

DRAFT
2012 Action Plan of the 2010-2014
Consolidated Plan for Hamilton County, Ohio

Hamilton County adopted a Five Year Consolidated Plan for HUD Entitlement Programs administered by the County including the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Emergency Shelter Grant Program. The Plan describes housing and community development needs and objectives for the five year period of March 1, 2010 through February 28, 2015. The Annual Action Plan which describes projects to be implemented during FY2012 is summarized below.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CITY OF CHEVIOT

- Memorial Fieldhouse Renovation \$150,000

VILLAGE OF CLEVES

- Porter St. Box Culvert \$40,000

COLERAIN TOWNSHIP

- Ft. Colerain Hall HVAC Upgrade \$75,000

CITY OF DEER PARK

- Dalton Avenue Improvements \$65,000

VILLAGE OF ELMWOOD PLACE

- Highland Avenue Improvements \$90,000

CITY OF FOREST PARK

- Home Improvement/Small Repair Program \$20,000

VILLAGE OF GOLF MANOR

- Pool Facility Demolition \$75,000

VILLAGE OF GREENHILLS

- Home Improvement Repair Fund \$15,000

VILLAGE OF LINCOLN HEIGHTS

- EMS Staffing Program \$31,000

CITY OF MILFORD

- Downtown Milford Enhancement Program \$20,000

CITY OF MT. HEALTHY

- Mt. Healthy Park Improvements \$100,000

VILLAGE OF NORTH BEND

- Washington Avenue Storm Sewer Improvements \$30,000

CITY OF NORWOOD

- Streetscape Improvements \$20,000
- Norwood Service League \$15,000
- Youth Dental Services \$8,000
- Street/Curb/Sidewalk Improvements \$100,000

CITY OF READING

- Reading Road Property Acquisition/Demolition Project \$145,000

CITY OF SPRINGDALE

- Home Improvement Repair Program \$20,000

SPRINGFIELD TOWNSHIP

- West College Hill Neighborhood Services \$58,000

COUNTYWIDE PROJECTS

- Continuum of Care (Coordination of Homeless Housing & Services) \$50,000
- FreeStore/FoodBank \$50,000
- Goodwill Industries Homeless Reintegration \$50,000

• Hamilton County Development Co.	
- Economic Development Planning	\$50,000
- ULAP	\$50,000
• Hamilton County Water / Sewer Grant Program	\$25,000
• Hamilton County Regional Planning Commission	\$70,000
• Hamilton County Spot Demolition	\$20,000
• Housing Opportunities Made Equal	
- Fair Housing Education & Enforcement (balance of \$25,000 to be paid out of NSP admin funds)	\$50,000
- Mobility Counseling	\$24,000
• Home Ownership Preservation – Foreclosure Prevention Counseling	\$40,000
• People Working Cooperatively	
- Emergency & Critical Repairs for Low-Income Homeowners	\$475,000
- Handicapped Accessibility for Low-Income Renters	\$25,000
• Program Administration	\$278,000
• Indirect Costs	\$14,000
<u>Grand Total Projects</u>	<u>\$2,348,000</u>

EMERGENCY SHELTER GRANT PROGRAM

Mt. Airy Shelter - Operations	\$195,000
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HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

Tenant Based Rental Assistance (TBA)	\$800,000
Housing Development / Homebuyer Assistance (CHDO Eligible)	\$125,000
Administration	\$85,000

TOTAL.....	\$1,010,000
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Projects funded under the Community Development Block Grant Program total \$2,348,000. The Community Development Entitlement is estimated at \$2,210,000 leaving a shortfall of \$138,000 to be made-up with Program Income (estimated at \$100,000) and Contingency funds.

All but five of the Block Grant projects benefit low to moderate income persons. Blight removal projects total \$310,000. No projects will result in relocation.

The 2012 HOME allocation is estimated at \$835,000 and will be used for tenant based assistance programs, CHDO housing developments, and subsidies for homebuyers. The shortfall of \$175,000 will be made up with Program Income (estimated at \$100,000) and contingency funds. The Emergency Shelter Grant Program is \$195,000 and will be used to support the operational costs of the Mt. Airy Center, a shelter for homeless men.

Hamilton County will hold a Public Hearing on its 2012 Action Plan on Wednesday, December 7th, 2011 at 11:30 a.m. in Room 603 of the County Administration Building.

Hamilton County will provide the draft of the Action Plan on December 7, 2011 for a 30-day public comment period commencing on that date.

For further information about the Action Plan for Hamilton County or to obtain copies of the Plan, please contact the Hamilton County Department of Community Development, 138 East Court Street, Room 1002, Cincinnati, Ohio 45202 (513) 946-8230, or visit our website at www.hamilton-co.org/commdev.

Approvals

The Board of County Commissioners will approve the Action Plan on January 11th, 2012, for submission to the federal agency on January 13th, 2012. The Department of Housing and Urban Development will review the Plan for a 45-day period which will allow Hamilton County to begin its Program Year on March 1, 2012.

Other Program Requirements

Homebuyers assisted under the Cincinnati Housing Partners and other CHDO Homebuyer Projects will have recapture requirements consistent with 24 CFR 92.254 included in the mortgage document executed by the home buyer and benefiting Hamilton County. The recapture provisions require that the home buyer repays HOME funds on a prorated basis if the property is sold during the first ten years of ownership and if such funds are available from the sale proceeds after paying off the balance of the first mortgage and reasonable closing costs.

The Tenant Based Rental Assistance provided with HOME funds will be administered consistent with 24 CFR 92.209. Consistency with these requirements is assured by adopting an Administrative Plan for Tenant Based Assistance activities in Hamilton County, which had previously been reviewed and approved by the Department of Housing and Urban Development.

Hