMENTAL DISABILITIES

# UNITS	MONTGOMERY COUNTY	DAYTON	KETTERING	BALANCE OF COUNTY
Supported Living (1-4 Persons)	78	15	4	59
Group Homes (5-12)	14	0	2	12
Large Facilities (36)	2	0	0	2
Institutions (90-100+)	2	0	0	2
Emergency Shelter	1	0	0	1

e. Persons with AIDS

According to AIDS Resource Center Ohio (ARC Ohio, formerly AIDS Foundation Miami Valley) there are approximately 877 known persons with HIV and/or AIDS in Montgomery County. Of these, about 300 or 34% have a housing need. In addition, ARC Ohio estimated that up to 615 individuals in Montgomery County may be HIV infected but not yet diagnosed and/or reported. This figure is further emphasized when looking at two additional demographics where new HIV/AIDS cases are demonstrating the highest incidence. More than 36% of the County's residents are 20-44, the age group in which AIDS is one of the leading killers in the United States. Forty-three percent (43%) of Dayton residents, and 20% of Montgomery County residents are African American. These statistics are reflected in the ARC Ohio's client population, which, in 2002, included 43% African American and other racial minorities, and 32% age 35 or younger. More than 52% of ARC Ohio clients have annual incomes of less than $10,000. Seventy-three percent (73%) receive one of more forms of public assistance, with an average Social Security Income of $550 per month. Fair market value for a one-bedroom apartment within the region, not including utilities, is $ 497 per month, or 90% of income. Lack of suitable housing is indicated by documenting frequency of requests for short-term rent, mortgage and utility assistance; and for help locating housing.

Clients without housing resources are most often homeless due to past drug use, criminal history, and/or evictions. Due to this fact, local housing programs have proven inadequate in meeting the needs of persons living with HIV and/or AIDS. Clients are assisted through intensive case management until suitable housing is located.

f. Persons with Physical Disabilities

The 2000 Census indicates that there are 25,523 persons over the age of 5 with physical disabilities living outside of institutions in the balance of Montgomery County. How many of these individuals have a housing need is not known; however, the Access Center for Independent Living receives calls for accessible housing regularly. That office maintains a list of affordable and accessible housing and notes that a majority of the apartments have a 1-3 year waiting list.

Appropriate support services are necessary for many disabled persons so they may live in independent units. Without such assistance, many are forced to live in nursing homes or less desirable alternatives.

Modifications to existing units to increase accessibility and construction of new accessible units are clearly needs for this population.

g. The Elderly

In Montgomery County as a whole, the 2000 Census shows 13.7% of the population was over 65 years of age. This is a total of 76,697 persons or a 7% increase since 1990. The breakdown of the over 65 age group for Montgomery County excluding Dayton and Kettering is as follows:

MONTGOMERY COUNTY

Age Groups	1990	2000
65-84	36,128	41,046
85 and older	3,633	5,193
Total	39,761	46,239

Housing needs identified by senior citizens as well as providers include the following:

1. Affordable housing in or within close proximity to their present neighborhood with rents in the $300 per month range.

2. Better maintenance of the existing housing stock which should be adapted to the needs of the elderly in features and designs. There is a need for wheelchair accessible housing.

3. Safe housing in sound neighborhoods in decent conditions.

4. Increased service choices as well as accessibility to them. Needed services include meals, homemaker services and rent subsidy.

The need for additional housing units is also reflected in the waiting lists at the elderly federally subsidized housing complexes throughout the County. Of the elderly federally subsidized housing units available in the balance of County, all are occupied and many have long waiting lists.

Waiting lists also exist at the privately owned housing developments that offer a whole variety of housing alternatives. The issue at these establishments is the difficulty in matching the person's needs with the unit or bed available. Appendix G provides an inventory of long term care facilities in Montgomery County. Table F provides a listing of senior housing options in the County.

Within the elderly population, there is a group defined as frail; those elderly who may be in poor physical condition, have low or limited incomes, may live alone, and whose support system, if any, is limited. According to statistics from the 2000 Census, there were 5193 persons 85 years of age and older and 12,211 balance of County residents over 65 years of age who lived alone, while 2,626 individuals over 65 reported income below the poverty level.

The Senior Information services (SIS) gives the elderly access to information on program, agencies, and services that address their needs. SIS, a program of the Senior Resources Connection, is a service available 8:30 - 5:00 Monday through Friday. While SIS has succeeded in providing information to seniors and their families, it has also identified

existing levels of unmet needs. The SIS records detailed information from callers including demographic information, type of request, and the ZIP code of origin. The service then makes follow up calls to a sample of previous callers to determine if their specific needs have been met. Unmet needs are categorized and reported regularly. However, while the number of calls is broken down by ZIP code, unmet needs are not recorded by area or location. From the calls received, it was determined that the greatest need is for transportation, primarily to medical appointments. The second greatest need is in the area of homemaker services and the third is for housing in areas outside the City of Dayton.

Elderly homeowners face problems with housing expenses, repair costs, household maintenance and lack of companionship.

TABLE F

MONTGOMERY COUNTY SENIOR HOUSING OPTIONS
OTHER THAN DAYTON

FACILITY NAME, ADDRESS AND PHONE #	*TYPE*	*CAPACITY*
Bethany Lutheran Village 6445 Far Hills Avenue Centerville, Oh 45459 433-2110	AL	63
Bethany Lutheran Village 6445 Far Hills Avenue Centerville, Oh 45459 436-6850	IL	312
Brighton Gardens by Marriott 6800 Paragon Road Centerville, Oh 45459 438-0054	AL	104
Brook Court 700 Pleasant Court Brookville, Oh 45309 833-2419	I/S	40
Brookview Place 4032 N. Main Street Dayton, OH 45405 276-3972	I/S	212
Canterbury Court 450 N. Elm Street West Carrollton, Oh 45449 859-1106	I/S	150
CareMore Assisted Living 1962 W. Alex Bell Road Centerville, OH 45459	AL	5
CareMore Assisted Living 100 S. Village Drive Centerville, Oh 45459 433-3304	AL	5
Covenant Manor 4951 Covenant House Drive Dayton, OH 45426 854-4596	I/S	50
Englewood Square 150 Chris Drive Englewood, OH 45322 836-4117	I/S	41
Franciscan at St. Leonard 8100 Clyo Road Centerville, OH 439-7152	I/S	128

TABLE F

MONTGOMERY COUNTY SENIOR HOUSING OPTIONS
OTHER THAN DAYTON

FACILITY NAME, ADDRESS AND PHONE #	*TYPE*	*CAPACITY*
Franciscan at St. Leonard 8100 Clyo Road Centerville, OH 439-7152	I/Cottages Homes	260
Franciscan at St. Leonard 8100 Clyo Road Centerville, OH 439-7152	AL	
The Gables at Singing Woods 140 E. Woodbury Drive Dayton, OH 45415 274-1400	AL	68
Grace Brethren Village 1010 Taywood Road Englewood, OH 45322 836-4011	AL	33
Grace Brethren Village 1010 Taywood Road Englewood, OH 45322 836-4011	I/Cottages	74
Haborside Health Care 101 Mills Place New Lebanon, OH 45345 687-1331	AL	6
Heartland of Oakridge 450 Oakridge Blvd. Miamisburg, OH 45342 866-8885	AL	50
Kettering Park Manor Woodman & Paragon Avenue Kettering, OH 45420	I/S	24
Laurelwood Assisted Living 3797 Summit Glen Drive Dayton, OH 45449 436-6155	AL	115
Lincoln Park Manor 694 Isaac Prugh Way Kettering, OH 45429 297-4300	AL	
M.L. Gabriel Commons 3300 Shiloh Springs Road Trotwood, OH 45426 854-0982	I/S	40

TABLE F

MONTGOMERY COUNTY SENIOR HOUSING OPTIONS
OTHER THAN DAYTON

FACILITY NAME, ADDRESS AND PHONE #	*TYPE*	*CAPACITY*
Mad River Manor 5580 Burkhardt Road Dayton, OH 45431 254-1715	I/S	75
Madrid Estates 221 Fox Grove Centerville, OH 45458 434-6410	I/S	100
Maria Joseph Living Care 4830 Salem Avenue Dayton, OH 45416	AL	189
Martin Luther Manor 1453 Liscum Drive Dayton, OH 45418 263-1628	I/S	50
McKamey Assisted Living 5136 Bigger Road Kettering, OH 45440 434-8356	AL	8
Mercy Siena Springs II 6215 N. Main Street Dayton, OH 45415 274-7490	I/S	35
Miamisburg Manor, Ltd. 15 W. Ferry Street Miamisburg, OH 45342 859-1944	I/S	50
Oak Creek Terrace 2316 Springmill Road Kettering, OH 45440 439-1454	AL	17
Outlook Pointe at Centerville 8630 Washington Church Miamisburg, OH 45342 291-3211	AL	116
The Pines of Shiloh 5205 N. Main Street Dayton, OH 45415 276-5811	AL	12
St. Leonard Center LTD. Partnership 8400 St. Francis Drive Centerville, OH 45458 439-7110	I/S	100

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TABLE F

MONTGOMERY COUNTY SENIOR HOUSING OPTIONS
OTHER THAN DAYTON

FACILITY NAME, ADDRESS AND PHONE #	*TYPE*	*CAPACITY*
Sterling House of Beavercreek 3839 Indian Ripple Road Beavercreek, OH 45440 431-0455	AL	
Sterling House of Englewood 350 Union Blvd. Englewood, OH 45322 832-8500	AL	
Sterling House of Washington Township 8130 Miller Farm Lane Dayton, OH 45458 291-9800	AL	42
The Suites at Walnut Creek 2501 Keystone Club Drive Dayton, OH 299-0194	AL	42
Sunrise Assisted Living of Oakwood 1701 Far Hills Avenue Dayton, OH 45419 294-1772	AL	11
Sycamore Glen Health Center 2175 Leiter Road Miamisburg, OH 45342 384-4300	AL	20
Sycamore Glen Retirement Community 317 Sycamore Glen Drive Miamisburg, OH 45342 866-2984	IL	135
The Terraces 150 West Dorothy Lane Kettering, OH 45429 299-8866	I/S	101
Vandalia Village Apartments 860 South Dixie Drive Vandalia, OH 45377 890-8474	I/S	76
Village Park Ltd. 6747 Brandt Pike Huber Heights, OH 45424 236-3819	I/S	41

TABLE F

MONTGOMERY COUNTY SENIOR HOUSING OPTIONS
OTHER THAN DAYTON

FACILITY NAME, ADDRESS AND PHONE #	*TYPE*	*CAPACITY*
Villas of BrookHaven 1 Country Lane Brookville, OH 45309 833-4006	I	21
Walnut Creek Terrace 2505 Keystone Club Drive Dayton, OH 299-0194	IL	15
Waterford House 7847 Lois Circle Dayton, OH 45459 435-5269	I	
10 Wilmington Place 10 Wilmington Place Dayton, OH 45420 253-1010	AL	58
10 Wilmington Place 10 Wilmington Place Dayton, OH 45420 253-1010	IL	163

KEY: I - Independent
I/S - Independent/Subsidized
AL - Assisted Living
SH - Shared Living

h. Lead-Based Paint Needs

The U.S. Department of Health and Human Services has declared lead the number one environmental threat to children, and Healthy People 2010 identified environmental quality as one of the Leading Health Indicators. The Leading Health Indicators reflect the major public health concerns in the United States, with income and education having significant influence. In the mid-1990s, approximately 890,000 children had too much lead in their bodies (as reported in the third National Health and Nutrition Examination Survey, 1997) and 64 million homes lead-based paint (according to the EPA's Report on the HUD National Survey of Lead Based Paint in Housing, April 1995). Lead –based paint (predominantly lead dust) in housing was considered the primary source of exposure. Most lead ingestion occurs through normal hand-to-mouth behaviors, not the consumption of paint chips. Lead paint dust presents a largely invisible but greater overall problem. It is now estimated that 434,000 (per 1999-2000 Centers for Disease Control (CDC) children have elevated blood lead levels, and the number of housing units with lead-based paint has decreased to 38 million. Although lead was banned from residential paint in 1978, millions of older homes contain some lead-based paint, with roughly 20 million homes having conditions that are likely to expose families to unsafe levels of lead.

Lead poisoning has been medically documented to cause severe health related illnesses in children under the ages of 72 months and to pregnant women and their fetuses. Some of the more common effects of lead poisoning are irritability, nausea, fatigue, attention deficit hyperactivity disorder, upset stomachs, lower I.Q.s and, in the most severe cases, death. However, many times children are asymptomatic, remaining active, sleeping well, eating well, etc., and children may be poisoned for an extended period of time before receiving medical intervention, such as chelating agents. The cost related to screening a child for lead poisoning is minimal compared to the costs for managing and treating, and the long-term costs to the child related to physical growth, social interaction, emotional well-being, and the psychological/mental aspects of the child. Additional research is currently underway regarding the association between lead poisoning and juvenile delinquency. A study by the University of Pittsburgh found that juvenile offenders had a much higher concentration of lead in their bones compared to their counterparts who were not in trouble with the law.

The National Center for Lead-Safe Housing estimates that 90% of homes built before 1940 are at risk, 80% of homes built from 1940-1959, and 62% of homes built from 1960-1979, for lead-based paint hazards. According to 2000 Census data, in Montgomery County, including the cities of Dayton and Kettering, 40,522 housing units or 16.3% of the total housing units were built in 1939 or earlier. An additional 75,410 housing units or 30.4% were built during the period 1940-1959. From 1960-1979, 92,192 housing units were constructed, representing 37.1% of the total housing units. Only 40,319 or 16.3% of the total housing units in Montgomery County were built after 1979. In Dayton exclusively, almost 90% of all housing units could be affected.

Lead poisoning occurs disproportionately to children in low income households. Recent studies have shown that more than 16% of young children from low-income families had lead levels in their blood above the level of concern set by the CDC, compared with only 1% of young children from high income families. Infants and children living in poorly maintained older housing in inner-cities are typically at higher risk for lead poisoning. The cost to eliminate hazards in 38 million homes is $2.4 billion; the benefits are $110-319 billion based on IQ levels, earnings, etc., or $723,000 per child (discounted 2000 dollars for each year's group of $3.8 million two-year old children). Also, new research has indicated that the amount of lead that can lead to developmental problems is far lower than the CDC-imposed legal limits (ten micrograms per deciliter) and that the number of affected children might jump to 15 million.

The Ohio Department of Health (ODH) has a tracking system and database called STELLAR which uses zip codes for geographic differentiation. When a child has been screened by a physician, this information is sent to ODH. ODH collects this data which is sent to the local health district to input into STELLAR. The Health District, who is under contract with ODH through a grant from the CDC, then conducts an investigation to determine how a child with an elevated blood lead level might be getting poisoned. This investigation includes a questionnaire and testing of deteriorated paint surfaces. Montgomery County has conducted 31 EBL investigations during the period of 2001-May 2003.

Montgomery County has estimated that approximately 115,236 or 76% of all units occupied by low income households may contain lead-based paint. The County's goal for the five-year strategy is to reduce or eliminate lead-based paint hazards and aid in the prevention of childhood lead poisoning. The County's approach for achieving the aforementioned objectives will be reached by continuing to work with the Miami Valley Lead Poisoning Prevention Coalition, the partners in the Lead Hazard Control grant, and through the fostering of collaborations with other public and private agencies and organizations who are concerned about this issue. This includes such agencies as Dayton Public Schools, Head Start, SCOPE (a community action agency) and local hospitals. Lead Hazard Control grant partners include the City of Kettering, CityWide Development Corporation, COUNTY CORP, Combined Health District, and the City of Dayton. These partners first come together to work on this issue in 1995 when Montgomery County submitted an application for funds through HUD's Office of Lead Hazard Control. This application was for $4.9 million dollars; these funds were not fully disbursed until December 2000. Over 200 housing units were made lead safe.

Activities completed under that grant included the following: evaluating neighborhoods that contain the oldest housing, lowest income and most children under the age of 72 months; providing funding for lead hazard control to nonprofit agencies that rehabilitate very low and low income housing; distributing educational materials to a wide variety of institutions, including daycare centers, schools, and churches; and providing outreach services to families who are participating in the program. That grant enabled the Health District to hire the appropriate personnel and purchase equipment, such as XRF machines, and to develop a database for testing and controlling lead hazards. The County

recently applied for additional funds through the Office of Healthy Homes and Lead Hazard Control, and has been awarded a grant in the amount of $1,296,000. This funding is for the period of February 1, 2003-July 31, 2005. The County has committed to making a minimum of 134 housing units lead-safe.

Interdepartmental and general cooperation among public and private agencies has occurred in order for the lead hazard control strategy to be successful. The County believes that through this cooperation, these agencies have been able to make important strides toward their goal of making affordable lead-safe housing available for everyone in the area. Through the implementation of this Round 10 grant, and through the partnering of federal funds such as CDBG and HOME, it is possible to leverage the funds and be able to address additional housing units. It is critical that lead procedures be incorporated into assisted housing maintenance, finance and rehabilitation. This protects children and ensures the viability of low-income housing.

E. HOUSING MARKET ANALYSIS

1. GENERAL CHARACTERISTICS

Montgomery County, excluding the cities of Dayton and Kettering, is an area consisting of 28 units of government. Unincorporated townships, small villages and moderate-sized cities make up the suburban and rural areas of the County. Approximately 335,000 persons reside in about 144,000 housing units in these jurisdictions. (See Table G)

Available social and demographic data help draw a profile of the County.

Since 1990, the population in the County has grown by 1.3%. One significant aspect of the population growth is the increase in the number of elderly. Between 1990 and 2000, the 65 to 84 age group increased 20% while the 85 and over group grew 43%. The population that is 65 and over now comprises 14% of the County total.

Non-white persons represented 10% of Montgomery County's population in 1990 and about 15% in 2000.

Total Population By Race 2000
Balance Of Montgomery County

White	284,651
Black	38,407
American Indian	653
Asian, Pacific Islander	5,590
Other	6,080

The income of area residents is an important demographic factor. In 2000, there were 116,837 low and moderate-income persons in the balance of Montgomery County or 35% of all households. This is a 21% increase from 1990 when there were 92,708 persons in this category or 29% of the total.

The median family income in the Dayton MSA* has been very close to the national median. For Montgomery County as a whole, the median was $50,071 in 2000, slightly below the MSA of $50,965. According to the U.S. Department of HUD, the median family income for the Dayton MSA in the year 2003 is $57,700. Current figures for the County only are unavailable.

Unemployment for Montgomery County, excluding Dayton and Kettering, was 6% in March 2003 according to the Bureau of Employment Services.

According to the 2000 Census, the County excluding Dayton and Kettering experienced an 8% growth in housing units from 1990 to 2000, increasing from 133,354 to 144,186. Of the 144,186 year round housing units counted for the 2000 Census in the County, about 8023 were vacant. The bulk of all occupied units were owner-occupied (70%).

***MSA means Metropolitan Statistical Area. The Dayton MSA consists of Montgomery, Greene, Miami and Clark Counties.**

TABLE G

MONTGOMERY COUNTY POPULATION

Reported by the United States Census

TOWNSHIPS	1990	2000	# CHANGE	% CHANGE
Butler	8,634	8,382	-252	-2.9
Clay	3,934	3,790	-144	-3.6
German	2,796	2,946	150	5.3
Harrison	26,026	24,303	-1,723	-6.7
Jackson	2,673	2,610	-63	-2.3
Jefferson	8,652	6,787	-1,865	-21
Miami	22,866	26,104	3,238	14
Perry	3,637	3,587	-50	-1.3
Washington	25,527	29,967	4,440	17
TOTALS	*104,745*	*108,476*	*4,286*	*3.7*
MUNICIPALITIES	1990	2000	#CHANGE	%CHANGE
Brookville	4,621	5,289	668	14
Centerville	21,082	23,024	1,942	9
Clayton	13,525	13,347	-178	-1.3
Dayton	182,044	166,179	-15,865	-9
Farmersville V.	932	980	48	5
Englewood	11,432	12,235	803	7
Germantown V.	4,916	4,884	-32	-1
Huber Heights	38,686	38,177	-569	-1.4
Kettering	60,569	57,502	-3,067	-5
Miamisburg	17,834	19,489	1,655	9
Moraine	5,989	6,897	908	15
New Lebanon	4,323	4,231	-92	-2.1
Oakwood	8,957	9,215	258	3
Phillipsburg	644	628	-16	-2
Riverside	25,248	23,545	-1,703	-7
Trotwood	29,358	27,420	-1,938	-7
Union	5,501	5,574	73	1
Vandalia	13,882	14,603	721	5.1
W. Carrollton	14,403	13,818	-585	-4
TOTALS	*463,946*	*447,037*	*-15,438*	*-3.3*
COUNTY TOTALS	*573,809*	*559,062*	*-14,747*	*-2.57*

Note: Due to overlapping political boundaries, the numbers listed for municipalities and townships cannot be combined to achieve the County total. The County total is listed separately here.

c bert 03popcensus us

Probably the single most critical factor affecting the housing stock of the County has been the suburbanization of the Dayton metropolitan area over the last several decades. Although the greatest bulk of that growth took place before 1980, a still increasing number of households has continued to fuel the demand for housing units. The number of households in the County grew by 7% from 1990 to 2000. Family households grew at a much smaller rate than non-family households but in 2000 still comprised nearly 70% of all households.

Among family households, growth occurred in those headed by a single parent, but overall declines were found in other families with children. Non-family households increased by 26%.

The private development community has addressed well the market rate demand for housing. The needs of lower income households, however, have required special attention in our area, as well as in other communities across the country. The Federal government has provided programs and funding in various descriptions and amounts since World War II, which the County has utilized. (Appendix E provides an inventory of public and federally-assisted housing developments in the County).

In Montgomery County, however, the Board of County Commissioners has moved beyond the use of only Federal funds to develop affordable housing. In 2000, they renewed a ten-year commitment of $1 million per year to support development of lower income housing throughout the whole County. County Corp, a non-profit agency administering many other County housing programs, administers these funds, known as the Housing Trust.

In addition to the Housing Trust, the County will use its CDBG and HOME programs to continue its housing effort to address not only low income housing needs, but the needs of homeless and special populations as well.

Coordination with other housing providers and housing-related agencies has been a cornerstone of the County's efforts in the past and this cooperation will continue to grow as this Consolidated Plan is implemented.

- **Unit Cost**

The cost of housing continues to increase in Montgomery County.

Affordable rental units are at a premium in our area for lower income renters. The 2000 Census data indicates a median household income for renters in the County at $25,285. That means affordable rent plus utilities at 30% of income would be only $630; for those working at the minimum wage earning $5.15 per hour, affordable rent is only $268. An SSI recipient can afford no more than $164. Current fair market rents by number of bedrooms indicate the wide divergence between what many households can afford and what they have to pay:

TABLE H

*AREAS OF LOW-INCOME CONCENTRATION**

Jurisdiction	Neighborhoods	2000 Census
City of Riverside	Avondale	53.8
	Floral Park	74.0
	Riverside Terrace	66.4
	Woodman/35	61.7
	Avondale North	73.1
	Avondale South	60.5
Jefferson Township	Taft Davenport	75.0
	Ridgewood Heights	67.4
	Union/35	77.3
City of Trotwood	Drexel	69.4
	Crown Point	69.6
	Salem Village	65.9
	Townview	67.1
	Stanley Acres	79.8
	Olive/Denlinger	64.6
	Union/Olive	52.7
	Wolf Road	64.2
Miami Township	Hillview North	66.5
	Lamme Road	54.6
City of West Carrollton	Old Downtown	52.3
City of Miamisburg	Market Square	52.1
	Orchard Hill	63.5
Harrison Township	Ft. McKinley	54.1
	Northridge East	58.9
	Northridge West	59.2
	Ome Gardens	65.7
	North Riverdale	63.4
City of Moraine	Haverstick	51.0
	Dryden Road	52.0
City of Huber Heights	Troy West (SouthWest)	63.0
Butler Township	Murlin Height	54.1
Clay Township	Clay Township	52.4
New Lebanon	Johnsville Road	51.1

*These neighborhoods have 51% or more of the households with incomes below 80% of the median household income for the Dayton SMA.

TABLE I

MONTGOMERY COUNTY
AREAS OF MINORITY CONCENTRATION

Place	White	Minority	% minority
Brookville	5,221	68	1.3
Centerville	21,258	1,681	7.3
Clayton	11,631	1,770	13.2
Farmersville	972	128	11.6
Englewood	11,318	859	7.1
Germantown	4,812	926	16.1
Huber Heights	32,401	5,206	13.8
Miamisburg	18,699	869	4.4
Moraine	6,175	754	10.9
New Lebanon	4,166	122	2.8
Oakwood	8,976	246	2.7
Phillipsburg	619	17	2.7
Riverside	21,532	2,173	9.2
Trotwood *	10,600	16,833	61.4
Union	5,396	211	3.8
Vandalia	14,301	628	4.2
W. Carrollton	12,794	1,123	8.1
Butler Twp.	8,022	311	3.7
Clay Twp.	3,736	94	2.4
German Twp.	2,916	32	1.1
Harrison Twp.*	16,510	7,405	30.4
Jackson Twp.	2,557	36	1.3
Jefferson Twp. *	2,921	3,773	55.9
Miami Twp.	23,219	2,273	8.8
Perry Twp.	3,537	19	0.5
Washington Twp.	20,054	1,915	8.6
TOTAL	**274,343**	**49,472**	**18.0**

* Areas marked with an * are considered areas of concentration; they have a percentage of minority population that is larger thatn the total for the Balance of County.

Montgomery County 2000 Fair Market Rents by # of Bedrooms				
Zero	One	Two	Three	Four
$410	$459	$585	$755	$848

The cost of owner-type housing has also risen significantly. According to the 2000 Census between 1990 and 2000 the value of an owner-occupied unit appreciated 49%, from $64,200 to $95,900. The following figures present the data available from the DABR for the average price for the last three years for houses sold:

	New Housing	Existing Housing
2000	$214,786	$118,495
2001	208,463	122,259
2002	214,185	124,489

It is clear from these statistics that a large segment of the County's population is precluded from home ownership without substantial subsidy to make units affordable.

- **Housing Condition**

Although there is no current countywide data which accurately presents the conditions of the total housing stock, there are a few sources of data which can be used as indicators of housing conditions in Montgomery County.

A 2002 informal survey of County jurisdictions gathered data on housing condition for the 30 CDBG target areas. According to the estimates supplied by representatives of those jurisdictions there are 3581 units in need of minor repair, 866 units in need of major repair and 212 units which should be demolished. The diversity of methods used to make these assessments plus the fact that the survey covered only a portion of the County makes these numbers very conservative. They do indicate, however, the significant housing condition problems throughout the County and the need for more effective code enforcement.

Since 1980, COUNTY CORP has funded rehab of over 2100 owner and renter occupied units in the County just through general and exterior rehab programs. (Table I) The demand for such programs continues, especially in lower income target areas.

In fact, there is not accurate data for determining housing condition for all the County's townships, villages and small cities. However, the continuing demand for rehabilitation loans and grants, the clear indication from local jurisdictions that they see much housing deterioration and their view that more effective code enforcement is needed, all combine to show that substandard housing conditions remain a serious problem.

COUNTY CORP
CUMULATIVE EXPENDITURES
THROUGH SEPTEMBER 30, 2000

TARGET AREA	REHAB LOANS	LEAD-BASED PAINT	OTHER AGENCY LOANS	DP&L VECTREN GRANTS	DOWN PAYMENT ASSISTANCE	RENTAL REHAB	EMERGENCY ASSISTANCE	DEMOLITION	CODE ENFORCEMENT	HOMESTART PURCHASE & REHAB	STEP BY STEP	URBAN HOMESTEAD LEASE/PURCHASE PURCHASE/REHAB	NEW CONSTRUCTION	EXTERIOR REHAB & PAINT	CUMULATIVE TOTAL
NORTHRIDGE EAST	(29) $273,054		(9) $64,650	(1) $706	(2) $3,650	(1) $7,500	(29) $31,203	(3) $1,870				(3) $183,078		(51) $4,044	(128) $569,755
NORTHRIDGE WEST	(2) $46,050			(1) $750	(1) $2,500		(1) $921								(5) $50,221
NORTHWOOD							(1) $680								(1) $680
MIAMISBURG	(56) $668,141	(5) $82,287	(10) $144,120	(4) $4,785	(9) $22,500	(52) $260,880	(16) $18,253							(194) $16,485	(346) $1,237,451
TOWNVIEW	(153) $2,113,916	(7) $25,959	(108) $1,873,291	(51) $45,990	(9) $21,500	(69) $508,187	(120) $113,692	(41) $33,738	(1154) $127,341	(68) $2,852,464		(97) $1,484,530		(196) $35,571	(2073) $9,236,179
WEST CARROLLTON	(37) $329,381		(9) $99,564	(1) $545	(5) $11,500	(15) $83,000	(11) $15,642	(2) $6,900						(108) $39,702	(188) $586,234
SALEM VILLAGE	(56) $638,272	(27) $167,421	(50) $789,625	(37) $46,896	(11) $27,500	(10) $79,673	(25) $34,054	(3) $3,595	(620) $74,141	(17) $775,412		(59) $1,868,555		(70) $14,327	(985) $4,537,471
TROTWOOD	(32) $326,137	(1) $16,250	(8) $105,700		(4) $16,215	(7) $43,014	(7) $13,237								(59) $520,553
CROWN POINT	(12) $176,670		(1) $1,142	(6) $10,872		(2) $13,500	(10) $15,823	(9) $9,180	(1) $64	(1) $47,992					(42) $275,363
RIDGEWOOD HEIGHTS	(39) $615,782	(2) $13,540	(5) $52,916	(11) $9,604	(2) $4,150	(2) $16,680	(23) $31,566	(48) $44,488		(2) $80,278		$6,823	(3) $286,224	(88) $53,410	(205) $1,215,461
AVONDALE	(30) $525,153	(8) $86,961	(3) $18,228	(12) $14,769	(11) $31,496		(24) $31,137	(1) $3,800	(259) $23,316			(1) $49,416		(142) $317,795	(491) $1,102,071
FORT McKINLEY	(40) $796,704	(10) $82,746	(22) $438,808	(11) $15,913	(12) $24,098	(1) $6,599	(38) $44,869	(3) $5,350	(1) $118	(3) $132,956		(26) $652,023		(71) $7,783	(238) $2,207,957
RIVERSIDE TERRACE	(4) $64,250		(1) $4,600	(2) $4,323			(1) $2,800	(1) $1,995							(9) $77,968
WOODMAN/35	(8) $113,373			(4) $3,577	(4) $9,050		(8) $13,937	(1) $2,000				(1) $47,933			(26) $189,870
MIAMI VILLA	(4) $21,988						(5) $7,090								(9) $29,078
OME GARDENS	(7) $77,859	(4) $6,615		(2) $2,535	(2) $5,000		(12) $19,035							(38) $5,075	(65) $116,119
UNION 35	(15) $309,840		(5) $24,676	(5) $5,810	(3) $7,500		(21) $32,350	(13) $16,015							(62) $396,091
FLORAL PARK	(9) $177,150	(2) $17,457	(1) $1,698	(8) $12,928			(24) $29,286	(1) $1,140							(45) $239,659
HAVERSTICK							(1) $1,873								(1) $1,873
BLAIRWOOD	(9) $170,054	(1) $7,013	(3) $2,541	(5) $8,932	(2) $5,000		(24) $24,420					(3) $170,216			(47) $388,176
DREXEL	(8) $173,695	(1) $32,278	(4) $31,000	(9) $7,727	(2) $4,400		(26) $31,268	(29) $36,210							(79) $316,578
COLEMAN	(2) $67,000		(1) $9,699				(1) $1,000								(4) $77,699
TAFT-DAVENPORT	(2) $26,155						(1) $1,803	(2) $2,650							(5) $30,608
ORCHARD HILL			(1) $2,865												(1) $2,865
SEIBERT PLAT	(1) $40,000			(1) $2,207			(1) $1,728								(3) $43,935
OTHER AREAS	(121) $2,061,803	(14) $54,405	(77) $521,629	(69) $65,118	(166) $395,905	(10) $82,201	(389) $546,501	(7) $13,785		(22) $1,203,824		(12) $700,474		(3) $8,576	(882) $5,654,221
MISC				$6,546			$287		$136,304	$113,841	(201) ######	$62,549	$3,451		(201) $379,858
TOTALS	(676) $9,832,427	(82) $592,932	(318) $4,188,652	(240) $270,533	(237) $691,954	(169) #########	(818) $1,062,682	(164) $182,716	(2035) $361,304	(113) $5,206,767	(201) ######	(202) $5,263,597	(3) $289,675	(941) $502,768	(6199) $29,482,121

2. PUBLIC HOUSING NEEDS AND STRATEGY

A summary of the inventory of the public housing stock is provided in Appendix E. There are 397 total units of public housing in the County, which currently sustains a 1% vacancy rate. The Dayton Metropolitan Housing Authority (DMHA) estimates rehabilitation needs of about $2.5 million. Most of these needs are moderate in nature and the overall condition of the public housing stock is considered good. As DMHA implements its modernization programs, 10% of all units are being modified for persons with disabilities. Of these, 5% are to be made wheelchair accessible. The long-range intent of the Housing Authority is to make 10% of all units at every site accessible to, and livable by persons with disabilities.

Within the coming year, the PHA proposes to continue the following activities to improve the management and operation of public housing and to improve the living environment of public housing residents:

a. To complete pro-formas for each development site that will enable DMHA to review its housing portfolio and position itself to ensure positive revenue in future years.

b. To continue the implementation of the training program for DMHA maintenance department and to continue to assess the needs of the personnel for future training.

c. To implement an authority-wide energy conservation program through a performance contract mechanism.

d. To continue to provide greater security in all elderly sites and defensible space improvements in all family sites.

As part of the HOPE VI project, it is DMHA's intention to develop 55 units of public housing in the County. DMHA will need assistance with finding appropriate locations for the small developments. In addition, Montgomery County assistance will be sought to establish new cooperation agreements for the newly incorporated areas of the County.

DMHA currently has one of the lowest Allowable Expense Levels, based on its size, in the nation, which is one of the main factors in determining the amount of subsidy it can receive. Therefore, the amount of subsidy that DMHA can receive is extremely limited. As a result, the capital improvements budget has had to bridge the gap between operating costs and HUD funding levels in order to allow the housing authority to bring standard services and quality low-income housing to the County. While DMHA is determined to maintain decent, safe and affordable housing, the currently political climate of budget cuts will make this a much more difficult task.

In 2002, HUD eliminated the Public Housing Drug Elimination Program, which was the main source for security funding to prevent drugs, crime and vandalism from penetrating the housing sites. The loss of these funds has challenged DMHA's ability to provide security at the housing sites and may have an effect on the City of Dayton and Montgomery County.

The Housing Authority has also undertaken several initiatives to help residents, both family and elderly, become more economically self-sufficient. The Housing Authority has undertaken several initiatives to help residents become more economically self-sufficient. The Family Self-Sufficiency (FSS) Program is intended to promote self-sufficiency and economic independence for public housing residents by offering comprehensive supportive services. Coupled with its standard case management, this component is composed of HOPE VI, Jobs-Plus Dayton, and the Montgomery County Office of Job and Family Services' Prevention/Retention/ Contingency (PRC) Funds programs.

Community Apprenticeship Network Plus (CAN) offers the integration and enhancement of existing programs to create vocational career opportunities and networking between public housing residents and tradespersons. Seventeen out of 20 residents graduated from the HVAC through RETS Technical Center in December 2002.

Sankofa's transportation services program has been designed to help maximize the access to community resources by providing residents the opportunity to take advantage of programs and services anywhere in Montgomery County. Scheduled outings, as well as transportation to the polls and other community events encourage residents to maintain their participation in the culture of the larger community.

DMHA's Section 8 department currently utilizes 3,504 Housing Choice Vouchers of which all are leased. In addition, there are 672 MOD-REHAB (project-based assistance) units for a grand total Section 8 program of 4,176 units.

The Section 8 Housing Choice Voucher program families are dispersed at a ratio of 60% within the City of Dayton, and 40% outside the City in Montgomery County.

The public housing developments that are located in Montgomery County, excluding the Cities of Dayton and Kettering, are part of the HUD approved Capital Plan, are as follows:

Olive Hills	100 units
Riverside Estates	40 units
Bellefontaine Ridge	24 units
Winston Woods	30 units
Channingway Court	32 units
Indian Trails	35 units
Wolf Creek Village	35 units
Madrid Estates	100 units

TABLE K

Summary of

Public and Assisted Housing Units

in Montgomery County, Ohio*

HOUSING TYPE	NUMBER OF UNITS
Public Housing Rental	397
Public Housing Ownership	5
SUBTOTAL	402
Section 8 new construction, substantial rehab, moderate rehab, & set aside	1868
Other programs HUD Section 202, FHA 236 FHA 221d3 FmHA 515 HDG, LIHTC	2921
SUBTOTAL	5191
Section 8 vouchers and certificates (est.)	762
GRAND TOTAL	5953

* Excluding Dayton and Kettering.

Montgomery County Community Development staff.

3. HOMELESS FACILITIES

- **Emergency Shelter**

There are seven licensed emergency shelters in Montgomery County. Homeless persons access the shelters through 24-hour hotlines, by referrals from social service agencies or other shelters, through street outreach programs, contact with law enforcement, or on a "walk-in" basis. Each of the shelters occupies a unique niche on our Continuum of Care, based on services provided and populations served.

The St. Vincent Hotel is the community's emergency overnight shelter and serves as a gateway to the rest of the shelter system. St. Vincent often makes referrals for individuals and families to the other "longer-term" shelters, where more services and a longer length of stay are available. In cold, life-threatening weather, St. Vincent opens a "cold shelter" for 35 additional homeless persons.

St. Vincent's works closely with The Other Place (TOP), the community's day shelter. The Other Place also plays a gateway role. A significant proportion of the homeless at The Other Place have not stayed in any of the overnight shelters when they first show up at TOP.

St. Vincent also has a close working relationship with the Salvation Army Booth House, the community's shelter for single men. Booth House provides shelter and case management services for homeless men, including veterans and parolees, the vast majority of whom have substance abuse and mental illness disabilities.

The Red Cross Emergency Housing Program provides shelter for families with children. It is the only long-term shelter to accept two-parent families. The Salvation Army Family Shelter serves women with children, with a focus on women who are chronic substance abusers. The YWCA operates three distinct shelters, including the community's shelter for victims of domestic violence and their children, a shelter for homeless pregnant or parenting teens, and a shelter for single women. Daybreak provides emergencyshelter for runaway and other homeless youth ages 10-17.

Each of these shelters is an active member of the Emergency Housing Coalition and attends monthly Shelter Providers Committee meetings. The shelters regularly make referrals among their programs in order to make the best match between client needs and shelter services. To help with overall system coordination and data gathering, all the shelters used to participat in the Shelter Information Management System (SIMS). That has now become obsolete and a new one, the Homeless Management Information System (HMIS), is being implemented.

Members of the Shelter System will be investigating the possibility of a Safe Haven and/or Engagement Center to fill the gap for those needed facilities.

- **Transitional Housing**

Emergency shelters are a key referral source for most of the community's transitional housing programs. The shelters play a screening role and are in a good position to identify those homeless clients who need the additional support and services of a transitional housing program. Transitional housing programs coordinate services and regularly share "lessons learned" and "best practices", at bimonthly Transitional Housing Committee meetings.

- **Permanent Housing**

Staff at the emergency shelters and transitional housing programs make referrals for permanent housing through Dayton Metropolitan Housing Authority or with private landlords. These staff also make referrals to permanent supportive housing for those homeless persons not yet ready to live independently. Meetings are held periodically with landlords to both strengthen existing working relationships and attempt to recruit new landlords willing to work with supportive service programs who are trying to place homeless persons into housing. Through the YWCA SHP program, follow up case management is provided by the majority of shelters and some of the transitional housing programs as homeless persons move into permanent housing.

The Dayton Metropolitan Housing Authority is a member of the Emergency Housing Coalition and the Shelter Policy Board. DMHA has been innovative in allowing nonprofits to use some of its vacant units to house eligible homeless persons through shelter or transitional housing programs.

4. SPECIAL NEEDS FACILITIES & SERVICES

These are found in the Special Populations section beginning on page 15.

5. BARRIERS TO AFFORDABLE HOUSING

In order to determine whether the cost of housing or the incentives to develop, maintain or improve affordable housing are affected by public policies, a survey was mailed to several appropriate groups in the County. The survey asked for feedback on whether the following policies negatively affected (1) housing cost (2) incentives to develop and (3) incentives to maintain or improve housing.

*tax policies
*zoning ordinances
*fees and charges
*building codes
*housing loan programs and regulations

Regarding tax policies, the respondents saw no substantial negative impact on any of the three categories with the exception of one developer who noted that high real estate taxes in wealthier suburbs negatively affect all three areas.

Zoning regulations requiring large lots for housing development, extensive set back and garage requirements were also seen as a barrier to development.

Fees and charges were not identified as having any negative impact with the exception of tap in fees in the County jurisdictions.

Building codes do usually increase the cost of housing, however, they set only minimum levels of structural adequacy, fire safety, sanitation and energy efficiency and the costs because of building codes cannot be seen as excessive. Codes for historic districts do often negatively affect incentives to maintain or improve housing in these areas.

Some Federal housing loan program regulations may negatively affect both cost and incentives to develop if there are too many restrictions or requirements that apply. Some programs like the lead-based paint program do have an impact on efforts to maintain or improve housing because of increased costs. Federal prevailing wage regulations were also noted at negatively affecting housing costs.

In order to ameliorate the effects of the barriers identified, the County will attempt over the course of the next five years to develop some suggestions for changes where appropriate.

F. STRATEGIC PLAN

1. SUMMARY OF FIVE-YEAR STRATEGY

This part of the Consolidated Plan presents the County's housing strategy for addressing the housing needs identified earlier in this section of the Plan. A summary of the five-year priority needs is presented in Table 2A.

The County proposes to meet the needs of low-income renter households by increasing the supply of standard, affordable housing through the rehabilitation of existing housing units for lease/purchase and possibly through tenant-based rental assistance. If appropriate, the County will also support new construction for renters. These programs will be focused on opportunity areas outside areas of low-income concentrations. A homebuyer's assistance program will be part of the strategy as well, primarily for renters with children desiring to become first time homebuyers. For elderly renters, the County also will look at new construction in areas where it is appropriate. The County also believes that the provision of supportive services for all households is beneficial and will promote this where possible.

For owners, the County will assist existing low and moderate-income homeowners through funded for rehabilitation of their units. Funding will be set aside to assist both elderly and family owners. Again, where possible, the County will support social services that will enhance the chances of these households to be self-sufficient and to remain in their unit.

Assistance to homeless persons, especially households with children, will consist of CDBG funded operational support for emergency shelters. Support for transitional housing would also be considered if this were appropriate. Operating support will continue through the Emergency Shelter Grants Program.

Persons with special needs will be assisted through tenant-based rental assistance or support of rehabilitation or new construction of units in group homes, supported living or independent living, depending on the option which is most appropriate in a given circumstance.

2. AFFORDABLE HOUSING

a. High Priority: Low and Moderate Income Small Renter Families

According to 1990 Census data, more than 4,500 small related renter households experience housing problems, including shouldering a housing cost burden of more than 30% of their income. This equates to more than half of the total low income renter households of this type at this income level. A substantial proportion of these households also have incomes below 30% of the area median.

As noted in previous narrative, the supply of rental units available at an affordable cost is limited. In addition, the buying power of families has declined. Many of the units which are at an affordable price are either in substandard condition or are in neighborhoods with substantial concentrations of low income households. All of these factors are obstacles to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles.

The substantial numbers of families in need, combined with the high proportion of total households in this category, are the basis for the assignment of a high priority to this low income group.

The primary activities to be pursued over the next five years to address the needs of low-income small family renters include new construction and/or rehabilitation of existing vacant rental units in areas outside concentrations of low-income households and the possible implementation of a tenant-based rental assistance program. The County also will encourage lease/purchase programs and others intending to bring renters into homeownership, especially in the CDBG target areas.

Providing supportive services will also be an area of emphasis in all County-supported housing projects.

It will be the County's goal to provide 125 units of housing for renters over the five-year period. Of these, 60 will be for very low-income families and 65 for low and moderate-income families.

b. High Priority: Low and Moderate Income Existing Homeowners

There are some 2,800 non-elderly very low-income owner households with housing problems, according to the 1990 Census, about 70% of the total. Another 2,500 with incomes from 50-80% also experience housing problems. Housing problems among low-income elderly are not quite as prevalent, affecting 31% of all those under 80% of the median income. A significant proportion of owners have cost burdens.

Of all owners, elderly and non-elderly, 41% pay more than 30% of their incomes for housing. The vacancy rate for units for sale is only 1%. Units that are affordable are often in substandard condition or in neighborhoods of substantial concentrations of low-income households.

The fact that many low-income homeowners do not have adequate income for repayment of a rehabilitation loan is a significant obstacle to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles as well.

It is likely that there is significant segment of this population who currently reside in housing in need of rehabilitation. Because of the size and proportion of this group of owners in need, assistance to the low income has been assigned a high priority.

The primary activity to be pursued over the next five years to address the need of existing owners will be rehabilitation of substandard units. A variety of loan and grant programs will be used to assist low-income owners. Much of the rehab will be done with HOME and CDBG dollars in conjunction with other improvements within target areas. Supportive services will also receive emphasis. The County's goal will be to provide rehab of 150 owner units over five years for owners with incomes up to 80% of the median. Of these, 50 will be for very low-income families and 100 for low and moderate-income families.

c. Medium Priority: Low and Moderate Income Elderly Renter Households

According to 1990 Census data, over 60% of elderly low income renter households experience housing problems, including shouldering a housing cost burden of more than 30% of their income.

In units in the County specifically set aside for low income elderly, waiting lists are typically one-two years long. Many of the units which are at an affordable price are either in substandard condition or are in neighborhoods with substantial concentrations of low income households already. All of these factors are obstacles to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles as well.

The number of low income elderly households is second only to small families when looking at renter need in the County. This fact combined with the proportionate increase in elderly which will be occurring over the next several years, leads to the assignment of medium priority to the very low income group.

The primary activity to be pursued over the next three years to address the needs of low income elderly renters is new construction. Many nonprofits are interested in helping to meet this niche of low income need through new construction. Services to support elderly in their homes will also be emphasized.

It will be the County's goal to assist 100 low and moderate income elderly households over the five-year period through new construction. Of these, 20 will be very low income, 80 will be low income and 40 will be moderate income.

d. Medium Priority: Low and Moderate Income All Other Renter Households

According to 1990 Census data, more than 3,000 low and moderate income renter households of non-elderly singles or unrelated individuals experience housing problems, including shouldering a housing cost burden of more than 30% of their income. This is over 60% of the total low and moderate income renter households of this type at this income level. In the income range of 31 to 50% of the median, these households had the very highest proportion of housing problems (84%) of all households.

The supply of rental units available at an affordable cost is limited. In addition, the buying power of individuals has declined as well. Many of the units which are at an affordable price are either in substandard condition or are in neighborhoods with substantial concentrations of low income households already. Single Room Occupancy units, particularly for men, and with affordable rents, are scarce. Many poor single non-elderly persons can find housing only in emergency shelters or by doubling-up with others in similar situations. All of these factors are obstacles to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles as well.

The numbers of other households in need, combined with the relatively high proportion of total households in need in this category, leads to the assignment of medium priority to all income levels of this group.

The primary activity to be pursued over the next five years to address the needs of non-elderly low income "other" renter households will be rehabilitation of existing rental units and possibly through a tenant-based rental assistance program. Conversion of other structures to single room occupancy units may also be considered.

New construction would be considered if insufficient units can be found for rehabilitation for this population.

Emphasis will be placed on supportive services as part of this housing.

It will be the County's goal to provide 10 units of rental housing for this low and moderate-income group over the three-year period, relying on new construction if necessary. Of these, all 10 will be for very low income.

e. **Medium Priority: Low and Moderate Income First Time Home Buyers with Children**

Although 1990 Census data does not provide specific counts of those households interested in or eligible to be first time homebuyers, a substantial portion of nearly 15,000 renters in this income group are potential homeowners. Thus, the County sees a need to deliver, itself or through other entities, assistance to those who have the capacity to become homeowners. Such assistance may be in the form of down payment and closing cost assistance or other forms appropriate for this income group. Because of the need for a minimum income to bear the financial responsibilities of home ownership, the County has assigned medium priority to this activity and will focus on households between 51 and 80% of the median income.

Obstacles to addressing this need include the substandard condition of many of the units that are affordable and for sale and the need for households to maintain a steady income to cover the ongoing costs. Poor credit history of potential homeowners is also a significant problem to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles as well.

Homebuyer's assistance through County Corp will be the primary tool to address the needs of this group. Provision of support services to these households will also be a goal of the County to help ensure that they will be able to maintain their unit and remain self-sufficient enough to afford home ownership.

The County hopes to provide homebuyer's assistance to 75 households in the 31-80% income group over the five-year period.

f. Low Priority: Low and Moderate Income Large Renter Households

According to 1990 Census data, less than 1,000 large related renter households experience housing problems. Approximately 60% have a housing cost burden of more than 30% of their income. About half of these households with incomes below 30% of median have severe cost burden problems, paying more than 50% of their income for housing.

The supply of rental units available at an affordable cost is limited. In addition, the buying power of families has declined as well. All of these factors are obstacles to addressing this need. The lack of substantial funding for housing programs at the Federal, State and local levels, as well as restrictions on funding that exist, create additional obstacles as well.

The small number of families in need, as well as the smaller proportion of total households in this category, leads to the assignment of low priority to this group.

Over the next three years, the County will address this goal through its lease/purchase program. It will be the County's goal to provide 12 units of large family low and moderate income rental housing over the five-year period. Of these, all twelve will be for low and moderate income.

g. Geographic Distribution

The County will direct its housing assistance during the five year period to various geographic areas depending on the type of assistance provided.

For assistance to existing homeowners, the County will direct assistance generally to its CDBG eligible areas in an effort to maintain the homes and neighborhoods and to promote stability of the families. Assistance will also be provided to income eligible households outside target areas with the goal of sustaining home ownership by low and moderate income households outside areas of concentration. Assistance for lease purchase will also be available in the same way in pursuit of these goals.

Assistance for existing renters, including any new construction, rental assistance and rehabilitation, will be a priority in Opportunity Areas but will not be excluded in other areas if the benefit to the neighborhood or to the low/moderate income renter can be clearly shown.

Assistance for additional units of (1) family rental housing (2) housing for special populations and (3) housing for the homeless will be directed to the County's Opportunity Areas, where such housing for low to moderate income households is lacking or limited. Exceptions will be made when circumstances clearly warrant them.

Assistance for additional elderly housing will not be limited to specific geographic areas but preference will be for Opportunity Areas and areas where need can be clearly documented.

Assistance for additional units of family owner housing will be directed toward Opportunity Areas but may also be utilized in other areas if it is clear such development will improve neighborhoods and stabilize families.

These goals may be met through a variety of programs including new construction or rehabilitation of housing for lower income owners or renters, homebuyers assistance and rental assistance. Particular programs will be more or less appropriate in certain areas of the County so proposals for additional housing should be discussed with County staff.

Montgomery County Housing Opportunity Priority Areas:

	Jurisdiction	5 Year Goal
1st Priority	Butler Twp.	370
	Clay Twp.	38
	German Twp.	35
	Germantown	140
	Miamisburg	440
	Oakwood	315
	Perry Twp.	37
	Washington Twp.	750
	West Carrollton	290
2nd Priority	Brookville	130
	Centerville	490
	Clayton	335
	Englewood	220
	Huber Heights	780
	New Lebanon	50
	Riverside	300
	Union	125
3rd Priority	Harrison Twp.	50
	Jefferson Twp.	20
	Trotwood	210
	Vandalia	170

3. HOMELESS

Montgomery County has a vision that by working closely with Dayton and Kettering and effectively targeting and sharing resources, we can provide the supports needed to permanently move people out of homelessness. The Shelter Policy Board, along with the community, also believes that the same **vision** of working together and prioritizing resources to meet the most critical needs can work to keep people from becoming homeless in the first place.

Based on that vision, there are two primary strategies for combating homelessness in our community. One strategy is to target resources to fill critical gaps on the continuum of services, in order to better serve those homeless in our community who need emergency shelter, transitional housing, or permanent supportive housing. The other strategy is to focus efforts at the "front end" of the continuum and work to prevent homelessness.

- **Strategies for Filling Gaps in the Continuum of Care System**

Goal I

Continue to increase the supply of innovative supportive housing programs for homeless subpopulations within Dayton Metropolitan Housing Authority.

- Expand the public housing units in a cohesive block available to homeless female ex-offenders and their families through the very successful Mercy Manor transitional housing program.
- Increase occupancy in the Sojourner Program, an innovative use of public housing units for substance abuse treatment and transitional housing aftercare for families in danger of losing their children.
- Coordinate services with the Jobs Plus Program for homeless families who move into public housing.
- Pursue other options for combining public housing with the supportive services necessary to prevent homelessness.

Goal 2

Better address the needs of homeless persons with mental illness, chronic substance abuse, or dual diagnosis.

- Sponsor annual Symposium to develop better understanding and linkages among the homeless, substance abuse, and mental health communities.
- Continue to host bimonthly, brown bag lunches with members of treatment, service, housing and homeless communities.
- Identify additional funding sources to increase dollars for substance abuse treatment for the homeless, including pre-treatment and aftercare.
- Implement lessons learned from those programs that are successfully serving these populations.
- Increase mental health and substance abuse treatment services for chronically homeless.
- Fill front-end shelter gaps for chronically homeless.

Goal 3

Ensure an adequate supply of emergency shelter, transitional housing and permanent supportive beds, and permanent housing for homeless singles and families.

- Increase number of transitional housing units for homeless teens.
- Expand St. Vincent Supportive Housing program by four units for single women.
- Identify site to co-locate the emergency day and overnight shelters.
- Increase the number of emergency shelter beds for families and singles and youth.
- Resolve tax credit/SRO maintenance issues at YWCA. Identify additional funding sources to replace lost beds.
- Work with private landlords to coordinate services and prevent recidivism into homelessness.

- Explore funding for a Safe Haven and/or Engagement Center
- Increase supply of permanent housing for chronically homeless.

Goal 4

Match housing programs and supportive services with the specific needs of all homeless subpopulations.

- Implement new HMIS.
- Monitor usage, waiting lists and use of overflow facilities for each of the existing programs/shelters in the continuum.
- Identify gaps in continuum and unmet needs of homeless population.
- Connect HMIS and Montgomery County's Agency Link, once development work is complete.

Goal 5

Provide emergency assistance and case management support to allow people to retain their housing and avoid subsequent entry into the emergency shelter system.

- Implement a centralized process for distributing the private emergency assistance funds provided primarily by downtown churches.
- Coordinate rental assistance and case management provided through the Prevention Program at The Other Place with the intake/assessment process at the Salvation Army.

- **Strategies for Preventing Homelessness**

Goal 1

Increase programs and services which will enable working poor individuals and families and other vulnerable populations to remain in their housing.

Goal 2

Provide emergency assistance to prevent evictions and subsequent entry into the emergency shelter system.

- Continue to use Salvation Army to administer a centralized process for distributing the private emergency assistance funds provided primarily by a downtown church.
- Continue outreach and assessment efforts at the Sunrise Center in East Dayton.
- Continue rental assistance and case management provided through the Prevention Program at The Other Place.
- Support development of newly formed coalition of emergency assistance providers.

- **Montgomery County's Homeless Strategy**

All the fundamental components of a continuum of care are in place to meet the needs of homeless individuals and families with children, including prevention, outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, and supportive services. The challenge before the community is to maintain, and increase in areas of growing need, the funding for the entire continuum. The challenge of ever-changing funding sources for these services, coupled with declining public awareness of and concern about the homeless, requires new alliances as well as a committed funding stream.

Assisting the homeless with housing is a high priority for Montgomery County. The County's goal over the next five years will be to continue to use its Emergency Shelter Grant (ESG) funds to assist in the operation of existing shelters, which address some of the greatest needs. These may include pregnant and parenting teens; runaway, abandoned or abused youth; single parent families and case management for singles and families in the day shelter.

The County will also set aside a portion of its CDBG allocation for assistance to the homeless. These funds will be used to help fill unexpected or critical gaps in the shelter system. If appropriate, these funds could be used for transitional housing for families or individuals and for prevention activities. We estimate that with both sources of funds the County will assist in providing shelter and services to over 1500 homeless persons each year.

4. OTHER SPECIAL NEEDS

Housing for special populations in general is a high priority of Montgomery County. Within the special population groups the following priorities have been set:

Because of the substantial housing need of persons with mental retardation and developmental disabilities and of those with mental illness, these two populations would be first priority under special populations.

Elderly, frail elderly and physically disabled are second priority and persons with AIDS and with alcohol or drug addictions are third priority.

It is the County's goal to assist in the provision of housing for 30 persons with special needs over the five-year period, through tenant-based rental assistance, rehabilitation or new construction. These would be provided in cooperation with a non-profit and would emphasize supportive services to these persons.

5. NON-HOUSING COMMUNITY DEVELOPMENT PLAN

Montgomery County's priority non-housing community development needs were established through two sources. The first was a survey of county jurisdictions, excluding the cities of Dayton and Kettering, regarding community development needs. This survey was completed in the fall of 2002. The second was the CDBG Planning Process, held in the spring of 2003. Jurisdictions applied for funding for their most critically needed projects for the next three fiscal years. Each jurisdiction prioritized their application, with a priority #1 project representing the jurisdiction's greatest need. Priority non-housing community development needs fall into the following three categories:

High Priority

Street improvements
Sidewalks, curbs and gutters
Commercial revitalization
Parks
Water/sewer improvements
Code enforcement (also a housing need)
Sanitary sewer improvements
Flood drainage improvements

Medium Priority

Brownfield redevelopment
Historic preservation
Handicapped accessibility
Recreation programs
Educational programs
Services to handicapped
Child care/Youth services

Low Priority

Street lighting
Public safety services
Business start-ups
Health programs
Senior centers
Elderly services

The following projects will be completed over the next three fiscal years. These projects were recommended for funding by the advisory committees and CD staff, and approved by the Board of County Commissioners. The bulk of the projects meet the high and medium non-housing community development priorities; this is representative of the jurisdictions' responses to the survey. The bulk of the projects also serve low and moderate-income persons directly as the projects are either being carried out in established target areas or to benefit is to a limited clientele, such as the handicapped or elderly. In addition, $1.62 million will be allocated to County Corp for economic development efforts throughout the county over a three-year period. Loans provided with these funds will assist in creating and/or maintaining jobs for low and moderate-income persons.

NON-HOUSING COMMUNITY DEVELOPMENT PLAN
FY 2003 – 2005

JURISDICTION	*PROJECT*	*PRIORITY*	*FY-03*	*FY - 04*	*FY – 05*
Perry Twp.	Senior Center	Low			$125,000
Jackson Twp.	Park Handicapped Access Improvement	Medium	$12,200		
Englewood	Demolition of Commercial Building	High		$50,000	
Miamisburg	Downtown Business Improvements	High		$100,000	
Miamisburg	Streetscape	High			$100,000
Trotwood	Kon-TikiTheater Demolition	High		$155,000	
Trotwood	Crown Point Housing Demolition	High			$25,000
Trotwood/Jefferson Twp.	Third Street Corridor Phase II	High		$150,000	
Jefferson Twp.	Blairwood Street Repaving	High	$75,000		
New Lebanon	Sawmill Lane Reconstruction	High	$275,000		
Carlisle	Floodway Plan	High		$10,000	
Phillipsburg	Water Meter Installation	High		$79,000	
Riverside	Floral Park Storm Drainage Phase III	High	$125,000		
Harrison Twp.	Ft. McKinley Resurfacing	High	$185,000		
Huber Heights	Miami Villa Water Main Extension	High			$45,000
Huber Heights	Nuisance Abatement Program Plan	High	$50,000	$100,000	$100,000
Brookville	Downtown Revitalization	High		$100,000	
West Carrollton	Water Line/Street Resurfacing	High			$275,000
Centerville	Stubbs Park Bridge Accessibility	Medium		$50,000	
Moraine	West Moraine Plat Floodwall	High			$100,000
Moraine	Storm Sewer Pumping Station	High		$25,000	
Germantown	Demolition/Streetscape	High		$50,000	
		TOTAL	***$722,220***	***$869,000***	***$770,000***

These priority non-housing community development needs projects, coupled with the provision of decent housing through housing rehabilitation and new construction, will enhance the lives of low and moderate income persons.

6. FAIR HOUSING

Montgomery County certifies that it has completed a Fair Housing Impediments Analysis. This work was completed in 1996 by Donald Eager and Associates, Inc. Impediments identified have been discussed and actions are being taken to overcome their effects. Major activities toward this end are being implemented by the Miami Fair Housing Center which provides countywide education and enforcement services. The Center has proven to be an effective advocate for persons experiencing discrimination and has been in the forefront of enforcing fair housing laws where violations are evident. The Center has a vigorous testing program and has also taken the initiative in the search for funds to research fair housing needs and to expand its important functions. Further information on actions taken to address impediments is found in the Appendix C.

7. MONTGOMERY COUNTY ANTI-POVERTY STRATEGY

Montgomery County began working on an initiative to reform welfare in 1994. Building on this area's long history of community collaboration and volunteerism, the Employment Opportunity Work Group, now know as the Job Center Partners Council, was established to reform the welfare system, consolidate employment and training opportunities, and improve coordination of existing social services. Their efforts culminated in the opening of the Job Center June 1997.

The United States Congress passed the Personal Responsibility & Work Opportunity Reconciliation Act in 1996. PRWORA terminated the cash assistance entitlement program, Aid to Families with Dependent Children, and created Temporary Assistance to Needy Families. This program, TANF, set a 60-month lifetime limit on federal assistance. In addition to a life time limit on cash assistance, TANF requires that adults participate in education, training and work experience programs that would lead to gainful employment. To implement this legislation successfully, local human service agencies must assist individuals to enter employment and provide supportive services to help adults retain employment and progress along a career path leading to self-sufficiency. The Job Center, with more than 45 partner agencies and private companies, was already in place to help implement the provisions of PRWORA when they became effective October 1, 1997.

The Job Center is a One-Stop service center. The Job Center partners provide a complete range of services as follows: Workforce Development, Social Services, Employment, Training, Mental Health, Education, Child Protective, Financial and Supportive Services. The Job Center motto, "Creating Conditions for Success" aptly describes the collaborative focus of our community's anti-poverty strategy. Creating conditions for success of our citizens requires community collaboration in three areas: Workforce Development, Family Stability, and Intervention Services.

Workforce development efforts are employer focused. That is, our strategy is to collaborate with local Chambers of Commerce, Community & Economic Development Offices and area Education and Training providers to develop a skilled, educated, workforce that meets employer needs. The Job Center staff work with local government offices and area employers to promote job growth. Services to employers include recruitment, screening, and testing. The Job Center staff has access to Labor Market Information through the Ohio Department of Job & Family Services. LMI provides the resources for local staff to determine areas of expanding employment opportunity. Education & Training programs are available to low income families and individuals. These services are targeted to three broad groups: first time job seekers, displaced workers and incumbent workers.

Family stability programs include the traditional public assistance programs and social service programs. The public assistance programs provide financial and medical assistance. Ohio Works First is the name of the TANF funded family cash assistance program in Ohio. Federal law, to 60-months lifetime, limits this program. Adults who participate in OWF must also participate in a work experience, education or training program for 40 hours per week. This requirement ensures that each adult OWF recipient has the opportunity to move from dependency to self-sufficiency. Subsidized childcare services are available to all OWF families and to low-income families with income less that 185% of the Federal Poverty Guidelines. The Medicaid program finances health care services for all OWF recipients, low-income families and low-income aged-blind-disabled adults. The Food Stamp program provides food assistance to low income families and adults. The Ohio Disability Assistance program provides financial and medical assistance to disabled adults not otherwise eligible for a federal funded program. The locally designed, TANF funded, Prevention, Retention & Contingency program provides financial assistance to help families deal with short term emergent needs and disasters.

Social service programs provided through contracted vendors provide families and adults with access to job search, job readiness, sheltered work experience, family stabilization, job retention and case management services. The Targeted Community Based Collaborative serves low-income communities throughout Montgomery County. The TCBC vendors collaborate to provide a wide range of family and youth supportive services.

Intervention services, provided by many county government departments, private not for profit agencies, and faith-based organizations, respond to immediate needs of our low-income citizens. These services range from public housing case management to child welfare. The focus of intervention services is to provide support to change individual and family behaviors, which may lead to judicial intervention or loss of employment.

8. INSTITUTIONAL STRUCTURE AND COORDINATION

There are numerous organizations and agencies that make up the institutional structure that will assist in implementing the County's housing and community development plan.

One significant agency is COUNTY CORP, the County's non-profit development arm. COUNTY CORP administers a significant portion of both CDBG and HOME funding which the County receives on an annual basis. For over twenty years they have operated a well-run home owner rehabilitation program, an emergency repair program and a variety of other owner and renter programs within the County. The funds are spent largely in CDBG Target Areas where there are concentrations of lower income households.

In 1999 COUNTY CORP became the administrator of the Montgomery County Housing Trust Fund. The Board of County Commissioners has committed $1 million per year from 2000 to 2010 for the Trust Fund for affordable housing. This is the second decade for such a commitment. Priorities for the expenditure of these funds will be based on the Consolidated Plans of the City of Dayton, the City of Kettering and Montgomery County and on the housing strategy designed by COUNTY CORP and the community for these funds. The Housing Trust is an important revenue source for housing projects throughout the County.

Another public body that will assist in implementing the County's housing strategy is the Montgomery County Housing Advisory Board (HAB). The group, whose make up is largely mandated by State law, is responsible for reviewing the jurisdictions' housing strategy documents and for assessing the proposed purposes of public tax or bond funding in relation to those documents. In Montgomery County, the HAB has also determined to take on other roles of networking, providing a forum for discussion on new ideas and advising the private and business community on housing issues.

The institutional structure to carry out the County's five-year strategy also includes private lenders such as local banks with Community Development Corporations who have a desire to address community housing needs pursuant to the Community Reinvestment Act requirements.

Other private interests such as foundations, local businesses, developers and contractors have also played roles in the funding or provision of lower income housing.

Non-profits who address housing needs of special populations are a critical part of the institutional structure. One of these, Miami Valley Housing Opportunities, is attached to the Alcohol, Drug Addiction and Mental Health Services Board of Montgomery County and the other, Miami Valley In-Ovations, cooperates with the Board of Mental Retardation and Developmental Disabilities. These agencies will have access to Federal and State funds for housing and service programs directed to certain populations the County wishes to assist.

HomeStart, Inc. is the only CHDO (Community Housing Development Organization) in the County. It receives a set aside every year from HOME funds for housing for which it is the owner, sponsor or developer.

The Dayton Metropolitan Housing Authority (DMHA) will continue its role as provider and manager of low income public housing and administrator of the Section 8 existing program. The County will cooperate with DMHA in additional programs to address housing needs and in the design and location of new projects. Montgomery County will also continue to provide funding committed to the Dayton View HOPE VI project underway. County funds will be used to subsidize replacement owner and renter housing in the County for some of those displaced by the HOPE VI revitalization effort.

The County has also consulted with the Housing Authority regarding its Five Year Consolidated Plan.

As the County acknowledges the need for supportive services related to housing, it will look to the numerous social service agencies which provide these services, the local community action agency, the County Department of Human Services and the Family and Children First Council as partners in the delivery system. Better coordination of services will be encouraged.

The well respected fair housing organization of the County, the Miami Valley Fair Housing Center, is an important part of the institutional structure as well. Dealing with housing discrimination is a critical part of a comprehensive housing strategy. The Miami Valley Fair Housing Center has garnered a well-earned reputation for its accurate and well-planned educational presentations for the public and members of the housing industry. Center staff and Board have also been aggressive in testing and pursuing available enforcement options in cases where discrimination is suspected. Recently, the Center has become a national leader in addressing the issue of predatory lending. This practice has caused the loss of units to many lower income homeowners.

Other organizations such as the Area Agency on Aging and the AIDS Foundation are part of the structure involved in implementing housing for the elderly and for persons with AIDS.

With regard to housing for the homeless, there is a very strong emergency shelter structure in the County which coordinates among shelters, gathers important data and keeps the community informed of needs of homeless persons and families. The Shelter Policy Board, the Emergency Housing Coalition and the shelter providers are all important parts of the structure. In addition, there are other non-profit groups developing transitional housing. The County will continue to work with appropriate groups in the development of such housing.

Existing weaknesses in the institutional structure include the limited involvement of the private building industry in new construction of lower income housing and the lack of support for such construction by many of the local jurisdictions.

As in most communities, lenders are often unable or unwilling to take very risky positions with regard to lower income housing. Standard underwriting criteria leave gaps where certain income groups cannot be served.

The shortage of neighborhood-based nonprofit developers is a gap in the County's institutional structure. This means that Federal, State and local dollars set aside for this type of organization have been lost to County neighborhoods.

The lack of effective housing code enforcement on a countywide basis is another weakness in the institutional system. Funding is being provided to the City of Huber Heights in FY 2003 to be the lead in a study of code enforcement efforts and potential avenues to a better system for all jurisdictions.

Strengths in the institutional structure include good communication and coordination between most agencies. This has been enhanced by the Consolidated Plan planning process. The desire to work together on issues of common concern has helped avoid duplication and aided in providing necessary funding for projects.

The County will educate developers about the need for and the resources available for housing construction and rehabilitation. Assistance in site location, funding applications and other problem areas will also be provided to encourage developers to become involved. More needs to be done as well to impress upon local jurisdictions of the need for additional affordable units in their communities.

Means to reduce risk to lenders will be investigated as well as encouragement to be flexible in areas where this is necessary.

The County will certainly support and assist any neighborhood-based nonprofit development corporations that are interested in doing housing work and have the capacity to do so.

The County's strategy to overcome gaps involves activities to encourage all housing providers, support services providers and governmental agencies to work together to coordinate program activities and more effectively house our low income residents. All of these segments of the institutional structure can work together to address the needs identified in this report. The successful implementation of the five-year strategy will depend on such coordination and cooperation.

9. EXPANDED ECONOMIC OPPORTUNITIES

Montgomery County continues to play an active role in promoting job opportunities for its residents including those who have low-to-moderate incomes.

Economic Development initiatives undertaken by Montgomery County Include: the creation of the Montgomery County Linked Deposit Program (an interest buy-down program for participating financial institutions who pre-approve loan applicants), the development of a comprehensive business retention and expansion program, known as Business First!, and the Montgomery County CDBG business loan program administered through County Corp. There are other CDBG direct assistance projects including infrastructure improvements in low-to-moderate income neighborhoods within Montgomery County communities. In addition, Montgomery County has established partnerships with the Job Corps and the nationally recognized Job Center for connecting low-to-moderate income workers with employers.

Linked Deposit Program

The Linked Deposit program is targeted to businesses and housing developers for a two-to-four-year economic development or housing loan at a competitive rate of interest. Since its inception in April of 1999, the program has been a successful economic development tool. With $10 million dollars appropriated, the program has helped to create 372 full-time new jobs in Montgomery County, retain 118 full-time jobs, as well as create and retain several part-time jobs, many of which are low-to-moderate income. Job requirements in the Linked Deposit Program include service/professional positions and excludes retail related businesses.

In the area of housing, the Linked Deposit Program is directed at for-profit and non-profits and individuals who want to reduce housing construction/development costs. Loans are available for new construction and/or rehabilitation of single or multi-family housing within Montgomery County. Favored proposals cover targeted neighborhoods designated by the cities of Dayton, Kettering or Montgomery County and are consistent with their Consolidated Plans. The housing Component of the program is another incentive to assist in improving many of the county-designated target neighborhoods.

Business First! Program

In 1999, a group of economic development professionals from the Montgomery County Economic Development Office, the City of Dayton, the Downtown Dayton Partnership, CityWide Development Corporation, and the Dayton Area Chamber of Commerce met to discuss how to develop a systematic business retention and expansion program.

The necessity of employing an R&E strategy is demonstrated in the results of a 1999 Council for Urban Economic Development report, which indicates "approximately 65%-80% of new jobs are created by existing businesses in a community rather than by those that relocate from another community." In short, if Montgomery County is to remain in stable financial condition, an important measure that should not be lost in the effort to attract businesses from elsewhere is to secure and grow the existing economic base.

For a number of years, the City of Dayton's Economic Development staff and staff from the Downtown Dayton Partnership and CityWide Development have worked closely in conducting business retention/expansion visits with Dayton area companies--sometimes jointly, while other times individually. Over time, it was apparent that although the organizations were successful in meeting companies and identifying needs, there was an "information gap" between the agencies conducting such visits. There was difficulty in finding out specific information about the level of service that was being delivered to any given company resulting from R&E visits. In some instances, staff from agency B would contact a company that had already been interviewed by agency A and had received business development assistance.

In an effort to ensure a coordinated and effective R&E program for Montgomery County communities, many factors were considered in its design. Below are excerpts of key areas that were identified for the Business First! program:

- A structured, systematic method of conducting R&E program vs. a fragmented, "ad hoc" approach.

- A relationship-based program that integrates regular training for "outreach specialists" (those conducting R&E visits) and "regional resource partners" (those who deliver the services).

- Each community will have complete access to detailed information regarding companies in its jurisdiction, as well as direct access to aggregate information for the entire county.

- Regional Resource Partners will be able to electronically deliver information to each community's database of company information. This allows communities to know when other organizations have spoken to local companies, thus avoiding the duplication of efforts.

- Through its technology, the Business First! program must assist in identifying issues that are relevant to the development of local economic development policies and provide insight into developing new economic programs relevant to the needs of the business community.

Through the efforts of the Business First! team members, the program is already showing some impressive results. The relationships between business leaders and outreach specialists are getting stronger as 500 companies been visited to date; many of the companies have received assistance through the regional resource network from partners such as the I.T. Alliance, local universities, and the Job Center. In fact, Business First! directly contributed to the retention of a company employing over 100 workers, who was considering a move to Rockford, IL. Regional Resource Partners have themselves found additional benefits from participation in Business First!--specifically the utilization of gathered information to identify needs and create programs that better serve their business constituents

CDBG Program

In the area of CDBG loan assistance, County Corp, Montgomery County's development arm, continues to market the CDBG loan program to Montgomery County communities. The program has been useful to companies in Montgomery County who may have had challenges in accessing capital to finance their business.

Montgomery County has made a long-term commitment in using its CDBG funding as part of directly assisting communities which are in need of making infrastructure improvements as a way to further stimulate economic development. For example, Jefferson Township, one of Montgomery County's lowest income communities, received CDBG funds to develop an industrial park. The goal of establishing the industrial park in Jefferson Township has been to help in creating more employment opportunities for the local residents.

Montgomery County has also established a strong partnership with the nationally recognized Job Center, which is the one stop center for Montgomery County residents seeking employment and organizations requiring employees. The Job Center began out of a public/private partnership with the concept of developing a program that would assist families and individuals in attaining and sustaining economic self-sufficiency. The Job Center hosts over 40 different public-private agencies ranging from Sinclair Community College, employment counseling, drug abuse assistance to housing assistance.

The Montgomery County Economic Development Office has recognized a need by the business community to hire employees, but as a result of the labor shortage in the area, it has been challenging to find workers. The Economic Development Office has frequently arranged tours for existing and prospective companies that are either located in Montgomery County or that are considering moving to the County to tour the Job Center. Many of the people who use the Job Center are low-to-moderate income individuals. The Job Center has been an effective tool in helping individuals who are low-to-moderate income attain employment while learning new skills.

MONTGOMERY COUNTY, OHIO

FY 2003

ACTION PLAN

Montgomery County
Community Development Office

FY 2003 ACTION PLAN

1. SOURCES OF FUNDS:

a. Federal Resources

The basic Federal resources expected to be available to address housing needs continue to be the CDBG program and the HOME program. For the past several years, the County has received about $1 million in HOME funding and has also utilized about $1 million in CDBG funds annually for housing activities. These same funding amounts are anticipated for FY 2003.

The County expects to receive about $750,000 in program income from COUNTY CORP's housing and economic development programs. These funds are retained by COUNTY CORP and used to operate these two programs.

Federal Supportive Housing program funds are also expected in FY 2003 to benefit County residents. The County expects to receive $85,000 through the Emergency Shelter Grants Program as well.

A portion of the funds allocated to the Dayton Metropolitan Housing Authority for Comprehensive Grant Program and CIAP improvements will benefit public housing developments in the County.

Federal Housing Tax Credits administered by the State of Ohio have been and will continue to be a Federal resource for new construction and rehabilitation of affordable housing in the County for both families and elderly, as they are appropriate.

Montgomery County was awarded in 2002 a $1.3 million Federal grant for reduction of lead-based paint hazards in lower income housing in target neighborhoods throughout the whole county. These funds will continue to be used through FY 2003.

b. State Resources

Several State Programs have been and are likely to continue to be used for the County's housing activities. These include the State energy and weatherization programs, the State Housing Trust Fund and the Ohio Housing Finance Agency. Assistance from the State Departments of Mental Health and of Mental Retardation and Developmental Disabilities are also used for housing for those special populations.

c. **Local Resources**

Montgomery County has provided for affordable housing with County sales tax monies at a rate of $1 million per year. This funding, known as the Housing Trust, has been used for gap financing for housing projects and will be the major source of match for HOME dollars in the coming year. The funding will likely be used for rehabilitation, new construction, and home buyer assistance in Montgomery County. It has been a very valuable resource to the community in helping to fund affordable housing.

d. **Private For-Profit**

The County has had a good track record with several for-profit housing developers who have utilized Low Income Housing Tax Credits with other sources to provide new rental units as well as rehabilitated units in the County. Because the County does not have any experienced neighborhood-based developers, these companies have filled a void in providing such units. Numerous lenders have participated in rehabilitation and new construction projects as well and are expected to continue to participate in the future.

e. **Private Nonprofit**

The County is privileged to have a very capable nonprofit development arm in COUNTY CORP and its subsidiary, Home Start, Inc. For over twenty years, COUNTY CORP has operated the bulk of the County's housing rehab programs, both owner and rental. They have also been involved in new construction developments, home buyer assistance and a lease-purchase program. Home Start owns and manages single-family rental properties as well. The County anticipates their continued involvement in a large part of its housing program.

Several private non-profits which address needs of special populations will be providing their resources as well in FY 2003.

f. **Leveraging of Resources**

The County will continue to leverage the resources available to it with all available State, local and private dollars. HOME and CDBG funds are always linked to other funds, especially local sales tax funds, funds from private lenders, Housing Tax Credits, Federal Home Loan Bank subsidies, State grants or loans and private contributions. Matching requirements for HOME funds will be satisfied through some of these sources or through accumulated match.

g. **Non-Housing Community Development**

The federal resource expected to be available to address non-housing needs is the CDBG program.

The County will continue to apply for other sources of funding to help meet the underserved non-housing needs, including but not limited to the following: State Issue 2, Montgomery County ED/GE funds, United Way, teaming with the County's Human Services Department, etc.

2. STATEMENT OF SPECIFIC OBJECTIVES:

During the next program year, Montgomery County plans to use available housing resources to address the following priorities: small renter families, existing home owners, the homeless, and the non-homeless special needs populations. HOME funds will also be set aside for a final year for subsidizing relocation housing for the Hope VI program.

Non-housing community development resources will be used for commercial revitalization, storm drainage improvements, demolition of blighted structures, handicapped accessibility improvements, a senior citizen center and extensive street improvements. Funding will also be used to encourage economic development through a loan program for business.

Specific proposed accomplishments and greater project detail are included in Table Z.

3. DESCRIPTION OF PROJECTS:

a. Housing

The activities the County will undertake during FY 2003 to address priority needs are shown in Table Z.

The numbered activities in Table Z of the Action Plan relate to the priority needs found in the Consolidated Plan as listed below:

High Priority:

9, 12, 14	Low and Moderate Income Small Renter Families
11, 23	Low and Moderate Income Existing Homeowners
15, 16	Homeless Families and Individuals
10, 13, 21, 24	Non-homeless persons with Special Needs

Medium Priority:

12, 14	Low and Moderate Income All Other Renters
12, 14, 22	Low and Moderate Income First Time Home Buyers with Children

Low Priority:

12, 14	Low and Moderate Income Large Renter Households

b. Non-Housing

There are 28 jurisdictions eligible to participate in Montgomery County's Urban County program. All 28 have "opted in" or signed Cooperation Agreements to participate in the CDBG and HOME programs through FY 2003, as they have for most of the program's history, despite the fact that some jurisdictions have received no funding, or very minimal funding, since the program began.

The County does not allocate non-housing community development funds on a geographic basis. That is, the CDBG funds are targeted, through formal Resolution, to principally benefit low and moderate income persons. Therefore, the County's program has as its first priority, the redevelopment of low and moderate income neighborhoods.

As discussed previously, the County has identified eligible neighborhoods that qualify primarily as low and moderate income areas. While the neighborhoods are scattered geographically (see map 3), some participating jurisdictions do not have any eligible neighborhoods within their boundaries, and several jurisdictions have more than one qualifying neighborhood. The qualification and acceptance of these neighborhoods are presented, discussed and approved by the County's two CDBG advisory committees, one of which is made up of elected officials from the jurisdictions.

Because of this, each cooperating jurisdiction knows going into the program that the overriding objective for selection of projects or activities for funding is benefit to low and moderate income persons. They know that some of them will never or seldom receive funds while others will receive the "lion's share" because that is where the greatest need lies.

Map 2 shows the geographic distribution of FY 2003 Non-Housing Funds.

4. GEOGRAPHIC DISTRIBUTION:

The County will direct its housing assistance during the program year to various geographic areas depending on the type of assistance provided.

For assistance to existing homeowners, the County will direct assistance generally to its CDBG eligible areas in an effort to maintain the homes and neighborhoods and to promote stability of the families. Assistance will also be provided to income eligible households outside target areas with the goal of sustaining home ownership by low and moderate income households outside areas of concentration. Assistance for lease purchase will also be available in the same way in pursuit of these goals.

Assistance for existing renters, including rental assistance and rehabilitation, will be a priority in Opportunity Areas but will not be excluded in other areas if the benefit to the neighborhood or to the low/moderate income renter can be clearly shown.

Assistance for additional units of (1) family rental housing (2) housing for special populations and (3) housing for the homeless will be directed to the County's Opportunity Areas, where such housing for low to moderate income households is lacking or limited. Exceptions will be made when circumstances clearly warrant them.

Although specific goals are not recommended, the County will evaluate proposals for additional units based on an assessment of the current inventory of units and the size of the proposed development.

Assistance for additional elderly housing will not be limited to specific geographic areas but preference will be for Opportunity Areas and areas where need can be clearly documented.

Assistance for additional units of family owner housing will be directed toward Opportunity Areas but may also be utilized in other areas if it is clear such development will improve neighborhoods and stabilize families.

The County's Opportunity Areas are as follows:

1st Priority	Butler Township Clay Township Germantown German Township Miamisburg	Oakwood Perry Township Washington Township West Carrollton
2nd Priority	Brookville Centerville Clayton Englewood	Huber Heights New Lebanon Riverside Union
3rd Priority	Harrison Township Jefferson Township Vandalia Union	

5. HOMELESS AND OTHER SPECIAL POPULATIONS:

The County plans to utilize approximately $110,000 of CDBG funding to support housing for homeless families in FY 2003, consistent with the Consolidated Plan high priority for addressing homeless needs. This funding will be used to address unmet needs for the homeless or those at-risk of homelessness. The shelters to receive this funding are the YWCA Domestic Violence Shelter, The Other Place, the American Red Cross and Daybreak. The County will also continue to utilize its annual Emergency Shelter Grant funds to assist in the operation of existing shelters. The FY 2003 allocation will be $85,000 for ESGP. This funding will likely be assisting the YWCA Emergency Shelter for pregnant and parenting teens, the Salvation Army family shelter, the Daybreak shelter for youth and The Other Place daytime shelter.

The County will continue to coordinate with the Emergency Housing Coalition, shelter staff, the local Alcohol, Drug Addiction and Mental Health Services Board and Miami Valley Housing Opportunities, Inc. to develop programs to better meet the needs of the homeless who are mentally ill or drug or alcohol addicted.

The County sees its programs which benefit households with incomes below 50% of the median as actions to prevent homelessness. Supportive services also play an important role in preventing homelessness. Job training, education, budget counseling and many other services may keep families self-sufficient so they will not lose their homes.

For FY 2003 the County plans to make HOME funds available for housing for special populations through funding to Miami Valley Housing Opportunities and PLACES, Inc. for tenant-based rental assistance and to Daybreak Inc. for rental assistance for formerly homeless youth now ready for independent living. A handicapped-accessible unit will also be funded though the Avondale Community Development Corporation in the City of Riverside.

6. NEEDS OF PUBLIC HOUSING:

Montgomery County plans to assist the Dayton Metropolitan Housing Authority in the next year with the continued implementation of the Hope VI project in Southern Dayton View in the City of Dayton. The County has pledged $427,000 in FY 2003 to assist in subsidizing housing units in County jurisdictions as relocation resources for families and individuals affected by the demolition of units or who are otherwise eligible. A total of $1.8 million has been committed over four years for 30 owner units and 30 rental units.

The PHA will also continue to address the needs of its County residents through self-sufficiency programs services and other activities. Units in Turnkey developments will be sold to occupants where possible. Other County public housing units will be repaired and rehabilitated as needed and as funds are available.

7. ANTI-POVERTY STRATEGY:

The County's efforts to reduce the number of poverty level families will revolve around its welfare reform proposals being implemented through the County's Job Center.

8. LEAD-BASED PAINT HAZARDS:

Continuing implementation of the County's Lead Based Paint Hazard Reduction grant will enable a substantial reduction in such hazards in the target areas. In addition, all the County's housing programs funded with HOME or CDBG will incorporate the reduction of lead-based paint hazards in their program implementation.

9. OTHER ACTIONS:

All of the following actions are consistent with the approved Consolidated Plan:

The County will continue to analyze how it can better meet the needs of underserved households through housing programs and supportive services. The County Commissioners have committed CDBG and/or HOME funding to invest in the HOPE VI program which the Dayton Metropolitan Housing Authority is administering. These funds will help address some of these needs.

The County will continue to work with non-profits, private developers and governmental jurisdictions to foster and maintain affordable housing. This effort will also help to identify and remove barriers to affordable housing.

The development of institutional structure includes the continued coordination and capacity building of housing and service providers. The County intends to work with the following agencies to broaden institutional capacity: the Dayton Metropolitan Housing Authority; its non-profit the EDREI Corporation; Miami Valley Housing Opportunities, a housing nonprofit associated with the local Alcohol, Drug Addiction and Mental Health Services Board; Miami Valley In-Ovations, a similar agency sponsored by the Board of Mental Retardation and Developmental Disabilities; and COUNTY CORP, the County's major housing program administrator and the administrator of the Housing Trust, local dollars set aside for affordable housing.

To enhance coordination between public and private housing and social service providers, meetings will continue to be held this year to determine how we can better focus services and provision of housing in a cooperative effort.

10. MONITORING:

The County will monitor each activity as set forth in the contract document with the agency/contractor responsible for the specific work. Monitoring standards and procedures cover fiscal record keeping, labor standards, acquisitions and relocation, eligibility criteria and quality of work. For HOME projects, income and rent levels are monitored for the required length of time as well.

11. CDBG SUBMISSION REQUIREMENTS:

Montgomery County's CDBG funds are all planned and described in this report except for $74,000 (2% of total) which has been set aside for the contingency of cost overruns of the described projects.

The County expects approximately $750,000 of program income to be generated to be deposited to housing and economic development revolving loan funds in FY 2003.

Montgomery County does not expect to receive any program income from previous float-funded activities nor does it anticipate funding any float funded activities at this time. If this changes, all public hearing requirements will be met and a formal amendment to this FY 2003 program will be made. No "urgent needs" activities are proposed for funding.

12. HOME SUBMISSION REQUIREMENTS:

No other forms of investment except those described in Section 92.205(b) are anticipated.

The County intends to use a portion of its HOME funds for a home buyer's programs in one CDBG neighborhood. The guidelines for resale will conform to the restrictions stated in Section 92.254(a) (5) (I) (B).

Appendix D contains the policies and procedures Montgomery County uses to affirmatively market housing in accordance with 24 CFR 92.351(a). It also describes the minority and women's business outreach efforts taken in accordance with 24 CFR 92.351(b).

The County does not intend to refinance any existing debt secured by multi family housing rehabilitated with HOME funds.

13. ESG SUBMISSION REQUIREMENTS:

Description of process and criteria for awarding Emergency Shelter Grant funds to subrecipients:

In 1990, Montgomery County established a coordinated process for awarding funds with the City of Dayton, Montgomery County's Human Services staff and the Shelter Policy Board. This process has continued through 2003. The jurisdictions determined to evaluate budget cuts and attempt to fill funding gaps. The decisions made comply with our priority criteria.

1. Maintenance of existing programs.
2. Serving groups of homeless population which are fastest growing and currently under served.
3. Serving groups for which other funding sources may not be appropriate.

Montgomery County proposes to use its $85,000 allocation to assist the following agencies:

1. The Salvation Army Family Shelter - $17,000 for partial payment of utilities and maintenance costs for eight units for twelve months.

2. The Women in Need (WIN) Program for Teens - $20,000 for partial payment of utilities and rent to support services to pregnant and parenting teens and their children for twelve months.

3. Daybreak - $30,000 for partial payment of utilities and maintenance costs to support services to homeless youths for twelve months.

4. The Other Place - $18,000 to support the provision of case management to homeless families or individuals for twelve months.

Sources and Uses of Funds

Sources:	HUD ESGP Funds		$ 85,000
	Matching Funds	$85,000	
	(Montgomery County Human Services Levy)		$170,000

Uses: (includes match)

(1)	Utilities and maintenance for Salvation Army Family Shelter (Operating Costs Sec. 576.21(a)(3)	$ 34,000
(2)	Utilities and rent for WIN Program for Teens (Operating Costs Sec. 576.21(a)(3)	$ 40,000
(3)	Utilities and maintenance costs for Daybreak (Operating Costs Sec. 576.21(a)(3)	$ 60,000
(4)	Case management costs for The Other Place (Essential Services Sec. 576.21(a)(2)	$ 36,000
	SUBTOTAL Operating costs and Furnishings Sec. 576.21(a)(3)	$134,000
	SUBTOTAL Essential Services Sec. 576.21(a)(2)	$ 36,000
	TOTAL	**$170,000**

TABLE Z
FY 2003

MONTGOMERY COUNTY HOUSING AND NON-HOUSING FY 2003 ONE-YEAR ACTION PLAN SUMMARY		
PROJ. NO.	**PROJECT/ACTIVITY**	**FEDERAL RESOURCES FY 2003**
	FLOOD DRAINAGE FACILITIES	
1.	Riverside – Floral Park Storm Drainage Improvements	**$ 125,000** [1]
	PARKS	
2.	Jackson Twp. - Handicapped Accessible Improvements	$ 12,220 [1]
	STREET IMPROVEMENTS	
3.	Jefferson Twp. – Blairwood St. Repaving	$ 75,000 [1]
4.	New Lebanon – Sawmill Lane Reconstruction	$ 275,000 [1]
5.	Harrison Twp. – Ft. McKinley Resurfacing	$ 185,000 [1]
	Subtotal	**$ 547,220** [1]
	OTHER COMMUNITY DEVELOPMENT NEEDS	
6.	Countywide Nuisance Abatement Program Study	$ 50,000 [1]
7.	Trotwood – Townview NEP	$ 193,000 [1]
8.	Countywide Business Revolving Loan Fund	$ 540,000 [1a]
	Subtotal	**$ 783,000** [1]

TABLE Z
FY 2003
(Continued)

PROJ. NO.	PROJECT/ACTIVITY	FEDERAL RESOURCES FY 2003
	HOUSING	
9.	Rental Rehabilitation - HomeStart (adm.)	$ 314,615 1 $ 83,267 1a
10.	Special Populations Housing-Tenant-based rental assistance Miami Valley Housing Opportunities	$ 53,375 2
11.	Owner-Occupied Rehabilitation - County Corp	$ 355,385 1 $ 126,733 1a $ 350,000 2 $ 50,000 2a
12.	CHDO – HomeStart	$ 176,294 2
13.	Permanent Supportive Housing- Places, Inc.	$ 48,250 2
14.	Hope VI Owner and Renter Housing	$ 180,000 2
21.	Daybreak Rental Assistance for Independent Living	$ 20,000 2
22.	Habitat for Humanity	$ 44,848 2
23.	Ft. McKinley Targeted Neighborhood Rehab	$ 135,000 2
24.	Avondale Springs – Phase II Special Needs Unit	$ 50,000 2
	Subtotal	**$ 880,000 1** **$ 1,107,767 2**
15.	**Other:** Housing for the Homeless A. Domestic Violence Outreach - YWCA	$ 35,000
	B. Homeless Prevention Program - The Other Place Day Shelter	$ 45,000
	C. Staff Support - American Red Cross	$ 15,000
	D. Staff Support - Daybreak	$ 15,000
	Subtotal	**$ 110,000 1**

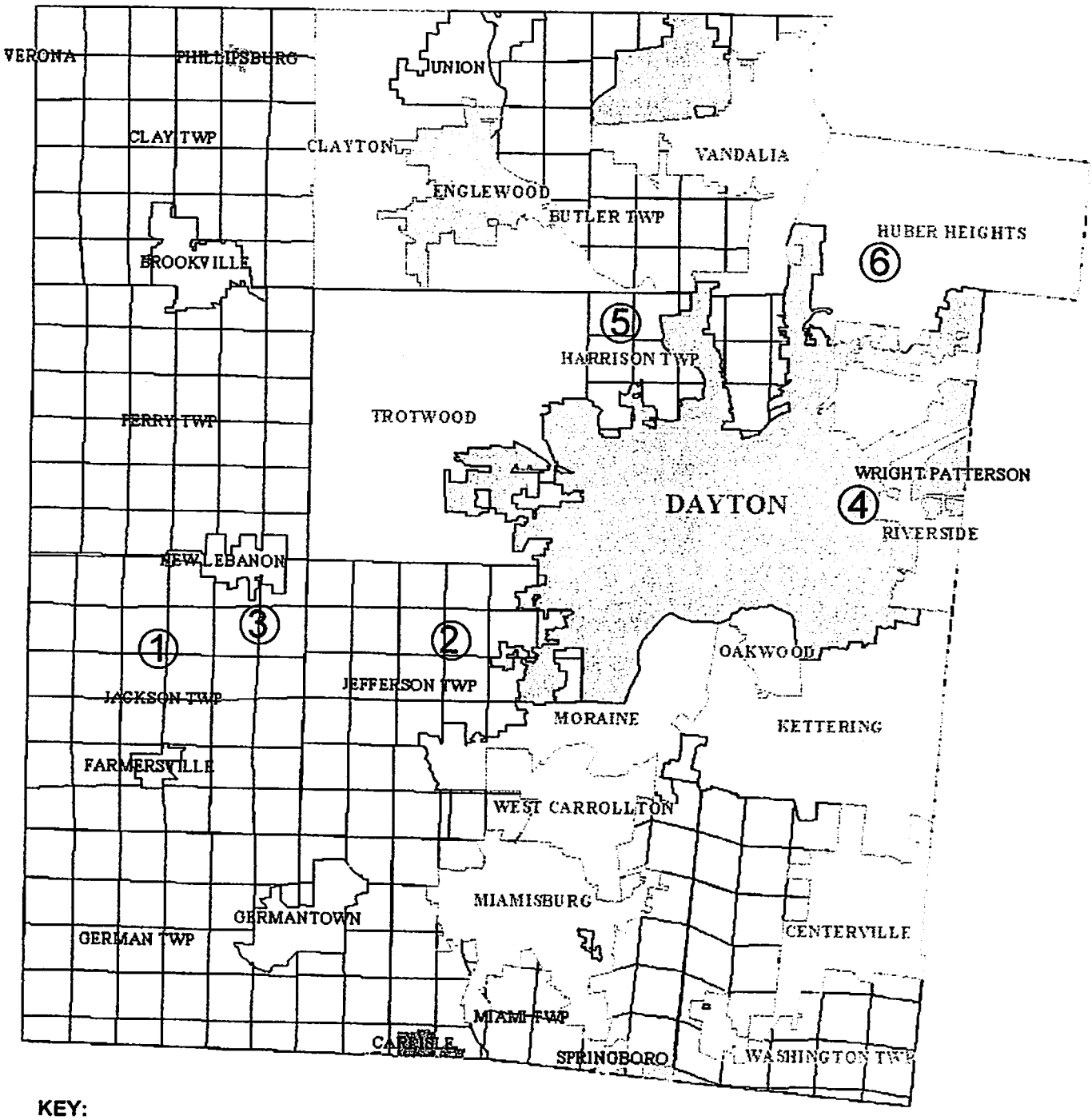
TABLE Z
FY 2003
(Continued)

PROJ. NO.	PROJECT/ACTIVITY	FEDERAL RESOURCES FY 2003
16.	**HOMELESS ASSISTANCE** Emergency Shelter Operating Costs and Essential Services	
	A. Salvation Army Family Shelter	$ 17,000
	B. WIN Program for Teens - YWCA	$ 20,000
	C. Daybreak Shelter for Youth	$ 30,000
	D. The Other Place Day Shelter	$ 18,000
	Subtotal	**$ 85,000** 3
	ADMINISTRATION	
18.	General Administration - CDBG	$ 437,000 1
19.	General Administration - HOME	$ 109,529 2
20.	Indirect Costs	$ 75,000 1 $ 8,000 2
17.	Fair Housing	$ 100,000 1
	Subtotal	**$ 612,000** 1 **$ 117,529** 2
	CONTINGENCIES	$ 51,780 1 $ -0-
TOTAL PLANNED EXPENDITURES		$3,109,000 1 $1,225,296 2 $ 85,000 3 **$4,419,296**

Notes to Action Plan Summary:

1. Community Development Block Grant Funds
2. HOME Investment Partnership Funds
3. Emergency Shelter Grant Funds
a. Program Income

MAP 2
MONTGOMERY COUNTY AND ITS POLITICAL SUBDIVISIONS
FY 2003 CDBG Non-Housing Projects



KEY:

1. Jackson Twp.- Park Handicapped Accessibility
2. Jefferson Twp. – Blairwood Street Resurfacing
3. New Lebanon – Sawmill Lane Reconstruction
4. Riverside – Floral Park Storm Drainage
5. Harrison Twp. – Ft. McKinley Resurfacing
6. Huber Heights – Nuisance Abatement

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
001	Riverside Floral Park Storm Sewer Phase Phase III Infrastructure Installation of 6" through 24" storm conduit; removal of dry wells; installation of 19 catch basins and 4 manholes and restoration of pavement as necessary	03I Flood Drain Improvements 570.201 (C) 2060 feet of Public Utilities	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$125,000 $125,000 $131,750

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.208 (a)(1) – Low/Mod Area
Subrecipient: Local Government
Location: CT: 000906 BG:0 County: 39113

U. S. Department of Housing & Urban Development
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Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
002	Park Handicapped Accessibility Improvements in Jackson Township This project will provide a paved pathway linking an existing walkway, parking lot, pool, restrooms and a community center to a new handicapped accessible playground	03F Parks, Recreational Facilities	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$12,200 $12,200 $3,300

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	11/1/03

Eligibility: 570.208(a)(ii)
Subrecipient: Local Government
Location: 14440 Farmersville – Gratis Road

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
003	Jefferson Township Blairwood Street Repaving Resurfacing of approximately nine streets in the Blairwood neighborhood which has been identified as a slum/blight area	03K Street Improvements 570.201 (C) 7644 feet of public utilities	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$75,000 $75,000 $20,700

Help the Homeless?	No	Start Date:	1/1/04
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.208 (a)(1) – Low/Mod Area
Subrecipient: Local Government
Location: CT 603 BG 2

U. S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
004	New Lebanon Sawmill Lane Reconstruction	03I Flood Drainage Improvements	CDBG ESG HOME HOPWA	$275,000
	Reconstruction of Sawmill Lane, replacement of water main, and installation of cul-de-sac, storm drainage, curbs, driveway approaches and sidewalks	570.201 (C) 6000 feet of public utilities	**TOTAL**	$275,000
			Total Other Funding	$75,179

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	5/31/04

Eligibility: 570.208(a)(1) Low/Mod Area
Subrecipient: Local Government
Location: CT 1501

U. S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
005	Harrison Township Fort McKinley Street Resurfacing This project will remove and replace existing asphalt on eight streets in the lower Ft. McKinley neighborhood	03K Street Improvements 570.201 (C) 19,430 linear feet of public utilities	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$185,000 $185,000 $16,605

Help the Homeless?	No	Start Date:	6/1/04
Help those with HIV or AIDS?	No	Completion Date:	10/31/04

Eligibility: 570.208 (a)(1) – Low/Mod Area
Subrecipient: Local Government
Location: CT 801 BG 4 and CT 3 BG 1

U. S. Department of Housing & Urban Development
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Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
006	Multi-jurisdictional Nuisance Abatement Program: Needs Assessment/Business Plan Planning process to determine need for countywide nuisance abatement program and, if feasible, plan for implementation of such a program. The city of Huber Heights will be the lead agency.	20 Planning	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$50,000 $50,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.205 Planning
Subrecipient: Local Government
Location: Countywide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
007	Townview Neighborhood Empowerment Program These funds will be used to continue the implementation of community development objectives devised during a year-long planning effort by the neighborhood with the assistance of consultants from Wright State University. Specific projects include partial funding of a community based police officer, services to youth and elders and purchase and rehab of housing.	03E Neighborhood Facilities 570.201 (c) 850 Households (General)	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$193,000 $193,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.208(a)(1) – Low/Mod Area
Subrecipient: Local Government
Location: CT: 000703 BG: 0 County: 39113

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
008	Countywide Business Revolving Loan Fund	18A ED Direct Financial Assistance to For-Profits	CDBG ESG HOME HOPWA	$540,000
	Economic Development	570.203(b)		
	To provide, through County Corp, affordable financing to small businesses for expansion projects that will create or maintain low and moderate income jobs. Also includes funding for economic development program administration.	5 Businesses	**TOTAL**	$540,000
			Total Other Funding	$0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.208(a)(4) – Low/Mod Jobs
Subrecipient: Subrecipient Private 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
009	HomeStart Rental Rehabilitation Administration	14H Rehabilitation Administration	CDBG ESG HOME HOPWA	$280,000
	Housing	570.202		
	To provide ongoing administration of 110 units of rehabilitated single family rental units under the HomeStart program.	110 Housing Units	**TOTAL**	$280,000
			Total Other Funding	$0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.201 Rehabilitation
Subrecipient: Subrecipient Private 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
010	Special Populations Housing To provide tenant-based rental assistance to assist approximately 10 homeless persons with mental illness who are very low income. To be administered by Miami Valley Housing Opportunities, Inc.	05S Rental Housing Subsidies	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $53,375 $53,375 $113,400

Help the Homeless?	Yes	Start Date:	10/01/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/03

Eligibility: 92.205 (a)(1)
Subrecipient: Private 570.500 (c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
011	Owner Occupied Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	$600,000
			ESG	
			HOME	$400,000
	To provide loan and grant funding for rehabilitation of approximately 20-30 low and moderate-income owner-occupied units mainly within the CDBG target areas with CDBG and HOME funding. The number of units rehabilitated will depend on the additional cost required to address all lead-based paint hazards in each unit. This funding also includes loan program administration and loan servicing. These activities are to be administered by County Corp.	570.202	HOPWA	
		25 Housing Units	**TOTAL**	$1,000,000
			Total Other Funding	$0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	12/31/04

Eligibility: 570.208(a)(3) LM Housing
Subrecipient: Subrecipient Private 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
012	CHDO Housing Program Housing These funds will continue the lease/purchase program in which County Corp purchases units to lease on a short-term basis to potential home owners who need time to clean up their credit so that they are eligible for a home loan.	14A Rehab; Single-Unit Residential 570.202 3 Housing Units	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $176,294 $176,294 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	6/30/05

Eligibility: 92.205(a)(1)
Subrecipient: CHDO – 92.208
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
013	Permanent Supportive Housing To provide site development costs and tenant-based rental assistance for 12 mentally ill homeless individuals. To be administered by Places, Inc.	05S Rental Housing Subsidies	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $48,250 $48,250 $540,969

Help the Homeless? Yes

Help those with HIV or AIDS? No

Start Date: 10/01/03

Completion Date: 9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Non profit agency 92.2
Location: Suburban area

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
014	HOPE VI Replacement Housing Housing Third year of a three-year commitment to provide a portion of County-committed funding for replacement housing for persons and families to be relocated by the Dayton Metropolitan Housing Authority. These funds will be used toward 30 rental units.	01 Acquisition of Real Property 570.201(a) 30 Housing Units	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $180,000 $180,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Subrecipient Public 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
015	CDBG-funded Housing for the Homeless Homeless & HIV/AIDS To provide gap funding for homeless service providers. The American Red Cross will receive $15,000 for operational and staffing costs to fill in a funding gap. The Other Place will receive $45,000 to continue a homeless prevention program. Daybreak, Inc. will receive $15,000 to partially fund a youth specialist position. The YWCA will receive $35,000 to help fund a position in the Domestic Violence outreach program.	03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e) 700 People (General)	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$110,000 $110,000

Help the Homeless?	Yes	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
Subrecipient: Subrecipient Private 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
016	Emergency Shelter Grant programs Homeless & HIV/AIDS To provide operating costs and essential services for the Salvation Army Family Shelter ($17,000), the YWCA Shelter for pregnant and parenting teens ($20,000), the Other Place day shelters ($18,000) and Daybreak Shelter for youth ($30,000).	03T Operating Costs of Homeless/AIDS Patients Programs 570.201(e) 450 people (General)	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $85,000 $85,000 $85,000

Help the Homeless?	Yes	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 576.21
Subrecipient: 576.25
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
017	Fair Housing Planning & Administration To provide fair housing services within Montgomery County including consumer education, education of the members of the housing industry and local jurisdictions and enforcement of fair housing laws through a contract with the Miami Valley Fair Housing Center.	21D Fair Housing Activities (subject to 20% Admin cap) 570.206 400 People (General)	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$100,000 $100,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.206(c)
Subrecipient: Subrecipient Private 570.500(c)
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
018	CDBG General Program Administration Planning & Administration To administer the CDBG Program. This $437,000 plus $100,000 for fair housing and $75,000 for indirect costs equals a total administrative cost of $612,000	21A General Program Administration 570.206 N/A	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	$437,000 $437,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 570.206(a)(1)
Subrecipient: Local Government
Location: Community WIde

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
019	HOME Program Administration Planning & Administration To administer the HOME Program. The total administrative cost of $117,529 includes this $109,529 plus $8,000 in indirect costs.	21H HOME Admin/Planning Costs (subject to 10% cap)	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $109,529 $109,529 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 92.207
Subrecipient: Local Government
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
020	CDBG and HOME Indirect Costs	21B Indirect Costs	CDBG	$75,000
			ESG	
	Planning & Administration	570.206	HOME	$8,000
			HOPWA	
	Indirect costs for both the CDBG and HOME programs.		**TOTAL**	$83,000
			Total Other Funding	$0

Help the Homeless? No

Help those with HIV or AIDS? No

Start Date: 10/1/03

Completion Date: 9/30/04

Eligibility: 92.207 and 570.206(a)(1)
Subrecipient: Local Government
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
021	Daybreak Rental Assistance for Independent Living	05S Rental Housing Subsidies (tenant-based rental assistance)	CDBG ESG HOME	$20,000
	Special Needs/ Non-Homeless	570.204	HOPWA	
	These HOME funds will provide tenant-based rental assistance to 5-6 youths who have been homeless and are ready for independent living. The youth all have full or part time jobs and receive supportive services that enable them to live on their own.	6 Youth	**TOTAL**	$20,000
			Total Other Funding	$0

Help the Homeless? No

Help those with HIV or AIDS? No

Start Date: 10/1/03

Completion Date: 9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Non-profit agency 92.2
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
022	Habitat for Humanity	01 Acquisition of Real Property	CDBG	
			ESG	
	Housing	570.201(a)	HOME	$53,375
			HOPWA	
	These HOME funds will be used to assist in the site acquisition and development of two to four sites for new construction of housing in two suburban areas.	2-4 Housing Units	**TOTAL**	$53,375
			Total Other Funding	$0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Non-profit agency 92.2
Location: Community Wide

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
023	Ft. McKinley Targeted Neighborhood Rehab Housing These HOME funds will be used to rehabilitate 3 to 5 homes in the Ft. McKinley neighborhood in Harrison Township. These homes will be among the "worst case" homes, those which present a particularly blighting influence on the neighborhood. The owners will need to show a hardship and be ineligible for other existing programs. The program will provide deferred loans payable when the unit is sold. Administration will be done by County Corp. This will continue a program begun two years ago.	14A Rehab; Single-Unit Residential 570.202 4 Housing Units	CDBG ESG HOME HOPWA **TOTAL** Total Other Funding	 $135,000 $135,000 $0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Non-profit 92.2
Location: CT: 000801 BG:0 County:39113

U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
024	Avondale Springs – Phase II	01 Acquisition of Real Property	CDBG	
			ESG	
	Special Needs	570.201(a)	HOME	$50,000
			HOPWA	
	The Avondale CDC will partner with Dayton Habitat for Humanity to construct one handicapped accessible unit in one of the Riverside target areas. Funds will be used for property acquisition, site development and project management.	1 Housing Unit		
			TOTAL	$50,000
			Total Other Funding	$0

Help the Homeless?	No	Start Date:	10/1/03
Help those with HIV or AIDS?	No	Completion Date:	9/30/04

Eligibility: 92.205(a)(1)
Subrecipient: Non-profit agency 92.2
Location: Avondale, Floral Park, Woodman/35 neighborhoods

APPENDIX A

CONSOLIDATED PLAN

CONSULTATION LIST

APPENDIX A

CONSOLIDATED PLAN CONSULTATION LIST

Access Center for Independent Living
AIDS Resource Center (ARC) Ohio
Alcohol, Drug Addiction and Mental Health Services Board Of Montgomery County
American Red Cross, Dayton Chapter
Area Agency on Aging
Butler Township
Choices in Community Living
City of Centerville
City of Dayton
City of Englewood
City of Huber Heights
City of Kettering
City of Miamisburg
City of Moraine
City of Riverside
City of Trotwood
City of Union
City of Vandalia
City of West Carrollton
Clay Township
Community Development Advisory Committee
County Corp
Countywide Citizens Advisory Committee
Daybreak, Incorporated
Dayton Fund for Home Rehabilitation
Dayton Habitat for Humanity
Dayton Homebuilders Association
Dayton Metropolitan Housing Authority
Emergency Housing Coalition
Family Services Association
German Township
Greater Dayton Apartment Association
Harrison Township
Jackson Township
Jefferson Township
Jefferson Township CDC
Lutheran Social Services
Mercy Manor
Miami Township
Miami Valley Housing Opportunities
Miami Valley In-Ovation

APPENDIX B

PUBLIC HEARING MINUTES AND COMMENTS FROM PUBLIC AND AGENCIES

Montgomery County Board of Mental Retardation and Developmental Disabilities
Montgomery County Department of Human Services
Perry Township
SCOPE
Shelter Policy Board
St. Joseph Children's Treatment Center
St. Leonard's Center
St. Mary's Development Corporation
St. Vincent Hotel
The Other Place
The Salvation Army
Village of Brookville
Village of Carlisle
City of Clayton
Village of Farmersviile
Village of Germantown
Village of New Lebanon
Village of Phillipsburg
Village of Verona
Washington Township
YWCA Shelter and Housing Network

MONTGOMERY COUNTY CONSOLIDATED PLAN

A. LEAD AGENCY:

The **lead agency** for the FY 2003-2007 Montgomery County Consolidated Plan is the Community Development Office of the Montgomery County Department of Community and Economic Development. Unless otherwise noted, reference to Montgomery County in the Plan means the Balance of County, excluding the cities of Dayton and Kettering.

B. CONSULTATION/COORDINATION:

The Plan was developed through the participation of numerous agencies and organizations in the detailing of need, the analysis of the housing market, and the designing of the strategic plan. Consultation with citizens and with housing and social service entities was done by mail, phone and public hearings. **A list of those consulted is found in Appendix A.**

C. CITIZEN PARTICIPATION PROCESS:

The Montgomery County Citizen Participation Plan was approved by the Countywide Citizens Advisory Committee on April 18, 1995, and was formally adopted by the Board of County Commissioners on May 16, 1995. Two amendments have been adopted: # 1 in September 1995 and # 2 in December 1999. The Plan includes all required elements regarding participation, access to information and anti-displacement.

Public participation in Montgomery County in the development of the Consolidated Plan was provided in several ways.

Two public hearings were held to obtain the views of citizens on housing and community development needs for this new five-year plan. One, on February 18, 2003 was held in the City of Miamisburg. A second hearing on needs was held April 7 in Perry Township. The past year's performance was discussed at these two hearings as well as housing and community development needs. A third hearing was held to review the draft of the Consolidated Plan and receive comments. **Citizen and agency comments are listed and responses are shown in Appendix B. Minutes of the hearings are also in Appendix B.**

Announcements of the hearings were sent to all libraries and jurisdictions. Specific requests for information regarding housing needs and resources were also made to all housing-related agencies in the County.

In order to be more accessible and convenient, the public hearings were held in different parts of the County: one north, one south and one in a central location, and at different times of the day and evening. All public hearing notices were published in the newspaper of greatest circulation, posted in all 30 participating jurisdictions local government offices and posted in all public libraries and branches. In addition, notices of the two hearings held in the local government offices were published in their local newspapers and flyers were delivered to the identified assisted housing developments in the two areas. Families with children were welcomed and arrangements were available for handicapped and non-English speaking persons.

After the Plan was drafted, a Public Notice was placed in the Dayton Daily News summarizing the Plan and announcing where the Plan was available for review, the date and time for the Public Hearing to discuss the Plan, and the process for submitting comments to the County. Summaries of the draft Plan were also sent to all 30 participating jurisdictions and were placed in all library branches as well as at County Corp.

Public Notices

DRAFT
MONTGOMERY COUNTY OHIO
CONSOLIDATED PLAN
FY 2003-2007
EXECUTIVE SUMMARY

The goals of the Montgomery County Consolidated Plan are to assist in addressing the needs for (1) decent housing (2) a suitable living environment and (3) expanded economic opportunities for the low and moderate-income households in our 28 jurisdictions (which exclude the cities of Dayton and Kettering) The Plan is required by the Federal Department of Housing and Urban Development for the receipt of Federal funding through the Community Development Block Grant (CDBG) program, the HOME Housing Investment Partnerships program and the Emergency Shelter Grant (ESG) program. This Plan will cover a five-year period beginning October 1, 2003.

In order to obtain citizen participation for the Consolidated Plan process, three public hearings were held over a six-month period. Notices of all hearings were published in the Dayton Daily News mid were sent to all 21 libraries in the County for posting. Notices were also sent to all 28 jurisdictions. Flyers were sent to assisted housing developments in the areas near the hearing sites.

In addition, numerous housing-related agencies were asked to submit information on any new or emerging housing needs for inclusion in the Plan. A copy of the draft summary was sent to each agency and our jurisdictions requesting comment.

The County uses a significant portion of its CDBG funding and all of its HOME funding to address its housing needs. Over 11,000 renter households and nearly 8,600 owner households have low-income and housing need. Housing need can be defined as substandard or overcrowded housing or, the more common problem, housing which is too costly. Most families and individuals with housing need are those who pay more than 30% of their income for housing expenses.

There are nearly 4,000 public or federally subsidized housing units in the County in addition to rental subsidy certificates and vouchers, yet all units are occupied and many, especially elderly, have waiting lists.

The elderly population is growing. The population that is 65 and over now comprises 14% of the County total.

The cost of housing continues to increase. Fair market rents for rental units in the County exceed what many low-income households, and especially those receiving federal assistance, can afford. The cost of home ownership has also risen dramatically in the County, with an existing home now averaging nearly $125,000 and new homes over $214,000.

A recent informal survey asked jurisdictions to estimate housing conditions in target areas only. This resulted in an estimate of nearly 4,700 units in need of minor or major repair or demolition.

There is an estimated need of 757 units of housing for persons with mental retardation and developmental disabilities. Four percent of these persons are in need of emergency placement.

Persons with mental illness and those recovering from drug and alcohol abuse are also in need of housing, estimated at approximately 900 units.

Housing units are also needed to address the needs of the physically disabled and those with AIDS.

Seven core emergency shelters and several transitional housing units serve the homeless population of the County. The basic needs of this group are continued operational support and funding for gaps in the service continuum.

The County will be working with the Dayton Metropolitan Housing Authority to assure the maintenance of existing public housing units in the County's jurisdictions and to implement the HOPE VI program in the County, providing more than 100 replacement units.

Montgomery County is also continuing its efforts to reduce lead-based paint hazards throughout the entire County through the implementation of a recent grant from HUD.

The Miami Valley Fair Housing Center provides a broad-based approach to the issue of fair housing in the County with education of both consumers and the housing industry and enforcement of fair housing laws. A focus of activity recently and in the future will be addressing the results of predatory lending. County CDBG funds are a major source of operating revenue for the Center.

Priority non-housing community development needs fall into the following categories:

High Priority
Sweet improvements
Sidewalks, curbs and gutters
Commercial revitalization
Parks
Water/sewer improvements
Code enforcement (also a housing need)
Sanitary sewer improvements
Flood drainage improvements

Medium Priority
Brownfield redevelopment
Historic preservation
Handicapped accessibility
Recreation programs
Educational programs
Services to handicapped
Child care/Youth services

THE FIVE-YEAR STRATEGY

HOUSING
Based on the analysis of available need data, the County has established priorities for addressing its housing needs for the next five years as follows:

High Priority
1. Rental housing & housing assistance for small families (125 units)
2. Assistance to existing homeowners (150 units) (1,500 persons)
4. Assistance to persons with special needs (30 units)

Medium Priority
1. Assistance for elderly persons (100 units)
2. Assistance to first time homebuyers with children (75 units)
3. Rental housing & housing assistance for singles (10 units)

Low Priority
1. Rental housing & housing assistance for large families (12 units)

The County will coordinate its housing efforts with numerous agencies that help provide housing in our jurisdictions. These include County Corp, the Dayton Metropolitan Housing Authority, Miami Valley Housing Opportunities, Miami Valley In-Ovations, private developers and others who have a commitment to the low-income households in the County.

Because there are concentrations of low-income families and low income housing in certain areas of the County, our goal for the housing funding provided through the County is to provide opportunity for these families to live in areas outside these concentrations. Additional housing for lower income families will be encouraged in these "opportunity areas". In addition, any new housing for homeless and for special populations will also need to be in "opportunity areas" where feasible.

RECOMMENDED OPPORTUNITY AREAS

First Priority	Second Priority	Third Priority
Butler Township	Brookville	Harrison Township
Clay Township	Centerville	Jefferson Township
Germantown	Clayton	Trotwood
German Township	Englewood	Vandalia
Miamisburg	Huber Heights	
Oakwood	New Lebanon	
Perry Township	Riverside	
Washington Township	Union	
West Carrollton		

It is recognized that home ownership is a strong factor in improving traditional low-income areas. It is also known that elderly persons often want to live in housing within their neighborhood when they must leave their family homes. Therefore, both of these types of housing will be encouraged within many areas of the County, where other criteria have been met.

The County will use rehabilitation of owner units and of rental units, new construction of elderly and non-elderly rental units, homebuyer assistance, rental assistance, lease/purchase and other viable programs to help address the housing needs over the next five years.

In regard to non-housing community development, the County will address the following needs over the next five years:
Street improvements
Streetscape improvements
Park facilities
Downtownbusiness/commercialcorridor improvements
Water/sewer improvements
Planning for a nuisance abatement program
Economic development opportunities
Flood drain improvements
Senior Centers
Demolition of slum/blight structures
Handicapped accessibility

All non-housing funding is targeted to benefit low and moderate-income persons and is used generally within the County's 30 target neighborhoods, as identified by 1990 Census figures. Additional target areas or the elimination of some existing target areas may result from the 2000 Census Data. Therefore, some jurisdictions will receive more funding than others if there are more target areas within their community.

These community development projects will cost over $2.3 million dollars, will be implemented throughout the County's jurisdictions, and will be matched by approximately $4.6 million dollars in other funds. The projects were selected from 38 proposals requesting nearly $8 million dollars.

44005 7/21/03

MONTGOMERY COUNTY CONSOLIDATED PLAN
PUBLIC HEARING
JUNE 26, 2003

MINUTES:

The public hearing was held in the Montgomery County Administration Building, 10th floor, Room 1002. Present were Tawana Jones and Roberta Longfellow from the Community Development Office, Jessica Larson from the Economic Development Office and private citizen, David Abney.

Tawana Jones began the hearing by describing the Community Development Block Grant process and then detailed the projects which were approved for the next three years. Mr. Abney asked some questions about the projects proposed and approved for the City of Trotwood, which Ms. Jones answered.

Roberta Longfellow then summarized the sections of the draft Consolidated Plan and gave Mr. Abney a copy of the Executive Summary. She described the citizen participation process, the demographic data, the various housing needs, the non-housing needs, the five-year strategy, including the geographic distribution plan, and the one-year action plan. Mr. Abney had no questions about the draft plan.

The hearing concluded at approximately 4:30 pm.

Public Hearing-Montgomery County Three-Year Planning Process (FY03-05) and Comments on Draft Consolidated Plan (FY03-07)

Date: June 26, 2003, 4:00 p.m.

PLEASE PRINT

NAME	COMPANY	PHONE	FAX
TAWANA JONES	Montgomery County	225-5704	496-6629
Roberta Longfellow	"	225-4631	"
Jessica Larson	"		
David E. Abney	Wise Const	854-0281	887-4850

AFFIDAVIT OF PUBLICATION

State of Ohio

SS: Clerk Board CC

Montgomery County

Public Notice

Montgomery County
FY 2003-2005 Proposed Projects for the Community Development Block Grant Program
And
Draft FY2003-2007 Consolidated Plan

On June 26, 2003, Montgomery County will hold a public hearing in order to obtain the views of citizens, public agencies and other interested parties on the FY 2003-2005 proposed projects for the Community Development Block Grant Program, and on the draft FY2003-2007 Consolidated Plan.

The hearing will be held:

June 26, 2003
County Administration Building
451 W. Third Street, 10th Floor
Room 1002
Dayton, OH 45422
4:00 p.m.

If you have a disability or are non-English speaking and require accommodations to participate in this public meeting, please contact the Montgomery County Community Development Office as early as possible at 225-6318. A minimum of three working days prior to the public hearing would be appreciated so that reasonable accommodations can be made.

For more information, contact Tawana Jones at 225-5104.

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

Marsha M. Horn, Clerk

4386 6-13/03

Before me, the undersigned, a Notary public in and for said County, personally came Marsha Cox, who being first duly sworn says she is the Legal Advertising Agent of the DAYTON DAILY NEWS, which she says is a newspaper of general circulation in Montgomery County, and State of Ohio, and she furthur says that the Legal Advertisement, a copy of which is hereunto attatched, has been published in the said DAYTON DAILY NEWS

42 Lines, 1 Time(s), last day of publication

being 6/13/03, and he/she furthur says

that the bona fide daily paid circulation of the said DAYTON DAILY NEWS was over Twenty-five Thousand (25,000) at the time the said advertisement was published, and that the price charged for same does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

Signed Marsha Cox

Sworn or affirmed to, and subscribed before me, this

13 day of June 2003

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Notary Public in and for the State of Ohio

NOTARIAL SEAL STATE OF OHIO

MONTGOMERY COUNTY
ADMINISTRATION BUILDING

451 West Third Street
P.O. Box 972
Dayton, Ohio 45422-1326

COUNTY COMMISSIONERS
Charles J. Curran
Dorl Lucas
Vicki D. Pegg

COUNTY ADMINISTRATOR
Deborah A. Feldman

MONTGOMERY
COUNTY

MEMORANDUM

TO: Montgomery County Jurisdictions and Housing-related Agencies

FROM: Roberta Longfellow, Housing Administrator R. Longfellow

DATE: July 2, 2003

SUBJECT: Draft of the FY2003-2007 Montgomery County Consolidated Plan-Executive Summary

Attached please find a copy of the draft of the Executive Summary of the proposed Consolidated Plan for Montgomery County for the period October 1, 2003 through September 30, 2007. Please contact me with any comments by July 30, 2003.

Roberta Longfellow, Housing Administrator
Community Development Office, 10th floor
451 West Third Street
Dayton OH45422

Phone: 225-4631

Fax: 496-6629

Email: longfellor@mcohio.org

Thanks for your help. The full draft is available in my office if you would like to see it.

The attached comments were received in response to the memo dated July 2, 2003 requesting further comments on the draft Executive Summary. Suggestions by both commenters were included in the final Consolidated Plan.

Housing Needs of Youth: Ages 16-21

Daybreak's Independent Living program is the only "transitional living" program in Montgomery County that targets homeless young adults, ages 16-21. The term "transitional living" is in quotations, because the program blends the traditional models of transitional housing and permanent housing with supportive services. Participants live in scattered site permanent housing rental units, operated by private landlords. Participants graduate from the program when they demonstrate their ability to live independently. They assume full responsibility for their lease and are allowed to keep all of the furnishings and household goods that were provided for them while in the program.

The recent growth of this program and increased demand for services clearly demonstrates the need to provide early homeless and housing intervention services.

- Daybreak receives over 400 requests for 35 slots.
- 12 of the 35 current participants have babies or young children of their own.
- There are currently 101 youth, most of whom are 18-21 on the waiting list.
- The remaining 300 continue to couch hop, live on the streets, live with other adults in exchange for sex or in other unsafe environments.
- These young people are not the ones aging out of foster care. They are youth who are either approaching or have reached age 18, and have been asked to leave their homes without any support.
- They are technically adults so they cannot access the Daybreak youth shelter, but they are emotionally and socially still children, and will not access the community's adult shelters.

Emergency Shelter for Youth:

- Montgomery County supports:
  - 6 emergency shelters for adults and/or families
  - 2 emergency shelters for animals, and only
  - 1 emergency shelter for youth.

- Adult and family shelters are eligible for State Emergency Shelter Grant dollars. Youth shelters are <u>ineligible</u> by the state law.
- Over the past 5 years, CSB budget constraints severely reduced paid placements to Daybreak, resulting in a 58% decrease in funding. (The per diem rate only covers 1/3 of the actual cost.) CSB still continues to refer youth with open cases to Daybreak but half now come without any placement dollars at all.
- Daybreak is a licensed Children's Residential Care facility and unlike adult and family shelters, is required to meet strict staffing ratios and space requirements that are more costly.

Street Outreach:

Daybreak's new street outreach program was successful in identifying 72 street youth and couch hoppers during its first year of operation. These are youth who are unknown to traditional service providers. They

have learned how to live "invisibly" and stay hidden from police, teachers, counselors, youth workers, and other authority figures. Approximately ¾ of these were surviving by "couch hopping" from friend's house to friend's house. The rest were living in cars, parks, abandoned buildings, and/or were trading sex for housing.

Roberta Longfellow

From: "Kevin Carver" <Kevin.Carver@ci.huber-heights.oh.us>
To: <longfellor@mcohio.org>
Date: 7/10/2003 4:13 PM
CC: <"Mary Delraso"@hcst.net>

Roberta,

I received and read your draft of the Consolidated Plan (Executive Summary). and, as in years past, you have done a fine job of capturing and prioritizing the housing and community development needs of our County. I noted that Code Enforcement is listed as a high priority in the non housing community development needs and was just wondering whether or not housing code enforcement, given its direct relationship to the condition of a community's housing stock, should be considered as a "housing issue" rather than a non-housing/community development issue.

The second item that i noted was in regard to the HOPE VI grant and the number of units to be placed in the outlying areas for those displaced by HOPE IV. My last conversation with individuals involved in that project indicated that it was more likely to be in excess of 100 units rather than in excess of 60 units.

Thanks for the opportunity to comment.

Kevin

PERRY TOWNSHIP BOARD OF TRUSTEES
Community Development Block Grant
Public Hearing
Held on April 7, 2003

On April 7, 2003, Jerry Peters called to order the Public Hearing for the Community Development Block Grant of the Board of Trustees at 7:03 p.m.
Pledge of Allegiance
Roll call was taken. Present: Gerald Peters, Steve Crowe and William Fohrman.
Departmental staff present: Chief Robert Bowman, Police Department, Mike Kraft, Road & Cemetery Department and John Falldorf, Zoning Administrator

VISITORS: Roberta Longfellow, Montgomery County; Tawana Jones, CDBG; David Saylor & Dale Seim.

Roberta Longfellow handed out information about 3 of the programs offered by Montgomery County for the Community Development Block Grant. She would also like to see if any residents may qualify for any of the programs. She explained that one group that receives assistance from the CDBG program is the homeless. Most of the support for the homeless is within the City of Dayton at the various shelters available for them. Another group that benefits from the CDBG program are specific population groups such as; the elderly, those is rehabilitation, the disabled or handicapped, those with AIDS and those with various addictions. Ms. Longfellow questioned whether there were any other housing needs that the Board could suggest that were not already covered by the CDBG? Mr. Peters stated that most of the homeless are found in the more populated areas. Mr. Fohrman asked how the program is funded.
Ms. Longfellow explained that the CDBG is divided among the 4 shelters in Dayton which is approximately $85,000. This is used for prevention programs and operating expenses. Mr. Peters asked if there was a need for a homeless shelter out in the rural areas? Ms. Longfellow remarked that perhaps within the next few years. CDBG is currently updating their computer system to better track what communities the homeless within the shelters are coming from for help. Mr. Fohrman asked Ms. Longfellow what group is the largest receipitant of the Grant? She stated that the County Corp. housing program receives about 40%. However, they still need money from other sources to operate. Mr. Peters stated that the homeless population is increasing. Ms. Longfellow commented that there are about 900 homeless each night. Mr. Fohrman wondered of the 900, how many represent families? Ms. Longfellow stated probably 1/3, however she did not have that data with her. She stated that most of the homeless are just "down on their luck" and live paycheck to paycheck. Mr. Falldorf wondered how many children do not find shelter? Ms. Longfellow stated that are not many because St. Vincent Hotel will put people up in motels if necessary. They put up over 500 people during the winter in motels. There are also "cold shelters" opened for them. She stated it is a growing problem. Ms. Longfellow reviewed the last 3 years. The goal for rehabilitations was 60 and are now at 65 within just 2 years. The goal for rentals is 45 and are now at 30 within the first year. The goal for first-time buyers is 75 and are at 43 within the first year. The goal for special needs is 20 and are currently at 55 to date. The goal is 1500 homeless and have helped 2500 homeless to date. The goal of 100 elderly has not been met yet, but will be met. Mr. Fohrman questioned how are homeowners aided? Ms. Longfellow explained that they are helped by low interest loans, down payments and closing costs for first-time buyers and an emergency grant program for furnace, roof, etc. repairs.

Tawana Jones took the floor to continue explaining the purpose of the CDBG. She explained that 2.4 million is granted with CDBG. This year was a $120,000 cut which is about 5% at the Federal level. There wasn't as much cut in the Dayton area. The CDBG takes applications every 3 years. Perry Township is working with Ms. Jones to obtain a CDBG grant for a building addition to the township offices. CDBG works on a fiscal year of 10/1-9/30. Some previous entities that have used CDBG money for projects include, Jackson Township for their Senior Center, Trotwood demolished an old bowling alley, Union used their money to make their offices handicap accessible, Jefferson Township and Trotwood are using CDBG money to make West Third Street revitalized. Ms. Jones commented that the

Public Hearing
Held on April 7, 2003

Miami Valley Fair Housing Center handles situations where buying a house may seem like "too good of a deal" and where buyers have been deceived by "predatory lenders." Mr. Peters questioned whether there is more predatory lending? Ms. Longfellow commented that it has been increasing in each county. Mr. Peters commented that CDBG projects represent our Federal tax dollars at work.
Mr. Peters presented Ms. Jones with the signed and completed application for CDBG grant consideration for Perry Township.

MOTION was made by Mr. Crowe to close the Public Hearing for CDGB. Second by Mr. Fohrman. Roll was called. AYES- Crowe, Fohrman and Peters. NAYES- None.
Time: 7:25 p.m.

Respectfully submitted,

Tonyia Burnett, Clerk

Gerald Peters, President

PERRY TOWNSHIP BOARD OF TRUSTEE'S

APRIL 7, 2003 7:00 p.m.

MEETING CALLED TO ORDER BY: **TIME:** _____

PLEDGE OF ALLEGIANCE

ROLL CALL: **PETERS** _____ **CROWE** _____ **FOHRMAN** _____

VISITORS –

Roberta Longfellow, Montgomery County, RE: Block Grants

CLERK'S REPORT –

MOTION to approve the minutes March 17, 2003.

Motion _____ Second _____
Roll call: CROWE _____ FOHRMAN _____ PETERS _____

MOTION to pay bills.

Motion _____ Second _____
Roll call: CROWE _____ FOHRMAN _____ PETERS _____

RESOLUTION - MOTION to access the expenses for nuisance abatement on Randall Rust property.

Motion _____ Second _____
Roll call: CROWE _____ FOHRMAN _____ PETERS _____

POLICE REPORT -

ZONING REPORT –

New Lebanon Tax Agreement

ROAD & CEMETERY REPORT -

RESOLUTION – Purchase new mower
(Boone's needs copy of the resolution delivered to them.)

Motion _____ Second _____
Roll call: CROWE _____ FOHRMAN _____ PETERS _____

RESOLUTION - Trade push mower in for weed-eater

Motion _____ Second _____
Roll call: CROWE _____ FOHRMAN _____ PETERS _____

OLD BUSINESS -

NEW BUSINESS -

Meeting on Wed. April 9th at 5PM – Room 1002 Cty. Bldg. RE: Emergency Mgmt. They have requested a representative from the twp. (preferable from finance dept. – This meeting will be to explain how we can recoup 75% of snow removal cost for the twp.

PUBLIC COMMENTS -

TRUSTEE'S REPORT –

MOTION TO ADJOURN -
MOVED **SECOND**

TIME: _____

MEMORANDUM

TO: Library Staff

FROM: Roberta Longfellow, Housing Administrator
Montgomery County

SUBJECT: Public Notice of Public Hearing R. Longfellow

DATE: March 25, 2003

Please post this public notice in your library (and branches) announcing a public hearing about the draft FY 2003-2007 Consolidated Plan for Montgomery County, excluding Dayton and Kettering, and about performance under the FY 2002 Plan. I appreciate your assistance in getting word out to our citizens.

Thank you very much. If you have any questions, please call me at 225-4631.

c:\berr03\consldplan.po

MEMORANDUM

TO: All Local County Jurisdictions

FROM: Roberta Longfellow, Housing Administrator R. Longfellow
Montgomery County

SUBJECT: Public Notice of Public Hearing

DATE: March 25, 2003

Please post this public notice in a visible location in your offices. It announces a public hearing about the draft FY 2003-2007 Consolidated Plan for Montgomery County excluding Dayton and Kettering.

Thank you very much. If you have any questions please call me at 225-4631.

c:\berr03\consolplan.pm

MEMORANDUM

TO: Federally Assisted Housing Developments in Brookville and Clayton

FROM: Roberta Longfellow, Housing Administrator R. Longfellow
Montgomery County

SUBJECT: Public Notice of Public Hearing

DATE: **March 25, 2003**

Please post this public notice in areas of your development where residents will be able to read it. The notice announces a public hearing about the draft FY 2003-2007 Consolidated Plan for Montgomery County, excluding Dayton and Kettering, and about performance under FY 2002 Plan. I appreciate your assistance in getting word out to our citizens.

Thank you very much. If you have any questions, please call me at 225-4631.

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PUBLIC NOTICE

DO YOU LIVE IN A MONTGOMERY COUNTY TOWNSHIP OR MUNICIPALITY OUTSIDE THE CITIES OF DAYTON AND KETTERING?

MONTGOMERY COUNTY OFFICIALS WOULD LIKE TO HEAR YOUR COMMENTS ON HOUSING AND OTHER COMMUNITY NEEDS

On Monday, April 7, 2003, Montgomery County will hold a public hearing to get views of citizens, public agencies and other interested parties on the housing and community development needs in the County. The County needs these comments for preparing its proposed 2003-2007 Consolidated Plan. The Plan is required to receive federal funds for housing and other community development within the County

The hearing will be held:

Monday, April 7, 2003
Perry Township
3025 Johnsville-Brookville Road
Brookville, OH 45309

7:00 p.m.

If you need special help to participate (such as an interpreter) or if you have a disability and need some accommodations so that you can attend, please call the Community Development Office as early as possible at 225-6318.

Children are welcome to attend the hearing with their parents.

For more information, call Roberta Longfellow at 225-4631.

AFFIDAVIT OF PUBLICATION

State of Ohio

SS: Clerk BCC

Montgomery County

PUBLIC NOTICE

FY2003-2007 Montgomery County Consolidated Plan
Public Hearing on Housing and Community Development Needs

On Monday, April 7, 2003, Montgomery County will hold a public hearing in order to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County. Information on past performance under the County's CDBG and HOME programs will also be provided at the hearing. This hearing is part of the process through which Montgomery County will gather input for the preparation of its Consolidated Plan, required for receipt of Federal Community Development Block Grant and HOME funds.

The hearing will be held:
Monday, April 7, 2003
Perry Township
3025 Johnsville-Brookville Road
Brookville OH 45309
7:00 p.m.

The public is encouraged to attend the public hearing and/or submit comments in writing to:

Roberta Longfellow, Housing Administrator
County Administration Bldg., 10th Floor
451 West Third Street, P.O. Box 972
Dayton, OH 45422

If you have a disability or are non-English speaking and require accommodations to participate in this public meeting, please contact the Montgomery County Community Development Office as early as possible at 225-4631. A minimum of three working days prior to the public hearing would be appreciated so that reasonable accommodations can be made.

Children are welcome to attend the hearing with their parents.

For more information, call Roberta Longfellow at 225-4631.

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

Juanita M. Hunn, Clerk

43518 3-28/03

Before me, the undersigned, a Notary public in and for said County, personally came Marsha Cox, who being first duly sworn says she is the Legal Advertising Agent of the DAYTON DAILY NEWS, which she says is a newspaper of general circulation in Montgomery County, and State of Ohio, and she furthur says that the Legal Advertisement, a copy of which is hereunto attatched, has been published in the said DAYTON DAILY NEWS

55 Lines, 1 Time(s), last day of publication

being 3/28/03, and he/she furthur says

that tl of the said DAYTON DAILY NEWS was over Twenty-five

Thou: dvertisement was published, and that the price charged for same

does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

Signed Marsha Cox

Sworn or affirmed to, and subscribed before me, this

28 day of March 2003

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Notary Public in and for the State of Ohio

NOTARIAL SEAL STATE OF OHIO

Motion was made by Wood, seconded by Eisele to recess to an Executive Session for the discussion of union negotiations, carried by Yea Votes of Chance, Eisele, Faulkner, Nicholas, Ransdell and Wood.

Council recessed to an Executive Session.

Council reconvened to the Special Session.

Resolution No. 2512
A RESOLUTION ACCEPTING THE REPORT AND RECOMMENDATIONS OF MICHAEL PAOLUCCI, FACT-FINDER FOR THE STATE EMPLOYMENT RELATIONS BOARD (SERB) IN REFERENCE TO CASE NO. 02-MED-05-0546 AND DECLARING AN EMERGENCY.
Motion was made by Wood, seconded by Chance to dispense with the requirement that Resolution No. 2512 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The Resolution was read by title only. Motion was made by Ransdell, seconded by Nicholas to pass Resolution No. 2512, carried by Yea Votes of Chance, Eisele, Faulkner, Nicholas, Ransdell and Wood.

There being no further business, motion was made to adjourn, carried.

Richard C. Church, Jr.
Mayor

Judith E. Barney
Clerk of Council

COUNCIL CHAMBERS, CITY OF MIAMISBURG, OHIO

February 18, 2003

Rev. Scott Forsythe, Assembly of God Church, gave the invocation, after which everyone recited the Pledge of Allegiance.

Council met in Regular Session with the following members present: Mayor Church, Councilmembers Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Motion was made by Faulkner, seconded by Wood to accept the minutes of the Regular Session on February 4, 2003 and the Special Session on February 11, 2003, as distributed. Motion carried.

Motion was made by Wood, seconded by Nicholas to excuse Councilmember Chance. Motion carried.

Mayor Church opened the Citizen Forum and asked anyone present who wished to discuss an item not appearing on the agenda to come forward. There was no response and the Forum was closed.

Ordinance No. 5679

AN ORDINANCE TO FACILITATE COMPETITIVE RETAIL NATURAL GAS SERVICE TO PROMOTE NATURAL GAS SAVINGS, LOWER COST NATURAL GAS SUPPLIES AND OTHER BENEFITS FOR CERTAIN NATURAL GAS CONSUMERS, AUTHORIZING ALL ACTIONS NECESSARY TO EFFECT AN OPT-OUT NATURAL GAS AGGREGATION PROGRAM PURSUANT TO SECTION 4929.26 OF THE OHIO REVISED CODE AND ARTIC XVIII SECTION 4 OF THE OHIO CONSTITUTION; DIRECTING THE MONTGOMERY COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS; AUTHORIZING AN AGREEMENT WITH AN AGENT FOR SUCH PURPOSES AND DECLARING AN EMERGENCY.

The first reading of the Ordinance was held at the Regular Session on February 4, 2003, at which time it was passed to the second and final reading. Motion was made by Wood, seconded by Nicholas to read the Ordinance the second and final time by title only, carried. Motion was made by Ransdell, seconded by Eisele to pass Ordinance No. 5679, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Ordinance No. 5680

AN ORDINANCE TO FACILITATE COMPETITIVE RETAIL ELECTRIC SERVICE TO PROMOTE ELECTRICAL SAVINGS, LOWER COST ELECTRICAL SUPPLIES AND OTHER BENEFITS FOR CERTAIN ELECTRICITY CONSUMERS, AUTHORIZING ALL ACTIONS NECESSARY TO EFFECT AN OPT-OUT ELECTRIC AGGREGATION PROGRAM PURSUANT TO SECTION 4928.20 OF THE OHIO REVISED CODE AND ARTIC XVIII SECTION 4 OF THE OHIO CONSTITUTION; DIRECTING THE MONTGOMERY COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS; AUTHORIZING AN AGREEMENT WITH AN AGENT FOR SUCH PURPOSES AND DECLARING AN EMERGENCY.

The first reading of the Ordinance was held at the Regular Session on February 4, 2003, at which time it was passed to the second and final reading. Motion was made by Faulkner, seconded by Nicholas to read the Ordinance the second and final time by title only, carried. Motion was made by Ransdell, seconded by Nicholas to pass Ordinance No. 5680, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Resolution No. 2511

A RESOLUTION TO DECLARE THE NECESSITY THAT CERTAIN SIDEWALKS, CURBS AND GUTTERS, DRIVEWAY APRONS, TREES AND STUMPS AND MISCELLANEOUS ITEMS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED, REPAIRED OR REMOVED IN CONNECTION WITH THE 2003 SIDEWLK, CURB AND GUTTER PROGRAM.

The first reading of the Resolution was held at the Regular Session on February 4, 2003, at which time it was passed to the second and final reading. Motion was made by Eisele, seconded by Ransdell to read the Resolution the second and final time by title only, carried. Motion was made by Nicholas, seconded by Ransdell to pass Resolution No. 2511, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Ordinance No. 5684

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO PROCEED WITH THE PURCHASE OF PROPERTY AT 24 S MIAMI AVENUE PURSUANT TO THE TERMS AND CONDITIONS SET FORTH IN A CERTAIN PURCHASE AGREEMENT BETWEEN THE CITY OF MIAMISBURG AND THE ESTATE OF WILLIAM MATTHEWS AND DECLARING AN EMERGENCY.

Motion was made by Eisele, seconded by Hughes to dispense with the requirement that Ordinance No. 5684 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The Ordinance was read by title only. Motion was made by Faulkner, seconded by Nicholas to pass Ordinance No. 5684, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Ordinance No. 5685

AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN COSTS IN CONNECTION WITH THE RELOCATION OF BRAINERD INDUSTRIES IN MIAMISBURG AND DECLARING AN EMERGENCY.

Motion was made by Eisele, seconded by Nicholas to dispense with the requirement that Ordinance No. 5685 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The Ordinance was read by title only. Motion was made by Wood, seconded by Nicholas to pass Ordinance No. 5685, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Ordinance No. 5686

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CENTERVILLE, THE CITY OF SPRINGBORO, MIAMI TOWNSHIP, WASHINGTON TOWNSHIP AND THE MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT CONCERNING THE AUSTIN INTERCHANGE LAND USE AND DEVELOPMENT PLAN.

Motion was made by Wood, seconded by Eisele to read the Ordinance the first time by title only, carried. Motion was made by Ransdell, seconded by Nicholas

Ordinance No. 5686 (continued)
to pass Ordinance No. 5686 to the second and final reading, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood. The second and final reading of the Ordinance will be held at the Regular Session on March 4, 2003.

Resolution No. 2513
A RESOLUTION TO APPOINT A CHARTER REVIEW COMMISSION PURSUANT TO ARTICLE VII, SECTION 10 OF THE CHARTER OF THE CITY OF MIAMISBURG, AND DECLARING AN EMERGENCY.
Motion was made by Nicholas, seconded by Eisele to dispense with the requirement that Resolution No. 2513 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The Resolution was read by title only. Motion was made by Wood, seconded by Nicholas to pass Resolution No. 2513, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Resolution No. 2514
A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO FILE A GRANT APPLICATION FOR FUNDS UNDER THE MONTGOMERY COUNTY, OHIO ECONOMIC DEVELOPMENT/GOVERNMENT EQUITY (ED/GE) PROGRAM AND DECLARING AN EMERGENCY.
Motion was made by Eisele, seconded by Ransdell to dispense with the requirement that Resolution No. 2514 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The Resolution was read by title only. Motion was made by Faulkner, seconded by Hughes to pass Resolution No. 2514, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Roberta Longfellow from Montgomery County stated that the current plan (2000-2002) has been on target or exceeded their goals. Their current needs are continuing the current programs, more staff, new construction for special needs, such as the elderly, persons with AIDS, and drug and alcohol addicted persons.

Tawana Jones, Montgomery County Community Development Block Grant Program, stated that the program's objective is to help low income families, eliminate slums and blighting influences and meet any urgent or emergency needs.

City Manager Weithofer stated that the physical improvement portion of the program is essential to the City, especially downtown renovation. He stated that the entire program has greatly benefited the City.

Mayor Church opened a Public Hearing regarding the new Consolidated Plan for housing and community development needs in Montgomery County and Miamisburg. There were no comments and the Hearing was closed.

Motion was made by Eisele, seconded by Faulkner to recess to an Executive Session for discussion of union contract negotiations, carried by Yea Votes of Eisele, Faulkner, Nicholas, Hughes, Ransdell and Wood.

Bob Hoag, former City Engineer now working for Montgomery County, stated that he is still a resident of Miamisburg and praised the City employees for their tireless efforts during the recent snow storm.

Council recessed to an Executive Session.

Council then recessed to a Study Session for discussion of the following:

Storm Water Management Plan Phase II
Annual Financial Report
South Metro Chamber of Commerce
Economic Development Update

There being no further business, motion was made to adjourn, carried.

Richard C. Church, Jr.
Mayor

Judith E. Barney
Clerk of Council

COUNCIL CHAMBERS, CITY OF MIAMISBURG, OHIO

March 4, 2003

Chaplain Ra'ul Concha, Sycamore Hospital, gave the invocation, after which Brownie Troop 1212 and Daisy Troop 2443 led everyone in the Pledge of Allegiance.

Council met in Regular Session with the following members present: Mayor Church, Councilmembers Chance, Eisele, Nicholas, Hughes, Ransdell and Wood.

Motion was made by Wood, seconded by Nicholas to accept the minutes of the Regular Session on February 18, 2003, as distributed. Motion carried.

MIAMISBURG
OHIO'S STAR CITY

AGENDA FOR THE REGULAR MEETING OF FEBRUARY 18, 2003 AT 7:00 P.M.
IN THE COUNCIL CHAMBERS

Invocation led by Rev. Mark McCain, First Church of God

Pledge of Allegiance

Roll Call

Approval of Minutes of the Regular Meeting of February 4, 2003 and the Special Meeting of February 11, 2003.

Presentations

None

CITIZEN FORUM

A CITIZEN DESIRING TO SPEAK ON AN ITEM, WHICH IS NOT ON THE AGENDA, MAY DO SO UNDER CITIZEN FORUM. DISCUSSION IS LIMITED TO FIVE MINUTES AND THE CITY COUNCIL MAY NOT TAKE IMMEDIATE ACTION. HOWEVER, ITEMS INTRODUCED UNDER CITIZENS FORUM MAY BECOME AGENDA ITEMS FOR LATER MEETINGS.

Old Business

1 Ordinance No. 5679
An Ordinance to facilitate competitive retail natural gas service to promote natural gas savings, lower cost natural gas supplies and other benefits for certain natural gas consumers, authorizing all actions necessary to effect an opt-out Natural Gas Aggregation Program pursuant to Section 4929.26 of the Ohio Revised Code and Article XVIII Section 4 of the Ohio Constitution; directing the Montgomery County Board of Elections to submit a ballot question to the electors; authorizing an agreement with an agent for such proposes; and declaring an emergency.
Comment:.
Second Reading.

Action:_____

2. Ordinance No. 5680
An Ordinance to facilitate competitive retail electric service to promote electrical savings, lower cost electricity supplies and other benefits for certain electricity consumers, authorizing all actions necessary to effect an opt-out Electric Aggregation Program pursuant to Section 4928.20 of the Ohio Revised Code and Article XVIII Section 4 of the Ohio Constitution; directing the Montgomery County Board of Elections to submit a ballot question to the electors; authorizing an agreement with an agent for such purposes; and declaring an emergency.
Comment:
Second Reading.

Action:_____

3. Resolution No. 2511
A Resolution to declare the necessity that certain sidewalks, curbs and gutters, driveway aprons, trees and stumps and miscellaneous items within the public-right-of-way shall be constructed, repaired, or removed in connection with the 2003 Sidewalk, Curb and Gutter Program.
Comment:
Second Reading.

Action:_____

New Business

1. Ordinance No. 5684
An Ordinance to authorize the City Manager to proceed with the purchase of property at 24 S. Miami Avenue pursuant to the terms and conditions set forth in a certain purchase agreement between the City of Miamisburg and the estate of William Matthews and declaring an emergency.
Comment:
This item was discussed at the February 4 executive session.

Action:_____

2. Ordinance No. 5685
An Ordinance authorizing payment of certain costs in connection with the relocation of Brainerd Industries in Miamisburg, and declaring an emergency.
Comment:
A memo from the Development Director is enclosed.

Action:_____

3. Ordinance No. 5686
An Ordinance authorizing the City Manager to enter into an intergovernmental agreement with the City of Centerville, the City of Springboro, Miami Township, Washington Township and the Montgomery County Transportation Improvement District concerning the Austin Interchange Land Use and Development Plan.
Comment:
First Reading. This item was discussed at the February 4 study session.

Action:_____

4. Resolution No. 2513
A Resolution to appoint a Charter Review Commission pursuant to Article VII, Section 10, of the Charter of the City of Miamisburg, and declaring an emergency.
Comment:
This item was discussed at the February 4 study session.

Action:_____

5. Resolution No. 2514
A Resolution to authorize the City Manager to file a grant application for funds under the Montgomery County, Ohio Economic Development/Government Equity (ED/GE) Program and declaring an emergency.
Comment:
A memo from the City Planner is enclosed.

Action:_____

6. Public Hearing
Montgomery County
Consolidated Plan
Housing and Community Development
Comment:
This public hearing is being held by Montgomery County as part of the process for developing a new Consolidated Plan for housing and community development needs in the County and the City.

Action:_____

7. Motion
A motion to recess to an executive session for the discussion of union contract negotiations.
Comment:
Roll Call Vote.

Action:_____

8. Study Session

- Storm Water Management Plan Phase II
- Annual Financial Report
- South Metro Chamber of Commerce
- Economic Development Update

Adjournment

PUBLIC NOTICE

DO YOU LIVE IN A MONTGOMERY COUNTY TOWNSHIP OR MUNICIPALITY OUTSIDE THE CITIES OF DAYTON AND KETTERING?

MONTGOMERY COUNTY OFFICIALS WOULD LIKE TO HEAR YOUR COMMENTS ON HOUSING AND OTHER COMMUNITY NEEDS

On Thursday, February 18, 2003, Montgomery County will hold a public hearing to get views of citizens, public agencies and other interested parties on the housing and community development needs in the County. The County needs these comments for preparing its proposed 2003-2007 Consolidated Plan. The Plan is required to receive federal funds for housing and other community development within the County

The hearing will be held:

Thursday, February 18, 2003
Miamisburg Civic Center
10 North First Street
Miamisburg, OH 45342

7:30 p.m.

If you need special help to participate (such as an interpreter) or if you have a disability and need some accommodations so that you can attend, please call the Community Development Office as early as possible at 225-6318.

Children are welcome to attend the hearing with their parents.

For more information, call Roberta Longfellow at 225-4631.

c:\bertholder.pn

PUBLIC NOTICE

FY 2003-2007 Montgomery County Consolidated Plan Public Hearing on Housing and Community Development Needs

On Tuesday February 18, 2003, Montgomery County will hold a public hearing in order to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County. Information on past performance under the County's CDBG and HOME programs will also be provided at the hearing. This hearing is part of the process through which Montgomery County will gather input for the preparation of its Consolidated Plan, required for receipt of Federal Community Development Block Grant and HOME funds.

The hearing will be held:

Tuesday February 18, 2003
Miamisburg Civic Center
10 North First Street
Miamisburg, OH 45342

7:30 p.m.

The public is encouraged to attend the public hearing and/or submit comments in writing to:

Roberta Longfellow, Housing Administrator
County Administration Bldg., 10th Floor
451 West Third Street, P.O. Box 972
Dayton, OH 45422

If you have a disability or are non-English speaking and require accommodations to participate in this public meeting, please contact the Montgomery County Community Development Office as early as possible at 225-4631. A minimum of three working days prior to the public hearing would be appreciated so that reasonable accommodations can be made.

Children are welcome to attend the hearing with their parents.

For more information, call Roberta Longfellow at 225-4631.

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

Juanita M. Hunn

Juanita M. Hunn, Clerk

Published in the Dayton Daily News on Jan. 17, 2003

1 Certified Ad

To News on Faxed 1-10-03

c:\bert\0\Pubnotic.cp

Miamisburg Carrollton News 2/5/03

Montgomery County needs citizen input

Do you live in a Montgomery County township or municipality outside the cities of Dayton and Kettering? Montgomery County officials would like to hear your comments on housing and other community needs.

On Tuesday, Feb. 18, Montgomery County will hold a public hearing to get views of citizens, public agencies and other interested parties on the housing and community development needs in the county. The county needs these comments for preparing its proposed 2003-2007 Consolidated Plan. The plan is required to receive federal funds for housing and other community development within the county.

The hearing will be held at 7:30 p.m. Tuesday, Feb. 18 at the Miamisburg Civic Center, 10 N. First St. in Miamisburg.

AFFIDAVIT OF PUBLICATION

State of Ohio

SS: Clerk Board County Commissioner

Montgomery County

PUBLIC NOTICE

FY 2003-2007 Montgomery County Consolidated Plan
Public Hearing on Housing and Community Development Needs

On Tuesday February 18, 2003, Montgomery County will hold a public hearing in order to obtain the views of citizens, public agencies and other interested parties on the housing and community development needs in Montgomery County. Information on past performance under the County's CDBG and HOME programs will also be provided at the hearing. This hearing is part of the process through which Montgomery County will gather input for the preparation of its Consolidated Plan, required for receipt of Federal Community Development Block Grant and HOME funds.

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

Juanita M. Hunn, Clerk
1-17/03

43189

Before me, the undersigned, a Notary public in and for said County, personally came Marsha Cox , who being first duly sworn says she is the Legal Advertising Agent of the DAYTON DAILY NEWS, which she says is a newspaper of general circulation in Montgomery County, and State of Ohio, and she furthur says that the Legal Advertisement, a copy of which is hereunto attatched, has been published in the said DAYTON DAILY NEWS

58 Lines, 1 Time(s), last day of publication being 1/17/03 , and he/she furthur says that ı of the said DAYTON DAILY NEWS was over Twenty-five Tho advertisement was published, and that the price charged for same does anual contract for the like amount of space to other advertisers in the general display advertising columns.

Signed Marsha Cox

Sworn or affirmed to, and subscribed before me, this

17 day of January 2003

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Notary Public in and for the State of Ohio

NOTARIAL SEAL
STATE OF OHIO

MEMORANDUM

TO: Federally Assisted Housing Developments in Miamisburg/Miami Township Area

FROM: Roberta Longfellow, Housing Administrator R. Longfellow
Montgomery County

SUBJECT: Public Notice of Public Hearing

DATE: January 21, 2003

Please post this public notice in areas of your development where residents will be able to read it. The notice announces a public hearing about housing needs in Montgomery County, excluding Dayton and Kettering. I appreciate your assistance in getting word out to our citizens.

Thank you very much. If you have any questions, please call me at 225-4631.

MEMORANDUM

TO: Library Staff

FROM: Roberta Longfellow, Housing Administrator
Montgomery County

SUBJECT: Public Notice of Public Hearing

DATE: January 21, 2003

Please post this public notice in your library (and branches) announcing a public hearing about housing needs in Montgomery County, excluding Dayton and Kettering. I appreciate your assistance in getting word out to our citizens.

Thank you very much. If you have any questions, please call me at 225-4631.

c ben\03library pu

MEMORANDUM

TO: All local County jurisdictions

FROM: Roberta Longfellow, Housing Administrator
Montgomery County

SUBJECT: Public Notice of Public Hearing

DATE: January 21, 2003

Please post this public notice in a visible location in your offices. It announces a public hearing about housing needs in Montgomery County, excluding Dayton and Kettering.

Thank you very much. If you have any questions, please call me at 225-4631.

Memorandum

To: Affordable Housing Advocates in Montgomery County

From: Roberta Longfellow, Housing Administrator R. Longfellow

Date: January 6, 2003

Subject: Identification of Housing Needs and Programs in the County

---

As you may be aware, Montgomery County is required by the U.S. Department of Housing and Urban Development to develop a Consolidated Plan which identifies and provides strategies addressing housing and non-housing community development needs over a several year period. Such a Plan is required in order to receive federal housing and community development funds. We are in the process of drafting a new Consolidated Plan for the three year time frame from October 1, 2003 through September 30, 2006. As part of that process, I would request your help in identifying any housing needs that should be addressed and also ideas about programs to help meet those needs for the County areas outside Dayton and Kettering.

Please pass this request along to any other agency, as well, whose input may be helpful to this process.

Please send any information, comments or recommendations to me at the following address by **March 28, 2003** or call me at 225-4631. Feel free to provide copies of reports or other materials you already have that identify these needs. You may also fax me at 496-6629 or email me at longfellor@mcohio.org.

Roberta Longfellow, Housing Administrator
Community Development Office
451 West Third Street, PO Box 972
Dayton, OH 45422

Thanks for your help!

c:\bert03affdhg.mem

138 SOUTH WILKINSON STREET
DAYTON, OH 45402
PHONE: (937) 222-1435
FAX: (937) 222-1062

FAX

TO: ROBERTA LONGFELLOW
HOUSING ADMINISTRATOR

FROM: Kay Kelbley and Jane Benner

FAX: 496-6629

PAGES: 1

PHONE: 225-4631

DATE: 3/06/03

RE: FEEDBACK TO YOUR MEMO OF 1/06/03

CC:

☐Urgent ☒For Review ☐Please Comment ☐Please Reply ☐Please Recycle

● COMMENTS:

Jane and I have the following suggestions re: housing needs we are seeing in this community:

1) Single room occupancy housing for low-income men

2) More readily available Section 8 housing for families

3) More permanent low-income housing for singles and families

4) Single room occupancy for individuals with special problems (such as mental health and medical) with supportive services.

These ideas certainly are coming from the shelter provider's perspective!

Kay

Roberta Longfellow - Housing Needs

From: "Linda Kramer" <KramerL@daybreakdayton.org>
To: "longfellowr@montcnty.org" <longfellor@montcnty.org>
Date: 4/4/2003 3:45 PM
Subject: Housing Needs

Hi Roberta,
I just realized that I never e-mailed you our "Identification of Housing Needs" information. Hope it's not too late and that you can still use it.

Bottom line is we're seeing a much higher demand for service in all areas of programming. Of significance, is that we are seeing a shift toward younger kids; kids with severe mental health and/or behavioral issues; older teens that need independent living programming, and an increased demand in prevention programming.

I'm attaching a document that highlights some of the shifts and changes that we are seeing in homeless youth and for those youth at risk of becoming homeless.

In summary,

* We are seeing an increased demand and usage of shelter
* We are seeing kids with severe mental health and/or behavior problems that make them more difficult to handle in shelter and/or that makes them ineligible.
* Last year we had over 400 requests for Independent Living (ages 16-21) for 40 slots. We currently have a waiting list of 86 youth
* Our new street outreach program identified and worked 34 street youth and/or "couch hoppers" during its first year of operation. (These are homeless kids that no "system" such as CSB or Juvenile Court knows about.) We found 33 street youth and/or "couch hoppers" just during the first 6 months of this year. At this rate, we expect to see 60-70 of these kids in a 12-month period.
* We've just started doing programming for 18-21 year-olds at The Other Place. These young people are closer to the teenagers we serve than to the adults at The Other Place. Unfortunately, our shelter licensing restricts us to age 17 and there is no shelter that appropriate for these homeless young adults who leave or are kicked out of the house at age 18.
* 55 kids sought help through Safe Place last year. This year however, 21 kids used Safe Place in just the first 2 months of the year. At this rate, we expect to see over 100 kids this year.
* We're seeing younger kids in Power Clubs, some with felonies and others with serious delinquency charges. These behaviors/charges are typical precursers for youth homelessness.

Just some observations regarding external factors:

* Worsening economy, job layoffs, and higher stress on the family
* Increase in severe mental health issues combined with closing and discontinuation of adolescent mental health services
* Budgetary contraints on CSB which translates into fewer interventions and placements for teens.
* Federal law that prohibits "lock-up" for misdemeanors which means that Juvenile Court has to find other options and services

<<DAYBREAK YOUTH PROFILES with costs.doc>>

I know I'm the "loudmouth" and the one always talking about kids but here's my soap box pitch.....If we don't do something to help them when they're young, we're going to need more adult shelters and jail space as they grow up.

Hope this helps.
Linda
(937) 395-4600 Ext. 102

PS Again, sorry for the delay and of course call or e-mail me if you have any questions.

Confidentiality Notice:

Daybreak, Inc. of Dayton, Ohio is deeply committed to respecting the rights and privacy of all current, past and future Daybreak clients. As such, the Health Insurance Portability and Accountability Act of 1996, Sec. 164, mandates the continuity for maintaining the privacy of our clients in regards to electronic health information transmitted by electronic mail. Protected Health Information (PHI) must be held in strict confidentiality at all times. Any violation of established policies or procedures concerning PHI will be thoroughly investigated, which may be referred for disciplinary action(s). If there are any questions or concerns, please contact the Daybreak Privacy Officer: Anthony C. Amburgey

PLACES INC.

March 10, 2003

RECEIVED
COMMUNITY DEVELOPMENT
03 MAR 12 AM 9:41

Roberta Longfellow, Housing Administrator
Community Development Office
451 West Third Street, PO Box 972
Dayton, OH 45422

Dear Bert,

Please consider the following housing needs in Montgomery County as you draft your Consolidated Plan.

Preservation of existing affordable housing stock: Nearly all of PLACES Supportive Living clients rely on subsidies like Section 8 and Shelter Plus Care. It has become more difficult to acquire a housing unit that is affordable and able to adhere to HUD inspection guidelines. In fact, it is becoming more difficult to find even sub-standard housing that is affordable for PLACES' clients, all of whom are either severely and persistently mentally ill, substance abusers or have co-existing psychiatric and substance-related disorders.

Increase in the availability of affordable rental housing in non-urban areas: According to "Rural Housing Challenges," published in the September 2002 issue of Opening Doors, "72 percent of housing units in non-metropolitan areas are owner occupied as compared to 61 percent in metropolitan areas." The article goes on to say that "there is no rural housing market in the country where a person with a disability receiving Supplemental Security Income (SSI) benefits can afford a modest one bedroom housing unity." PLACES' experience in working with those with psychiatric disabilities is consistent with the information cited above. It is very difficult and often not possible for a rural individual with a severe and persistent mental illness to find rental units near family and support systems.

Increases in the number of subsidies available for low and very low income families and individuals: As always, the number of individuals and families who would qualify for various subsidies such as Section 8 and Shelter Plus Care exceeds the number of subsidies available in Montgomery County.

Increased attention to the transportation needs of very low and low income individuals and families: Most of the individuals served by PLACES, Inc. do not have access to personal vehicles and rely on public transportation, friends and family and social service providers. Those whose housing is not near a bus line or who must transfer buses to attend medical appointments, utilize social service systems or get to work may spend two to two and one half hours for a one way trip. Most of this time is spent waiting for connections. The results of this situation is more than merely inconvenience and includes missed appointments, failure to attend to medical needs, a disinclination to work or look for work and social isolation. Other consequences

Fidelity Bldg. • 211 South Main St. • Suite 910 • Dayton, Ohio 45402
(937) 461-4300 • FAX (937) 461-0443

have been the reluctance of some disabled individuals to consider available housing outside the Dayton city limits and increasing service costs, primarily in mileage charges, to companies like PLACES.

Thank you for soliciting input from PLACES, inc. I hope that these observations have been helpful. Please feel free to contact me for any assistance I can provide.

Sincerely,

Roy Craig

Roy Craig
Executive Director

acil

RECEIVED
COMMUNITY DEVELOPMENT
03 MAR 31 AM 9:12

March 27, 2003

Roberta Longfellow, Housing Administrator
Community Development Office
451 West Third Street, PO Box 972
Dayton, OH 45422

Dear Ms. Longfellow:

As you may be aware, the Access Center for Independent Living assist persons with disabilities that have a variety of needs. One of those needs is affordable and accessible housing. Our office continues to maintain a comprehensive list for Montgomery County, and a majority of the apartments on this list has a 1-3 year waiting list.

Since the 1999 Federal Supreme Court ruling Olmstead v. L.C. The Court ruled that people with disabilities have the right to live in the community if they want to, instead of being institutionalized. (see enclosed article from Opening Doors)

One way we feel the shortage of housing in Montgomery County could be eased would be to make more funds availabe to developers, as an incentive to build affordable and accessible housing. Through the diligent work between local community development offices and housing advocates for people with disabilities we can begin to address this growing need.

If our office can assist you in anyway, please feel free to call us at (937) 341-5202 Monday-Friday 9:00 to 5:00.

Sincerely,

Greg Kramer

Greg Kramer
Independent Living Specialist

Access Center for Independent Living, Inc.
35 South Jefferson Dayton, OH 45402
(937) 341-5202 Fax/TTY (937) 341-5217
DIMENet (937) 341-5205
http://www.acils.com

Memorandum

TO: **Bert**

FROM: **Tawana**

DATE: **April 23, 2003**

SUBJECT: **Comments for Consolidated Plan, FY2003-2007**

The following comments came from the City of Moraine, specifically regarding the Opportunity Areas:

The City would like the County to take into consideration the number of multi-family units erected on Cobblegate over the past 6-7 years. This does include a 150 unit senior development called Creekside Villas. The City is concerned about the number of affordable housing units that are located in close proximity to one another. The City wants to place an emphasis on single-family development, including some new construction and the availability of owner-occupied rehabilitation programs.

Also, I asked Mike Davis where Oberer is looking at placing the new tax credit development; he stated on the west side of the City. It is my understanding that it would be located in the Jefferson Township School District.

Thanks.

tj

EASTWAY
BEHAVIORAL HEALTHCARE

RECEIVED
COMMUNITY DEVELOPMENT
03 MAR 31 AM 9:12

March 28, 2003

Roberta Longfellow, Housing Administrator
Community Development Office
451 West Third Street, PO Box 972
Dayton, OH 45422

Dear Roberta:

The following is in response to your request to identify housing needs and programs in the county.

There is a constant housing need for the severely and persistently mentally ill population in Montgomery County. Of the average of 150 participants awaiting housing, this population includes the homeless/shelter population, those who are living in substandard/undesired housing, and those who have dual diagnoses i.e. SAMI/MR-MI population. The above mentioned participants are linked with community mental health agencies in Montgomery County. It is often times difficult to find suitable housing for such participants.

It also seems that those who are currently in subsidized housing could benefit from additional supportive-type programs in order to assist with maintaining their housing. These supports may include; but are not limited to assistance with daily living skills, housekeeping, and reminders/monitoring of medication. Therefore, it is my opinion that additional supportive living based housing would be beneficial in Montgomery County. This would increase the number of participants moving on towards self-sufficiency in the community.

Sincerely,

Tomica L. Buford
Manager, Residential Support

EASTWAY CORPORATION • 12 West Wenger Road • Englewood, Ohio 45322-2722 • (937) 832-2200 • Fax (937) 832-4109
A Partner with the Alcohol, Drug Addiction and Mental Health Services Board for Montgomery County,
Tri-County Board of Recovery and Mental Health Services, and Family and Children First Councils of Montgomery, Preble, and Shelby Counties
An Equal Opportunity Employer • An Equal Provider of Services

RESPONSES TO COMMENTS RECEIVED

The Salvation Army – The needs for SRO housing for men, more readily available Section 8 housing for families, more permanent low income housing for singles and families and supportive housing are recognized by the County and funding for such housing is made available through the Housing Initiatives process with HOME funds.

Daybreak, Inc. - The County will continue to provide resources for independent living of older teens as they are available.

PLACES, Inc. - Preservation of existing affordable housing is a primary goal of the County. We also recognize the need for affordable housing in non-urban areas and have included them in our Opportunity Plan for the first time. The County also supports increased subsidies and the supportive services such as transportation needed by the clients.

Access Center for Independent Living – The County provides funding through the Housing Initiatives process for housing for special populations.

City of Moraine – The County recognizes the amount of affordable rental housing located in the City and in this Plan has removed Moraine from the list of Priority Areas.

Eastway – The County recognizes the need for additional supportive housing for those with severe mental illness and attempts to help address this need through HOME funding in the annual Housing Initiatives process.

RESPONSE FROM:

Frank Myers, City Manager of Trotwood:

Montgomery County needs more funding for home rehabilitation.

COUNTY'S RESPONSE:

The County acknowledges the need for funding for home rehabilitation and provides substantial funding from both the CDBG and HOME program budgets. Home rehab is also funded with the Housing Trust funds committed by the County.

APPENDIX C

ACTIONS TAKEN TO ADDRESS FAIR HOUSING IMPEDIMENTS

APPENDIX C

ACTIONS TAKEN TO ADDRESS FAIR HOUSING IMPEDIMENTS

MONTGOMERY COUNTY IMPEDIMENTS:

1. **Inability to sustain a consistent, long term fair housing organization.**

   Recommendation: Commitment to assure that the fair housing program will be effective.

   Actions Taken: The County continues a significant commitment to the Miami Valley Fair Housing Center through an annual contract of $100,000. The County's Community Development Manager is also Chair of the Board.

2. **Dual housing market of the County.**

   Recommendation: Expand the testing program. Assist in developing a region-wide approach to "dismantling discrimination".

   Actions Taken: The County vigorously supports testing in the County and works with MVFHC to determine ways to promote integrated housing in the County. The Center's Director is a member of the County's Housing Advisory Board which reviews housing proposed for low and moderate income households to the Housing Trust.

3. **Prevalence of discriminatory attitudes toward the disabled population.**

   Recommendation: Undertake a study to determine the need for these units, the current supply and location of these units, and recommendations on increasing the supply of these units.

   Actions Taken: The Miami Valley Fair Housing Center requested funding from HUD to study this issue, in conjunction with the Access Center for Independent Living but the request was not funded. Other avenues for determining these needs are being considered. The Center has sought granting opportunities for this project in 2000 and 2001, but has not been successful in securing funding to support this work.

4. **Discrimination in property insurance.**

   Recommendation: Develop and implement an insurance testing program.

   Actions Taken: The staff of the MVFHC contracted with the National Fair Housing Alliance (NFHA) and received training on developing and implementing an insurance testing program in the summer of 1999. In addition, MVFHC staff, together with NFHA staff trained eight (8) senior members of the Center's testing corps on conducting insurance tests, and conducted a round of "practice" insurance tests. However, because of the advent of predatory mortgage lending in our community, and the Center's work on the predatory lending problem, the Center does not have the capacity to pursue any meaningful insurance testing at this time.

5. **The perception of continued racism/discrimination against minorities and the lack of political will to diffuse NIMBY attitudes.**

Recommendation: More effective outreach, educational and training programs.

Actions Taken: The MVFHC has actively worked to promote fair housing through educational outreach throughout the community. However, many smaller jurisdictions from within the County have either declined the Center's invitation for outreach, or politely listened, and then questioned the Center's authority in these matters. The MVFHC remains committed to challenging NIMBY and racial segregation attitudes and is working cooperatively with other organizations such as the National Conference on Community & Justice, the National Fair Housing Alliance, and the Dayton Dialogue on Race Relations to address these issues.

APPENDIX D

AFFIRMATIVE MARKETING

AFFIRMATIVE MARKETING

MBE/WBE

ATTENTION TO BIDDERS

COMMUNITY DEVELOPMENT BLOCK GRANT

This project is being funded by Federal and local funds. The Federal goals regarding MBE/WBE requirements supersede all State and Local requirements. The goals for this project are:

MBE 18.0%
WBE 6.9%

These goals apply to both subcontracting and purchasing of materials and supplies.

Documentation for making a **good faith effort** to meet these goals is outlined on page MBE-4 and MBE-5 and **must** be followed with supporting written documentation submitted in order to be considered for a waiver from meeting the goals.

THIS PACKAGE NEEDS TO BE FILLED OUT COMPLETELY AND RETURNED WITH THE SUBJECT BID. FAILURE TO SUBMIT THE REQUIRED MBE/WBE DOCUMENTS WILL DEEM THE BID NON-RESPONSIVE.

ATTENTION TO BIDDERS

MINORITY/FEMALE BUSINESS ENTREPRENEUR PARTICIPATION
MONTGOMERY COUNTY COMMUNITY DEVELOPMENT

Federal Community Development Block Grant monies are being used to fund this project. In conformance with OMB circular A-102, Paragraph 7(D), affirmative steps must be taken to ensure that women and minority business firms (MBEs/WBEs) are utilized and that a fair share of contracts are awarded to women and minority business firms. Accordingly, MBE/WBE participation is expected to be achieved on all construction contracts funded in whole or in part under the Montgomery County Community Development Block Grant Program. All prime contractors are required to clearly demonstrate and document a good faith effort in obtaining such participation on all construction contracts funded in whole or in part under the Montgomery County Community Development Block Grant Program. All prime contractors are required to clearly demonstrate and document a good faith effort in obtaining such participation in the form of subcontracts, supplies and services.

A prime contractor must identify and list all work, materials and services that will not be directly supplied by his/her own firm. Qualified minority and women firms (listings and referrals available from the Community Development Office) must then be contacted to bid or provide quotes for needed subcontractors, materials, or services. A good faith effort consists of a contractor documenting his or her MBE/WBE outreach and demonstrating that qualified MBE/WBE firms were not available, or did not provide competitive prices for the subcontract materials or services (outlined further on pages MBE-4 and MBE-5). **A contractor must either meet the 18.0% MBE and 6.9% WBE goal or document a good faith effort in order to be eligible for contract award.**

The Community Development Office will be checking and verifying the contracts and quotations shown on the attached form.

THE ATTACHED CONTRACTOR'S MBE/WBEs PARTICIPATION FORM MUST BE COMPLETED AND RETURNED WITH THE SUBJECT BID. FAILURE TO SUBMIT THE REQUIRED MBE/WBE DOCUMENTATION WILL DEEM THE BID NON-RESPONSIVE.

MBE/WBE COMPONENT OF BID RESPONSE

The Prime Contract Bidder, as an integral part of its formal bid response on the subject Community Development project, does hereby acknowledge and accept the following requirements regarding the participation of Minority Business Enterprises and Women Owned Business Enterprises in the construction activities and supply of materials and/or services associated with the Prime Contract Bidder's prospective performance of the project:

REQUIRED LEVELS OF MBE/WBE PARTICIPATION:

A. To the extent that the Prime Contractor engages in subcontracting and procures materials or services, the Prime Contractor shall, on a "good faith efforts" basis, award such subcontracts and procurement contracts to County Accepted Minority Business Enterprises in an aggregate dollar value of no less than 18.0% of the prime contract amount.

B. To the extent that the Prime Contractor engages in subcontracting and procures materials or services, the Prime Contractor shall, on a "good faith efforts" basis, award such subcontracts and procurement contracts to County Accepted Women Business Enterprises in an aggregate dollar value of no less than 6.9% of the prime contract amount.

DEFINITIONS:

"Minority Business Enterprise" shall mean a business of which at least fifty-one percent is under the ownership and control of minority group member(s). The minority ownership must be directly involved in the day to day decisions to operate and manage the business concern.

"Women Owned Business Enterprises" shall mean a business of which at least fifty-one percent is under the ownership and control of women. The women ownership must be directly involved in the day to day decisions to operate and manage the business concern.

"Control" shall mean exercising the power to make policy decisions associated with the operation and management of the business concern.

"State Certified Minority Business Enterprise" shall mean a minority business enterprise that has been certified as such by the State Equal Employment Opportunity Coordinator pursuant to Section 123.151(B) of the Ohio Revised Code.

"County Accepted Women Business Enterprise" shall mean a women business enterprise that has been accepted by and is listed in the most current Montgomery County Minority and Women Business Directory.

"Prime Contractor" shall mean a construction contractor doing business on a Community Development/Issue 2 project by way of a direct contractual relationship with the County for the work to be performed.

"Good Faith Efforts" shall, at a minimum, mean performing and documenting all of the following:

(1) Contacting the Equal Employment Opportunity Coordinator within the Ohio Department of Administrative Services, the Minority Business Development Division within the Ohio Department of Development, and any other appropriate minority business assistance organization for the purpose of identifying certified minority business enterprises that have the capacity to meet particular contracting or subcontracting needs or to supply materials and services needed for the performance of the project;

(2) Contacting the Community Development Office for the purpose of identifying women owned business enterprises that are capable of meeting particular contracting or subcontracting needs or to supply materials and services needed for the performance of the project;

(3) Selecting particular portions of the project work to become contracting or subcontracting opportunities for certified minority business enterprises and women owned business enterprises, and selected particular materials and services to be purchased for the performance of the project to become supplying opportunities for certified minority business enterprises and women owned business enterprises;

(4) Attending any pre-bid meeting scheduled to inform certified minority business enterprises and women owned business enterprises of contracting or subcontracting opportunities, or material and services supplying opportunities under the project;

(5) Notifying all appropriate certified minority business enterprises and women owned business enterprises in the immediate geographic area that their interest in contracting or subcontracting or supplying materials or services under the project is requested;

(6) Assisting those certified minority business enterprises and women owned business enterprises that respond in formulating contracting or subcontracting proposals or proposals for the supply of materials or services that are consistent with project specifications;

(7) If such is the case, provide a statement of the reasons for rejecting as unqualified any certified minority business enterprise and women owned business enterprise that was contacted for purposes of contracting or subcontracting work under the project;

(8) If such is the case, provide a statement of the reasons why contracting or subcontracting agreements, or purchase of materials or services agreements with certified minority business enterprises and women owned business enterprises were not reached; and

(9) If such is the case, provide a written statement of the reasons for requiring a bond of a certified minority business enterprise or women owned business enterprises.

CONTRACTOR'S MBE/WBE PARTICIPATION FORM
(To be Completed & Returned With Bid)

THIS FORM MUST BE COMPLETED IN FULL!

Name of Prime Contractor/Phone: _____

Address: _____ Project Name: _____

_____ Total Bid Price: _____

The lowest and best bidder will be required to secure Minority/Women Business Enterprise participation in the project or demonstrate a good faith effort by outreaching MBE/WBEs for subcontractors, materials and supplies. Failure to achieve MBE/WBE participation or to document a good faith effort will result in a contractor being ineligible for contract award.

1. LIST THE TYPE OF WORK AND ESTIMATED COST FOR ALL WORK TO BE SUBCONTRACTED. (Use a separate line for each anticipated subcontract. Attach additional pages as necessary).

Type of Work	Estimated Cost

TOTAL SUBCONTRACTING DOLLARS: $_____

LIST ALL MATERIALS AND SUPPLIES AND THE ESTIMATED COSTS THAT WILL BE PURCHASED FOR THE PROJECT. (Use a separate line for each major category, i.e. concrete pipe, asphalt, lumber, etc.). Attach additional pages as necessary.

Materials and Supplies	Estimated Cost

TOTAL PURCHASING DOLLARS: $_____

3. LIST ALL FIRMS CONTACTED TO PROVIDE LABOR, MATERIALS, SUPPLIES OR SERVICES ON THIS PROJECT AND THE RESPONSES. (Attach additional pages as necessary.)

Firms Contacted	M/WBE	Date Contacted	$Amount of Quote	Indicate Whether Accepted or Not Accepted *

* If not accepted, explain fully the reasons for not accepting the firm(s). (Use space below and attach additional pages or documents as necessary).

4. FOR FIRM SHOWN AS ACCEPTED ON #3 ABOVE, LIST ALL FIRMS TO BE USED FOR SUBCONTRACTING AND PROVISIONS OF MATERIALS OR SUPPLIES ON THIS PROJECT.

PROPOSED SUBCONTRACTING ACTIVITY:

Subcontractor No. 1: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

Subcontractor No. 2: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

Subcontractor No. 3: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

Subcontractor No. 4: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

Subcontractor No. 5: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

Subcontractor No. 6: _____

Address: _____

Contact: _____ Fed. Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Scope of Work: _____

Contract Amt: $_____ State Certified MBE Contractor?: __Yes __No

County Accepted WBE Contractor?: __Yes __No

PROPOSED PURCHASING ACTIVITY:

Vendor No. 1: _____

Address: _____

Contact: _____ Fed Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Involvement: _____

Contract Amt: $_____ State Certified MBE Vendor?: ___Yes ___No

County Accepted WBE Vendor?: ___Yes ___No

Vendor No. 2: _____

Address: _____

Contact: _____ Fed Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Involvement: _____

Contract Amt: $_____ State Certified MBE Vendor?: ___Yes ___No

County Accepted WBE Vendor?: ___Yes ___No

Vendor No. 3: _____

Address: _____

Contact: _____ Fed Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Involvement: _____

Contract Amt: $_____ State Certified MBE Vendor?: ___Yes ___No

County Accepted WBE Vendor?: ___Yes ___No

Vendor No. 4: _____

Address: _____

Contact: _____ Fed Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Involvement: _____

Contract Amt: $_____ State Certified MBE Vendor?: ___Yes ___No

County Accepted WBE Vendor?: ___Yes ___No

Vendor No. 5: _____

Address: _____

Contact: _____ Fed Tax I.D. No. _____

Phone: (___)_____ Approx. Start Date: ___/___/___

Involvement: _____

Contract Amt: $_____ State Certified MBE Vendor?: ___Yes ___No

County Accepted WBE Vendor?: ___Yes ___No

NTRACTOR'S MBE/WBE PARTICIPATION FORM
-e 7

PROPOSED MBE/WBE PARTICIPATION SUMMARY:

Prime Contract Bid Amount: $_____

. Total Subcontracting Dollars:$_____
(from #1, page MBE-6)

. MBE Subcontracting Dollars:$_____
(from #4, pages MBE-8 & 9)

. MBE Subcontracts as percentage of Prime Contract Bid Amount:____%
(d ÷ a)

. WBE Subcontracting Dollars:$_____
(from #4, pages MBE-8 & 9)

. WBE Subcontracts as percentage of Prime Contract Bid Amount: _____%
(h ÷ a)

c. Total Purchasing Dollars:$_____
(from #2, page MBE-6)

e. MBE Purchasing Dollars:$_____
(from #4, pages MBE-10 & 11)

g. MBE Purchasing as percentage of Prime Contract Bid Amount:__
(e ÷ a)

i. WBE Purchasing Dollars:$_____
(from #4, pages MBE-10 & 11)

k. WBE Purchasing as percentage of Prime Contract Amount: _____
(i ÷ a)

IE CONTRACT BIDDER'S STATEMENT:

The undersigned, being duly authorized as an officer of the Prime Contr idder does hereby agree that the subcontractors and/or vendors identified uch above are in fact State Certified Minority Business Enterprises or Cou pproved Women Business Enterprises that are proposed to participate in the Pr ontract Bidder's prospective performance of the cited Commun evelopment/Issue 2 project in the capacities and dollar amounts so set for he undersigned also certifies that the Prime Contract Bidder has made "g aith efforts" pursuant tot he steps outlined on pages MBE-4 and MBE-5 tow chieving the required levels of involvement in the project by State Certif inority Business Enterprises and Women Business Enterprises, and if any of dentified subcontractors or vendors are unable to successfully perform as orth, and would result in a deficiency in MBE and WBE participation, the Pr ontract Bidder will make the same level of "good faith efforts" to remedy ituation through the use of other State Certified Minority Business Enterpr nd County Approved Women Business Enterprises as may be necessary.

_____
Authorized Signature of Prime Contract Bidder

_____ ___/___/___
Title Date

dates of the subcontract and the geographical area in which the subcontract is to be performed.

4. As used in this Notice, and in the contract resulting from this solicitation, the "covered area" is Montgomery County, Ohio. Covered construction Contractors performing construction work in geographical areas where they do not have a Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from federal procurement contracting officers. The contractor is expected to make substantially uniform progress in meeting its goals in each craft during the year specified.

5. Neither the provisions of any collective bargaining agreement, nor the failure by a union with whom the Contractor has a collective bargaining agreement, to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the Contractor during the training period, and the Contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the U. S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve the maximum results from its actions. The Contractor shall document these efforts fully, and shall implement affirmative action steps as the following:

a) Ensure and maintain a working environment free of harassment, intimidation and coercion at all sites, and in all facilities at which the Contractor's employees are assigned to work. The Contractor, where possible, will assign two or more women to each construction project. The Contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the Contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.

b) Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the Contractor or its unions have employment opportunities available, and maintain a record of the organizations' responses.

c) Maintain a current file of the names, addresses, and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the Contractor by the union or, if referred, not employed by the Contractor, this shall be documented in the file with the reason therefor, along with whatever additional actions the Contractor may have taken.

d) Provide immediate written notification to the Director when the union or unions with which the Contractor has a collective bargaining agreement has not referred to the Contractor a minority person or woman sent by the contractor, or when the Contractor has other information that the union referral process has impeded the Contractor's efforts to meet its obligations.

e) Develop on-the-job training opportunities and/or participation in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the Contractor's employment needs, especially those programs funded or approved by the Department of Labor. The Contractor shall provide notice of these programs to the sources compiled under 7(b) above.

f) Disseminate the Contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the Contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year, and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

g) Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions including specific review of these items with on-site supervisory personnel such as superintendents, general foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meeting, persons attending, subject matter discussed, and disposition of the subject matter.

h) Disseminate the Contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media and providing written notification to and discussing the Contractor's EEO policy with other Contractors and Subcontractors with whom the Contractor does or anticipates doing business.

i) Direct its recruitment efforts, both oral and written, to minority, female and community organizations, to schools with minority and female students and to minority and female recruitment and training organizations serving the Contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the Contractor shall send written notification to organizations such as the above, describing the openings, screening procedures, and tests to be used in the selection process.

j) Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer and vacation employment to minority and female youth both on the site and in other areas of a Contractor's work force.

k) Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR Part 60-3.

l) Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.

m) Ensure that seniority practices, job classifications, work assignments and other personnel practices, do not have a discriminatory effect by continually monitoring all personnel and employment related activities to ensure that the EEO policy and the Contractor's obligations under these specifications are being carried out.

n) Ensure that all facilities and company activities are non-segregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

o) Document and maintain a record of all solicitations or offers for subcontractors from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

p) Conduct a review, at least annually, of all supervisors' adherence to and performance under the Contractor's EEO policies and affirmative action obligations.

8. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations (7(a) through (p)). The efforts of a contractor association, joint contractor-union, contractor-community, or other similar group of which the contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 7(a) through (p) of these specifications provided that the contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the Contractor's minority and female workforce participation, makes a good faith effort to meet its individual goals and time-tables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the Contractor. The obligation to comply, however, is the Contractor's failure of such a group to fulfill an obligation shall not be a defense for the Contractor's noncompliance.

9. A single goal for minorities and a separate single goal for women have been established. The Contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the Contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner

(for example, even though the Contractor has achieved its goals for women generally, the Contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

10. The Contractor shall not use the goals and timetables or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The Contractor shall not enter into any subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

12. The contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of the Federal Contract Compliance Programs. Any Contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

13. The Contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps, at least as extensive as those standards prescribed in paragraph 7 of these specifications, so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the Contractor fails to comply with the requirements of the Executive Order, the Director shall proceed in accordance with 41 CFR 60-4.8.

14. The Contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government and to keep records. Records shall at least include for each employee the name, address, telephone numbers, construction trade, union affiliation, if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different

standards of compliance or upon the application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

Standard Federal Equal Employment Opportunity
Construction Contract Specifications
(Executive Order 11246)

The Contractor shall implement the specific affirmative action standards provided in paragraph 7(a) through (p) of the specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the Contractor should reasonable be able to achieve in each construction trade in which it has employees in the covered area. Covered Construction contractors performing construction work in geographical areas where they do not have a Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form and such notices may be obtained from any Office of Federal Contract Compliance Programs or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

CONTRACTOR'S CERTIFICATION CONCERNING EEO

any: _____ For: _____
date/mo./yr.

			--------Minority Employees--------			
Category	Total Employees	Total Female	Black	Spanish American	American Indian	Oriental
lcers/ ervisors						
nicians						
sing Sales/ cal Mgmt						
lce/Clerical						
vice Workers						
ers						
DE: neymen						
ers						
entices						
nees						
rs						
DE: neymen						
ers						
entices						
nees						
rs						
DE: neymen						
ers						
entices						
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EMPLOYMENT OPPORTUNITIES FOR BUSINESSES AND LOWER INCOME PERSONS IN CONNECTION WITH ASSISTED PROJECTS

135.20(B) Assurance of Compliance with Regulations

Every applicant, recipient, contracting party, contractor, and subcontractor shall incorporate, or cause to be incorporated, in all contracts for working connection with a Section 3 covered project, the following clause (referred to as Section 3 clause):

The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701(u). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the project area.

The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract of understanding, if any, a notice advising the said labor organization or worker's representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

The contract will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of

regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assignees. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assignees to those sanctions specified by grant, loan agreement, or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

SUGGESTIONS FOR SPECIFIC AFFIRMATIVE ACTION STEPS TO BE UNDERTAKEN BY THE CONTRACTOR

a. The contractor should notify minority organizations when employment opportunities are available and should maintain records of the organization's response.

b. The contractor should maintain files of the names and addresses of each minority referred to it by any individual or organization and what action was taken with respect to each such referred individual, and if the individual was not employed by the contractor, the reasons therefor. If such individual was sent to the union hiring hall for referral and not referred back by the union or if referred, not employed by the Contractor, the files should document this and the reasons therefor.

c. The contractor should promptly notify the contracting or administering agency and the office of Federal Contract Compliance Programs when the union or unions with which the contractor has collective bargaining agreements do not refer to the contractor a minority sent by the contractor, or when the contractor had other information that the union referral process has impeded efforts to meet its goals.

d. The contractor should disseminate its EEO policy within its organization by including it in any employee handbook or policy manual; by publicizing it in company newspapers and annual reports, and by advertising such policy at reasonable intervals in union publications. The EEO policy should be further disseminated by conducting staff meetings to explain and discuss the policy; by posting of the policy; and by review of the policy with minority employees.

e. The contractor should disseminate its EEO policy externally by informing and discussing it with all recruitment sources; by advertising in news media, specifically including minority news media; and by notifying and discussing it with all subcontractors.

f. The contractor should make both specific and reasonably recurrent written and oral recruitment efforts. Such efforts should have been directed at minority organizations, schools with

substantial minority enrollment, and minority recruitment and training organizations within the contractor's recruitment area.

g. The contractor should have evidence available for inspection that all tests and other selection techniques used to select from among candidates for hire, transfer, promotion, training or retention are being used in a manner that does not violate the OFCCP Testing Guidelines in 41 CFR Part 60-3.

h. The contractor where reasonable should develop on-the-job training opportunities and participate and assist in all Department of Labor funded and/or approved training programs relevant to the contractor's employees needs consistent with its obligations under this Part II.

i. The contractor should make sure that seniority practices and job classifications do not have a discriminatory effect.

j. The contractor should make certain that all facilities are not segregated by race.

k. The contractor should continually monitor all personnel activities to ensure that its EEO policy is being carried out, including the evaluation of minority employees for promotional opportunities on a quarterly basis and the encouragement of such employees to seek those opportunities.

l. The contractor should solicit bids for subcontracts from available minority subcontractors engaged in the trades covered by these Bid Conditions, including circulation of minority contractor associations.

APPENDIX E

PUBLIC AND FEDERALLY-ASSISTED HOUSING IN MONTGOMERY COUNTY

PUBLIC AND FEDERALLY ASSISTED HOUSING IN MONTGOMERY COUNTY (excluding Dayton)

TYPE E=Elderly
F=Family
S=Special Populations

Jurisdiction	Development	Address	Phone	Units	Type	Program
Brookville	Brook Court	700 Pleasant Ct	833-2419	40	E	FmHA 515/Section 8
	Brook Ridge	700 Pleasant Ct.	833-2419	48	F	FmHA 515
Centerville	Chevy Chase Apt.	41 Loganwood Dr.	433-8148	232	F	Section 8
	St. Leonard Center	8400 St. Francis Dr.	439-7110	100	E	LIHTC
Clayton	Eastcare Ltd.	5435-5449 Westbrook Rd.		7	S	LIHTC
	Eastcare I	5451-77 Westbrook Rd.	837-3676	13	S	Section 8
	Winston Woods	Winston Woods Dr.	835-5688	30	F	Public Housing
	Wolf Creek	6055 Cotillion CT	835-5688	35	F	Public Housing
Englewood	Canterbury Runn	507 S. Main St.	836-1324	122	F	Section 8
	Englewood Square	150 Chris Dr.	836-4117	41	E	Section 8
	Englewood Village	1000 Taywood Rd.	836-0339	40	E	Section 8
	Gateway Village	1206 Union Rd.	836-8239	26	F	LIHTC
Germantown	3rd Mental Retardation House	Lutheran Church Rd.	866-8127	3	S	Section 8
	Windcliff Village	155 Windcliff Dr.	855-7460	35	F	LIHTC
Harrison Twp.	Brookview Place	4032 N. Main St.	276-3972	196	E	No longer project-based Sec. 8; accepts voucher-holders.
	Briar Place	4236 Briar Pl.	263-4449	8	S	Section 8
	HomeStart	Scattered Sites	225-6328	3	F	LIHTC
	Mercy Siena Village	6045 N. Main St.	278-5580	108	E	LIHTC
	Northland Village	2021 Pallsades Dr.	890-7032	500	F	Section 8
	Riverside Estates	4011 Iddings Dr.	224-1106	40	F	Public Housing
	Siena Springs	6215 N. Main St.	279-6114	80	E	Section 8/202
Huber Heights	Bellefontaine Ridge	5151 Bellefontaine Rd.	233-0331	25	F	Public Housing
	Channingway Ct.	6000 Channingway Ct.	233-0331	32	F	Public Housing
	Glenburn Green Co-op	4561 Buford Blvd.	233-7888	132	F	Section 8 Co-op
	Village Park	6747 Brandt Pike	236-3819	40	E	Section 8
	Woodsview Place Co-op	5764 Fisher Dr.	236-2602	35	F	FHA 236 Co-op
Jefferson Twp.	DMHA Homeownership	1617 Liscum Dr.	461-4607	1	F	Public Housing
	HomeStart	Scattered Sites	225-6328	2	F	LIHTC
	Martin Luther Manor	143 Liscum Dr.	263-1628	50	E	HUD 202/Section 8
	Olive Hill	7401 Bronson	278-0677	100	F	Public Housing
	2nd Mental Retardation House	3804 Frytown Rd.	267-3077	4	S	Section 8
	Ridgewood Heights	Scattered Sites	233-4433	40	F	LIHTC

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PUBLIC AND FEDERALLY ASSISTED HOUSING IN MONTGOMERY COUNTY (excluding Dayton)

TYPE E=Elderly
F=Family
S=Special Populations

Jurisdiction	Development	Address	Phone	Units	Type	Program
Kettering	Kettering Square	1785 Renee Dr.	434-9028	165	F	Section 8
	Oakdale Village	1941 Oakdale Ave.	253-3011	50	F	Section 8
	Chimneys of Oak Creek	1956 Chimney Lane	433-1004	40	F	Section 8
	Kettering Park	2570 Woodman Dr.	296-0627	24	E	Section 202
	Marshall House	3417 Marshall Rd.	293-6400	8	S	Section 8
	Marshall Rd. Apts.	3435 Marshall Rd.	293-8623	8	S	LIHTC
	The Terraces	150 W. Dorothy Lane	299-8866	102	E	Section 8
Miami Twp.	Conifers	2555 Lonesome Pine Dr.	436-4815	28	F	Housing Dev. Grant
	Covey Run	2895 Taos Dr.	434-4304	138	F	LIHTC
	Knolls II	2910 Knollridge Dr.	434-1471	15	F	Housing Dev. Grant
	Lyons Gate Apt.	8310 Lyons Gateway	866-0160	240	F	LIHTC
	Ohio Teamsters Village	2535 Cross Village Dr.	435-0098	48	S	Section 8
	Spring Hill Townhomes.	2851 Spring Falls Dr.	291-9967	80	F	LIHTC
	The Club at Spring Valley	3091 Sagebrook Dr.	439-4000	336	F	LIHTC
Miamisburg	Eastcare Spring Valley Apts.	2614 Spring Valley Pk.	832-4121	15	S	Section 8
	Miamisburg Manor Apt.	15 W. Ferry St.	859-1944	50	E	Section 8
	Mountaingate Apt.	2940 Loffer Court	439-0243	40	F	Section 8
	Southland Village	1019 E. Orchard Hill Dr.	859-5569	50	F	Section 8
Moraine	Cobblegate Square	2686 Cobble Circle	299-7400	132	F	LIHTC
	Creekside Villas	5282 Cobblegate Dr.	298-8500	156	E	LIHTC
	Valleyview Village	3680 Pinnacle Rd.	262-8155	50	F	Section 8
New Lebanon	Greenwood Village	500 Greenwood	687-2663	40	F	FmHA 515
Riverside	DMHA Homeownership	Scattered Sites	461-4607	2	F	Public Housing
	Mad River Manor	5580 Burkhardt Rd.	254-1715	74	E	Section 8
	Quinby Lane Apt.	27-29 Quinby Lane	222-0505	13	S	Section 8
	Riverside Commons	2581 Tidewater Dr.	236-0633	120	F	LIHTC
	Timber Ridge	2516 Harshman Rd.	233-4433	72	F	LIHTC
Trotwood	Albright Apartments	4900 Biddison Ave.	275-2131	112	F	Section 8
	Covenant Manor	4951 Covenant House Dr.	854-4596	50	E	Section 8 8/202
	DMHA Homeownership	Scattered Sites	461-4607	2	F	Public Housing
	Fox Run	240 Fieldstone Dr.	854-8484	144	F	LIHTC
	HomeStart	Scattered Sites	225-6328	95	F	LIHTC
	M.L. Gabriel Commons	3300 Shiloh Springs Rd.	854-0982	40	F	Section 8
	Pinewood Gardens	40 Pinewood Circle	837-0839	80	F	Section 8
	Shiloh Villas	1902-2108 Willow Dr.	278-5494	120	E	LIHTC

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PUBLIC AND FEDERALLY ASSISTED HOUSING IN MONTGOMERY COUNTY (excluding Dayton)

TYPE E=Elderly
F=Family
S=Special Populations

Jurisdiction	Development	Address	Phone	Units	Type	Program
Union	Meadows of Martindale	226 West Martindale	836-8239	30	F	FmHA 515
	Union Terminal	118 S. Old Mill	836-8239	48	F	FmHA 515
Vandalia	Cedarbrook Co-op	1990 Cuyuse Court	890-7540	108	F	FHA 236 Co-op
	Timberlake Apts.	465 Timber Lake Dr.	890-6633	99	F	LIHTC
	Vandalia Apt.	38 E. Alkaline Springs Rd.	890-8474	35	F	Section 8
	Vandalia Village	860 S. Dixie Dr.	890-8474	76	E	Section 8
Washington Twp.	Madrid Estates	221 Fox Grove Dr.	434-6410	100	E	Public Housing
	Parkview Place	1441 Parkbrook Dr.	433-8880	50	F	Section 8
West Carrollton	Canterbury Court	450 N. Elm St.	859-1106	150	E	Section 8/202
	Indian Trail Apts.	500 Indian Trail	222-3259	35	F	Public Housing

January 2003 – Montgomery County Community Development Office

TOTAL **5598**

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APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Supported Independent Housing	Independent living, homes are not licensed. Persons are able to manage the day-to-day operation of their own home.	Ohio Department of Mental Health (ODMH) HUD.
A. Rental Subsidies.	Rental Subsidies are provided by Eastway Corporation and MVHO so that persons may lease units with private landlords. The individual/household pays 30% of net income.	A. ODMH grant and Alcohol, Drug Addiction and Mental Health Services (ADAMHS) Board through local levy monies, HUD S + C monies.
B. Scattered Site Project Based Units	Small, scattered site units owned by agencies (MVHO and Eastway) associated by the mental health system. --The individual/household pays 30% of net income. --Mortgages are subsidized to allow less than market rate rents.	B. ODMH capital grant, ADAMHS Board funds through local levy monies, HUD McKinney monies, rents from tenants.
Apartment with On-site Support; Project Based Section 8	Project based apartment units where there is a resident apartment manager available to collect rents, inspect apartments, etc., for a specified number of hours per week. --Persons are able to care for unit. --Homes not licensed since no personal care or food provided to tenants.	HUD 202, Section 8 certificates, resident contribution.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Adult Care Facilities for 1-2	Homes serving persons who need on-site residential ADAMHS Board support on a temporary or permanent basis. -Operator provides food, shelter and personal assistance for up to two persons in a safe, nurturing, family-like environment. -Providers receive training and support from Eastway Corporation and access needed services in the mental health system. -Homes are inspected and monitored by Eastway Corporation and licensed by the Ohio Department of Mental Health.	ODMH, local levy, residents contribution and ADAMHS.
Adult Care Facilities	Homes operated by residential providers who receive training and support from Eastway Corporation. -Operators provide meals and other accommodations in a supportive living environment on a temporary or permanent basis. -Each home serves from 3 to 16 persons. -Homes are monitored and inspected by Eastway Corporation and licensed by the Ohio Department of Mental Health.	ADAMHS Board from ODMH, local levy resident contribution.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Agency Operated Group Living	Group homes operated by non-profit agencies with a professional staff who provide intervention, skills teaching and personal care as well as meals and other accommodations. -Homes serve 8 to 12 persons, typically. -Group homes are inspected and licensed by the Ohio Department of Health. -Homes may be transitional or permanent for residents.	ADAMHS Board, through local levy, resident contribution, RSS.
Agency Operated Group Homes	Facilities operated by non-profit agencies with professional staff. -Focus is on providing specific treatment or intervention on a time limited basis. -Facilities provide all other types of residential support, i.e., meals and other accommodations. -Providers are certified and/or licensed by the Ohio Department of Mental Health and accountable to ADAMHS Board.	ADAMHS Board funds, through levy resident contribution, HUD, ODMH.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Residential Care Facility	Facilities operated by private sector, non-profits, or governmental agencies. -Provide a protective level of care. -Eastway Corporation provides referrals to homes for target population and gives support to operators in accessing mental health services. -Homes licensed by Ohio Department of Health.	ADAMHS funds, through local levy, State Supplement (OSS) subsidies, resident contribution.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Supported Independent Housing	Independent living, homes are not licensed. Persons are able to manage the day-to-day operation of their own home.	Ohio Department of Mental Health (ODMH) HUD.
A. Rental Subsidies.	Rental Subsidies are provided by Eastway Corporation and MVHO so that persons may lease units with private landlords. The individual/household pays 30% of net income.	A. ODMH grant and Alcohol, Drug Addiction and Mental Health Services (ADAMHS) Board through local levy monies, HUD S + C monies.
B. Scattered Site Project Based Units	Small, scattered site units owned by agencies (MVHO and Eastway) associated by the mental health system. --The individual/household pays 30% of net income. --Mortgages are subsidized to allow less than market rate rents.	B. ODMH capital grant, ADAMHS Board funds through local levy monies, HUD McKinney monies, rents from tenants.
Apartment with On-site Support; Project Based Section 8	Project based apartment units where there is a resident apartment manager available to collect rents, inspect apartments, etc., for a specified number of hours per week. --Persons are able to care for unit. --Homes not licensed since no personal care or food provided to tenants.	HUD 202, Section 8 certificates, resident contribution.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Adult Care Facilities for 1-2	Homes serving persons who need on-site residential ADAMHS Board support on a temporary or permanent basis. -Operator provides food, shelter and personal assistance for up to two persons in a safe, nurturing, family-like environment. -Providers receive training and support from Eastway Corporation and access needed services in the mental health system. -Homes are inspected and monitored by Eastway Corporation and licensed by the Ohio Department of Mental Health.	ODMH, local levy, residents contribution and ADAMHS.
Adult Care Facilities	Homes operated by residential providers who receive training and support from Eastway Corporation. -Operators provide meals and other accommodations in a supportive living environment on a temporary or permanent basis. -Each home serves from 3 to 16 persons. -Homes are monitored and inspected by Eastway Corporation and licensed by the Ohio Department of Mental Health.	ADAMHS Board from ODMH, local levy resident contribution.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Agency Operated Group Living	Group homes operated by non-profit agencies with a professional staff who provide intervention, skills teaching and personal care as well as meals and other accommodations. -Homes serve 8 to 12 persons, typically. -Group homes are inspected and licensed by the Ohio Department of Health. -Homes may be transitional or permanent for residents.	ADAMHS Board, through local levy, resident contribution, RSS.
Agency Operated Group Homes	Facilities operated by non-profit agencies with professional staff. -Focus is on providing specific treatment or intervention on a time limited basis. -Facilities provide all other types of residential support, i.e., meals and other accommodations. -Providers are certified and/or licensed by the Ohio Department of Mental Health and accountable to ADAMHS Board.	ADAMHS Board funds, through levy resident contribution, HUD, ODMH.

APPENDIX F

TYPES OF HOUSING FOR ADULTS WITH SERIOUS MENTAL DISABILITIES

Types of Housing	Definition	Funding Source
Residential Care Facility	Facilities operated by private sector, non-profits, or governmental agencies. -Provide a protective level of care. -Eastway Corporation provides referrals to homes for target population and gives support to operators in accessing mental health services. -Homes licensed by Ohio Department of Health.	ADAMHS funds, through local levy, State Supplement (OSS) subsidies, resident contribution.

APPENDIX G

LONG TERM CARE FACILITY INVENTORY

APPENDIX G

Provider Name	Address	Type	Owner Name
Auburn Hills Care Ctr. (formerly Kettering Conva	1150 West Dorothy Ln. , Kettering, OH 45409	NF-dual certification	New Kettering Financial Corp
Carriage Inn of Dayton	5040 Philadelphia Dr. , Dayton, OH 45415	NF-dual certification	Robert and Lynn Huff
Christel Manor of Miamisburg	1120 South Dunaway St. , Miamisburg, OH 45342	NF-dual certification	Doris Collins
Englewood Manor, Inc.	425 Lauricella Court P.O. Box 340, Englewood, OH 45322	NF-dual certification	Parkview Manor
Heartland of Centerville	1001 Alex-Bell Rd. , Centerville, OH 45459	NF-dual certification	Manor Care Health Serv.
Jewish Home for Aged	4911 Covenant House Dr. , Dayton, OH 45426	NF-dual certification	
Liberty Community Retirement Ctr. of Washington	7300 McEwen Rd. , Dayton, OH 45459	NF-dual certification	Linda Black-Kurrick
Marca Terrace (neeWidows)	50 South Findlay St. , Dayton, OH 45403	NF-dual certification	not for profit Corp.
Mary Scott Nursing Ctr.	3109 Campus Dr. , Dayton, OH 45406	NF-dual certification	
Riverside, The	1390 King Tree Dr. , Dayton, OH 45405	NF-dual certification	
Vandalia Park	208 North Cassel Rd. , Vandalia, OH 45377	NF-dual certification	Glyndon Powell
Washington Manor Nursing Ctr.	7300 McEwen Rd. , Dayton, OH 45459	NF-dual certification	Terence E. Duffy
Wood Glen Nursing Ctr.	3800 Summit Glen Dr. , Dayton, OH 45449	NF-dual certification	
Arbors at Dayton Nursing & Subacute Ctr.	320 Albany St. , Dayton, OH 45408	NF-Medicaid cert w/distinct part SNF	Northern Health Facilities, In
Bethany Lutheran Village	6451 & 6445 Far Hills Ave. , Ctr.ville, OH 45459	NF-Medicaid cert w/distinct part SNF	Lutheran SS of Miami Valley
Brookhaven Nursing & Care Ctr.	One Country Ln. , Brookville, OH 45309	NF-Medicaid cert w/distinct part SNF	
Catalpa Health and Rehabilitation Ctr.	3650 Klepinger Rd. , Dayton, OH 45416	NF-Medicaid cert w/distinct part SNF	Extend Care
Franciscan at St. Leonard, The	8100 Clyo Rd. , Dayton, OH 45458	NF-Medicaid cert w/distinct part SNF	Franciscan Health Systems of
Grafton Oaks Nursing Ctr.	405 Grafton Ave. , Dayton, OH 45406	NF-Medicaid cert w/distinct part SNF	Grandview Manor NH, Inc.
Harborside Healthcare-Dayton	323 Forest Ave. , Dayton, OH 45405	NF-Medicaid cert w/distinct part SNF	Harborside Health
Harborside Healthcare-New Lebanon	101 Mills Place , New Lebanon, OH 45345	NF-Medicaid cert w/distinct part SNF	Harborside Health
Heartland of Kettering	3313 Wilmington Pike , Kettering, OH 45429	NF-Medicaid cert w/distinct part SNF	HCRC
Heartland of Oak Ridge	450 Oak Ridge Boulevard , Miamisburg, OH 45342	NF-Medicaid cert w/distinct part SNF	HCRC Inc.
Hickory Creek Nursing Ctr., Inc.	3421 Pinnacle Rd. , Dayton, OH 45418	NF-Medicaid cert w/distinct part SNF	Health Care Industries Corp.
IHS of Huber Heights at Spring Creek	5440 Charlesgate Rd. , Huber Heights, OH 45424	NF-Medicaid cert w/distinct part SNF	Integrated Health Services
IHS of West Carrollton at Elm Creek	115 Elmwood Circle , West Carrollton, OH 45449	NF-Medicaid cert w/distinct part SNF	Integratetd Health Services
Livingston Care Ctr.	20 Livingston Ave. P.O. Box 1336, Dayton, OH 45401-1336	NF-Medicaid cert w/distinct part SNF	Harold Sosna
Manor Care of Sycamore	2175 Leiter Rd. , Miamisburg, OH 45342	NF-Medicaid cert w/distinct part SNF	Kettering
Maria-Joseph Ctr., The	4830 Salem Ave. , Dayton, OH 45416	NF-Medicaid cert w/distinct part SNF	Catholic Health Iniatives
Oak Creek Terrace	2316 Springmill Rd. , Kettering, OH 45440	NF-Medicaid cert w/distinct part SNF	Sam & Rachel Boymel

APPENDIX G

Provider Name	Address	Type	Owner Name
Sanctuary At Whispering Meadows	437 Blackwood Ave. , Dayton, OH 45403	NF-Medicaid cert w/distinct part SNF	Dennis Schwartzbaugh
Sycamore Glen Health Ctr.	2175 Leiter Rd. , Miamisburg, OH 45342	NF-Medicaid cert w/distinct part SNF	Kettering Medical Ctr.
The Fountainview	250 Park Dr. , Dayton, OH 45410	NF-Medicaid cert w/distinct part SNF	Jerry Smith
Walnut Creek Nursing Ctr.			
Lincoln Park Manor	694 Isaac Prugh Way , Kettering, OH 45429	licensed only nursing home	Miller-Valentine Partners
Alterra Sterling House of Englewood	350 Union Boulevard , Englewood, OH 45322	residential care facility	
Alterra Sterling House of Washington Twp.	8130 Miller Farm Ln. , Dayton, OH 45458	residential care facility	
Arbors at Dayton Residential Care Facility	320 Albany St. , Dayton, OH 45408	residential care facility	Northern Health Facilities, Inc.
Brighton Gardens of Washington Twp. by Marriot	6800 Paragon Rd. , Dayton, OH 45459	residential care facility	Paul Johnson
Community`s Shawnee Place	102 East Main St. , Springfield, OH 45502	residential care facility	Chris E. Brouhard
Dayton Victorian Manor	35 Yale Ave. , Dayton, OH 45406	residential care facility	Moshe Schwab
Franciscan at St. Leonard`s	8100 Clyo Rd. , Centerville, OH 45458	residential care facility	
Harborside Healthcare-Laurelwood	3797 Summit Glen Dr. , Dayton, OH 45449	residential care facility	Harborside
Harborside Healthcare-New Lebanon	101 Mills Place , New Lebanon, OH 45345	residential care facility	Haborside Healthcare Limited
Hearth and Home	55 Great Hill Rd. , Vandalia, OH 45414	residential care facility	
Heartland of Oak Ridge	450 Oak Ridge Blvd. , Miamisburg, OH 45342	residential care facility	Manor Care
Lake View at BrookHaven	One Country Ln. , Brookville, OH 45309	residential care facility	Brookville Enterprise
Lakeview at Brookhaven	One County Ln. , Brookville, OH 45309	residential care facility	
Liberty Community Retirement of Washington Twp.	7415 Washington Manor Terrace , Dayton, OH 45459	residential care facility	Linda Black-Kurrick
Lincoln Park Manor	694 Isaac Prugh Way , Kettering, OH 45429	residential care facility	Miller Valentine Partners
Living Ctr. at 10 Wilmington Place	10 Wilmington Ave. , Dayton, OH 45420	residential care facility	Ten Wilmington Place
Manor Care at Sycamore Glen	2175 Leiter Rd. , Miamisburg, OH 45342	residential care facility	Manor Healthcare Corp.
MapleRidge of Clayton	8212 N. Main St. , Dayton, OH 45415	residential care facility	
Oak Creek Terrace	2316 Springmill Rd. , Kettering, OH 45440	residential care facility	Sam and Rachel Boymel
Oregon Place	322 Park Dr. , Dayton, OH 45410	residential care facility	Jimmy D. McPherson
Outlook Pointe at Washington Twp.	8630 Washington Church Rd. , Miamisburg, OH 45342	residential care facility	Senior Care Operators, LLC
Shiloh Springs Care Ctr.	3500 Shiloh Springs Rd , Trotwood, Oh 45426	residential care facility	
Summerville at Singing Woods	140 E. Woodbury Dr. , Dayton, OH 45415	residential care facility	Ronald Filbrun
Sunrise Assisted Living at Oakwood	1701 Far Hills Ave. Sunrise Assisted Living Management, Inc., Dayton, OH 45419	residential care facility	Sunrise Assisted Living
Sycamore Glen Health Ctr.	2175 Leiter Rd. , Miamisburg, OH 45342	residential care facility	Karrington Operating Co.
Sycamore Glen Retirement Community	317 Sycamore Glen Dr., Miamisburg, OH 45342	residential care facility	Kettering Medical Ctr.
The Gables	140 E. Woodbury Dr., Dayton, OH 45415		
Valley Home	409 Forest Ave. , Dayton, OH 45405	residential care facility	Charles M. Valley
Washington Manor Commons	7415 Washington Manor Trace , Dayton, OH 45459	residential care facility	Terence E. Duffy
Burdette Enterprise	324 Hanover St , Dayton, Oh 45427	adult family home	
Care More Assisted Living	1962 Alex Bell Rd. , Ctr.ville, Oh 45459	adult family home	

APPENDIX G

Provider Name	Address	Type	Owner Name
Care More Assisted Living	100 S Village Dr , Ctr.ville, Oh 45459	adult family home	
Elizabeth`S Home Care	1077 Brindlestone Dr , Vandalia, Oh 45377	adult family home	
Gingerbread House II	715 W Fairview Ave , Dayton, Oh 45406	adult family home	
Happy Valley Group Home	4224 Kammer Ave , Dayton, Oh 45417	adult family home	
Haven At Stanford Place	3587 Stanford Place , Dayton, Oh 45406	adult family home	
Helen`s Home	5528 Chamersburg Rd , Huber Heights, Oh 45424	adult family home	
Hillside Manor II	4023 Vina Villa , Dayton, Oh 45417	adult family home	
House Of Hope	812 Chandler Dr , Trotwood, Oh 45426	adult family home	
House Of Love II	2204 N Main St. , Dayton, Oh 45405	adult family home	
Miller Mansion	123 Yale Ave , Dayton, Oh 45406	adult family home	
Rosedale Manor	651 Yale Ave , Dayton, Oh 45407	adult family home	
Sampson Place	1504 Oakridge Dr , Dayton, Oh 45406	adult family home	
Secure Care Residential Home	1201 Everett Dr , Dayton, Oh 45407	adult family home	
Underground Rail Road.	141 Bank St , Dayton, Oh 45407	adult family home	
Wesleyan Haven	1815 Wesleyan Rd. , Dayton, Oh 45406	adult family home	
Beverly Patterson	4905 Goodyear Dr. , Dayton, Oh 45406	adult foster home	
Brenda Hill	5343 Mantz Ave. , Trotwood, Oh 45427	adult foster home	
Linda Pitcher	432 W. Stroop Rd. , Kettering, Oh 45429	adult foster home	
Sandra Torres Oxley	329 Johnson St. , Dayton, Oh 45410	adult foster home	
Tee Willie Davis	3605 Hoover Ave. , Dayton, Oh 45407	adult foster home	
Alternative Living	2 Camden Ave , Dayton, Oh 45405	adult group home	
Central Manor	221 Central Ave , Dayton, Oh 45406	adult group home	
Clark`s Boarding Home	915 W Grand Av , Dayton, Oh 45407	adult group home	
Fernwood Aftercare Ctr.	41-43 Fernwood Ave , Dayton, Oh 45405	adult group home	
L & T Homes	6363 Saxony Rd , Miamisburg, Oh 45342	adult group home	
Madison House Advance Care Ctr.	6750 Little Richmond Rd , Trotwood, Oh 45426	adult group home	
Marshall House	3417 Marshall Rd , Kettering, Oh 45429	adult group home	
Marty`s Personal Care Home	711 Salem Ave. , Dayton, Oh 45406	adult group home	
Mckameys Home	5136 Bigger Rd , Kettering, Oh 45440	adult group home	
Nell`s Personal Care Home	506 W Grand Ave , Dayton, Oh 45405	adult group home	
Pines Of Shiloh The	5205 N Main St , Dayton, Oh 45415	adult group home	
Places - Trotwood	1121 E. Main St (5715 Free Pike), Trotwood, Oh 45426	adult group home	
Places Gascho	1404 Gascho Rd , Dayton, Oh 45410	adult group home	
Places Huber Heights	5505 Bellfontaine Rd , Huber Heights, Oh 45424	adult group home	
Places No Main St.	5225 N Main St , Dayton, Oh 45415	adult group home	
2nd Chance Residential Living Ctr.	523 Tionda Dr N , Vandalia, Oh 45377	adult group home	
The Farm	6750 Little Richmond Rd. , Trotwood, Oh 45426	adult group home	Mattie Ash
The Valley Home II	401 Forest Ave , Dayton, Oh 45405	adult group home	Charles Valley
Turner Villa	20 Union Blvd , Englewood, Oh 45322	adult group home	
Turner Villa North	20 Union Blvd , Englewood, Oh 45322	adult group home	
Unity Home Of Care	601 Oxford Ave , Dayton, Oh 45406	adult group home	
Valley Home II, The	401 Forest Ave , Dayton, Oh 45405	adult group home	
Valley Homes I, The	421 Forest Ave , Dayton, Oh 45405	adult group home	

Community Development Block Grant Applications
FY 2003-2006

Jurisdiction	Project	Nat Obl.	Total CDBG $ Requested	Total Project Cost	% CDBG Funds	Total Funding Recommended	% of Request	FY 2003	FY2004	FY2005	Funding Contingency	Priority	Staff
	Physical Improvements Program							Funded					
Perry Township	Senior Center Expansion	LMI	$ 175,000	$ 325,000	54%	$ 125,000	71%			$ 125,000	$ 25,000	8	TJ
Jackson Township	Park Handicapped Accessibility Improvements	LMI	$ 12,220	$ 15,520	79%	$ 12,220	100%	$ 12,220					TJ
Englewood	Demolition of Commercial Building	S/B	$ 95,790	$ 150,000	64%	$ 50,000	52%		$ 50,000		$ 25,000	5	HD
Miamisburg	Downtown Business Improvements (#2)	LMI	$ 125,000	$ 150,000	83%	$ 100,000	80%		$ 100,000		$ 25,000	4	MB
Miamisburg	Streetscape (#3)	LMI	$ 175,000	$ 200,000	88%	$ 100,000	57%			$ 100,000	$ 25,000	7	MB
Trotwood	Kontiki Theatre Demo (#1)	S/B	$ 271,000	$ 862,350	31%	$ 165,000	57%		$ 165,000				MB
Trotwood	Housing Demo - Crowne Point(#3)	S/B	$ 50,000	$ 55,000	91%	$ 25,000	50%			$ 25,000	$ 25,000	10	MB
Trotwood/Jefferson Twp.	3rd St. Corridor Phase 2 (#2)	S/B	$ 230,000	$ 1,200,000	19%	$ 150,000	65%		$ 150,000		$ 50,000	1	MB
Jefferson Twp.	Blairwood Street Repaving (#1)	LMI	$ 86,200	$ 95,700	90%	$ 75,000	87%	$ 75,000					MB
New Lebanon	Sawmill Lane Reconstruction	S/B	$ 330,179	$ 350,179	94%	$ 275,000	83%	$ 275,000					MB
Carlisle	Floodway Plan	LMI	$ 10,000	$ 30,000	33%	$ 10,000	100%		$ 10,000				CL
Phillipsburg	Water Meter Installation*	LMI	$ 123,750	$ 175,000	71%	$ 79,000	64%		$ 79,000				HD
Riverside	Floral Park Storm Sewer Phase III (#1)*	LMI	$ 125,085	$ 256,750	49%	$ 125,000	100%	$ 125,000					CL
Harrison Township	Ft. McKinley Resurfacing (#2)	LMI	$ 186,606	$ 201,605	98%	$ 185,000	94%	$ 185,000					HD
Huber Heights	Miami Villa Water Main Extension (#1)	S/B	$ 860,000	$ 860,000	100%	$ 45,000	5%			$ 45,000			TJ
Huber Heights, et. Al	Nuisance Abatement Program (#2)	LMI	$ 250,000	$ 250,000	100%	$ 250,000	100%	$ 50,000	$ 100,000	$ 100,000			TJ
Brookville	Downtown Revitalization	S/B	$ 187,500	$ 375,000	50%	$ 100,000	53%		$ 100,000		$ 50,000	3	CL
West Carrollton	Water Line/ Street Resurfacing (#1)	LMI	$ 542,895	$ 754,765	72%	$ 275,000	51%			$ 275,000	$ 50,000	2	TJ
Centerville	Stubbs Park Bridge Accessibility	LMI	$ 68,000	$ 85,000	66%	$ 50,000	69%		$ 50,000				CL
Moraine	W. Moraine Plat Flood Wall (#4)	LMI	$ 144,000	$ 339,000	42%	$ 100,000	69%			$ 100,000			HD
Moraine	Storm Sewer Pumping Station (#5)	LMI	$ 29,000	$ 68,000	50%	$ 25,000	86%		$ 25,000				HD
Germantown	Demolition/Streetscape	S/B	$ 100,000	$ 271,000	37%	$ 50,000	50%		$ 50,000		$ 25,000	6	TJ
Total Requests/Recommendations			$ 4,176,224	$ 7,059,869	59%	$ 2,361,220	67%	$ 722,220	$ 869,000	$ 770,000	$ 300,000		
Total Available for PIP			$ 2,411,150			$ 2,411,150		$ 700,000	$ 869,400	$ 851,750			
Difference			$ (1,764,074)			$ 49,930							
General Contingency Available						$ 274,000		$ 74,000	$ 100,000	$ 100,000			

APPENDIX H

MONTGOMERY COUNTY
HOUSING OPPORTUNITY PLAN
FY 2003-2007

Montgomery County
Housing Opportunity Plan
FY 2003 – 2007

Jurisdiction (A)	*Population # (B)*	*% of Total (C)*	*Total Goal 9100 x % Population (D)*	*Current Number of Asst.Family Units (E)*	*% of Goal (F)*	*Prel. Goal: Goal-Perf. (Rounded w/Minor Adj.) (G)*		*Ability Adjust. % (H)*	*Recommended Five-Year Goal*
Butler	8,382	3	273	0	0	273	270	7	7
Clay	3,790	1	91	0	0	64	64	na	38
German	2,946	1	91	0	0	61	61	na	35
Harrison	24,303	7	637	551	87	86	85	35	50
Jefferson	6,787	2	182	146	80	36	30	32	20
Miami	25,706	8	728	885	100	0	0	--	0
Perry	3,587	1	91	0	0	63	63	na	37
Washington	22,057	7	637	50	8	587	580	10	750
Brookville	5,289	2	182	48	26	134	130	16	130
Centerville	23,024	7	819	232	36	405	400	10	490
Clayton	13,347	4	364	85	23	279	270	10	335
Englewood	12,235	4	364	148	41	216	210	15	220
Germantown	4,884	2	182	35	19	147	140	17	140
Huber Heights	38,177	12	1092	224	21	868	825	13	780
Miamisburg	19,489	6	546	105	19	441	440	17	440
Moraine	6,897	2	182	182	100	0	0	--	0
New Lebanon	4,231	1	91	40	44	51	50	13	50
Oakwood	9,215	3	273	0	0	273	270	12	315
Riverside	23,545	7	637	207	33	430	430	25	300
Trotwood	27,420	9	819	473	58	346	340	31	210
Union	5,574	2	182	78	43	104	100	10	125
Vandalia	14,603	5	455	242	53	213	210	18	170
West Carrollton	13,818	4	364	35	10	329	320	20	290
Total	*319,306*		*9100*	*3805*	*42*	*5295*		*18*	*5295*

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Housing Opportunity Plan
Geographic Distribution Formula

Summary of Calculations to Five-Year Goals

Columns A through C

The basis for the equitable share of units for low and moderate-income households is the proportion of each jurisdiction's share of the total population. These calculations are shown in columns B and C.

Column D

The total County need is calculated at approximately 9100 units. This total includes 3805 families currently assisted plus 5295 family households in need according to HUD data. The current units are included because the calculation needs to take into account the performance of jurisdictions in the past. The 5295 includes households paying more than 50% of their income for rent. It is safe to say that this is a conservative figure, as it does not include those living in substandard or overcrowded units or those paying between 30 and 50% of their income for rent. It also does not include homeowners in need.

The 9100 is multiplied by the jurisdiction's share of the total County population for the results shown in Column D.

Columns E and F

These numbers indicate the performance by individual jurisdictions in providing family units and how this number compares with the goal found in column D.

Column G

This provides a preliminary goal which is the difference between Column D and Column E, or an equitable share minus the units already in that jurisdiction. Minor adjustments have been made because of the two jurisdictions that have already met their goals.

Column H

Because this initial calculation does not take into account the ability or inability of a jurisdiction to accept additional lower income households, a factor needs to be considered which allows for that. The column provides a look at how the goals would change when modified for the proportion of households below 65 years of age which have incomes below $25,000. This is one means to reduce the goal for those areas which already have a substantial population of lower income persons and to modify the goal upward for those areas which have a smaller proportion of such households and thus have a greater ability for absorbing additional units.

The basic premise of the formula to make this adjustment is that jurisdictions be compared against the County's overall proportion of households in this category. The formula adds the jurisdiction's rate to the County's, divides by two and then divides by the County rate. The preliminary goal is then divided by the resulting rate for the adjusted goal.

This calculation was not applied to three newly-included jurisdictions whose goals were adjusted downward due to their new status in the Plan.

Column I

These are the recommended five-year goals.

APPENDIX I

CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -

   (a) The dangers of drug abuse in the workplace;

   (b) The grantee's policy of maintaining a drug-free workplace;

   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and

   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

(a) Abide by the terms of the statement; and

(b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Vicki Lopez
Signature/Authorized Official

Aug. 7, 2003
Date

President, Board of County Commissioners
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 199____ , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Vicki Dlezy
Signature/Authorized Official

Aug. 7, 2003
Date

President, Board of County Commissioners
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Vicki Oliff
Signature/Authorized Official

Aug. 7, 2003
Date

President, Board of County Commissioners
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Vicki D Perry
Signature/Authorized Official

Aug 7, 2003
Date

President, Board of County Commissioners
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).

4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)

5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code) 451 West Third Street
10th floor
Dayton OH 45422

Check _____ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX J

SF 424 FORMS

Application for Federal Assistance

U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission
[x] Application [ ] Preapplication

2. Date Submitted	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number
	6. Applicant Identification Number

7. Applicant's Legal Name: Montgomery County, Ohio

8. Organizational Unit: Board of County Commissioners

9. Address (give city, county, State, and zip code)
A. Address: 451 West Third Street
B. City: Dayton
C. County: Montgomery
D. State: Ohio
E. Zip Code: 45422

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)
A. Name: Judy L. Mott
B. Title: Manager, Community Development Office
C. Phone: (937) 225-6341
D. Fax: (937) 496-6691
E. E-mail: mottj@mcohio.org

11. Employer Identification Number (EIN) or SSN
316000172

12. Type of Applicant (enter appropriate letter in box): B

A. State	I. University or College
B. County	J. Indian Tribe
C. Municipal	K. Tribally Designated Housing Entity (TDHE)
D. Township	L. Individual
E. Interstate	M. Profit Organization
F. Intermunicipal	N. Non-profit
G. Special District	O. Public Housing Authority
H. Independent School District	P. Other (Specify)

13. Type of Application
[x] New [ ] Continuation [ ] Renewal [ ] Revision

If Revision, enter appropriate letters in box(es) [ ] [ ]
A. Increase Amount B. Decrease Amount C. Increase Duration
D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number 14 — 218
Title: CDBG Entitlement
Component Title:

16. Descriptive Title of Applicant's Program
The CDBG program will provide for flood drainage improvements,park improvements,street improvements, neighborhood improvements, housing and economic development programs and fair housing.

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Montgomery County, Ohio excluding Dayton and Kettering

18a. Proposed Program start date	18b. Proposed Program end date	19a. Congressional Districts of Applicant	19b. Congressional Districts of Program
10/1/03	9/30/04	third and eighth	third and eighth

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
A. Yes [ ] This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date_____
B. No [x] Program is not covered by E.O. 12372
[ ] Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? [x] No
[ ] Yes If "Yes," explain below or attach an explanation.

Application for Federal Assistance

U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission
[x] Application [ ] Preapplication

2. Date Submitted	4. HUD Application Number
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7. Applicant's Legal Name: Montgomery County, Ohio

8. Organizational Unit: Board of County Commissioners

9. Address (give city, county, State, and zip code)
A. Address: 451 West Third Street
B. City: Dayton
C. County: Montgomery
D. State: Ohio
E. Zip Code: 45422

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)
A. Name: Judy L. Mott
B. Title: Manager, Community Development Office
C. Phone: (937) 225-6341
D. Fax: (937) 496-6629
E. E-mail: mottj@mcohio.org

11. Employer Identification Number (EIN) or SSN
316000172

12. Type of Applicant (enter appropriate letter in box): B

A. State	I. University or College
B. County	J. Indian Tribe
C. Municipal	K. Tribally Designated Housing Entity (TDHE)
D. Township	L. Individual
E. Interstate	M. Profit Organization
F. Intermunicipal	N. Non-profit
G. Special District	O. Public Housing Authority
H. Independent School District	P. Other (Specify)

13. Type of Application
[x] New [ ] Continuation [ ] Renewal [ ] Revision

If Revision, enter appropriate letters in box(es) [ ] [ ]
A. Increase Amount B. Decrease Amount C. Increase Duration
D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number
14 --- 239
Title: HOME Housing Investment Partnerships program
Component Title:

16. Descriptive Title of Applicant's Program
Funds will be used to provide for rehabilitation of owner-occupied units, acquisition and rehab of lease/purchase units, acquisition of a site for a CDC-sponsored home ownership unit for a handicapped person, tenant-based rental assistance for formerly homeless youth and for persons with mental illness, site development costs for housing for mentally ill and to provide funds for new construction of homes in conjunction with Habitat for Humanity.

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Montgomery County, Ohio

18a. Proposed Program start date	18b. Proposed Program end date	19a. Congressional Districts of Applicant	19b. Congressional Districts of Program
10/1/03	9/30/04	third and eighth	third and eighth

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
A. Yes [ ] This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date_____
B. No [x] Program is not covered by E.O. 12372
[ ] Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? [X] No
[ ] Yes If "Yes," explain below or attach an explanation.

Application for Federal Assistance

U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

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[x] Application [ ] Preapplication

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A. Name: Judy L. Mott
B. Title: Manager, Community Development Office
C. Phone: (937) 225-6341
D. Fax: (937) 496-6629
E. E-mail: mottj@mcohio.org

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D. Township	L. Individual
E. Interstate	M. Profit Organization
F. Intermunicipal	N. Non-profit
G. Special District	O. Public Housing Authority
H. Independent School District	P. Other (Specify)

13. Type of Application
[x] New [ ] Continuation [ ] Renewal [ ] Revision

If Revision, enter appropriate letters in box(es) [ ] [ ]
A. Increase Amount B. Decrease Amount C. Increase Duration
D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number 14 — 231
Title: Emergency Shelter Grants Program
Component Title:

16. Descriptive Title of Applicant's Program
Emergency Shelter Grants to overnight and day shelter in Montgomery County for operating expenses and essential services.

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Montgomery County and City of Dayton, Ohio

18a. Proposed Program start date	18b. Proposed Program end date	19a. Congressional Districts of Applicant	19b. Congressional Districts of Program
10/1/03	9/30/04	third and eighth	third and eighth

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
A. Yes [ ] This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date_____
B. No [x] Program is not covered by E.O. 12372
[ ] Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? [ ] No
[ ] Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
CDBG	2,359,000							750,000	3,109,000
HOME	1,175,296							50,000	1,225,296
ESG	85,000								85,000
Grand Totals	3,619,296							800,000	4,419,296

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official	Name (printed)
Vicki D. Pegg	Vicki D. Pegg
Title President, Board of County Commissioners	Date (mm/dd/yyyy) Aug. 1, 2003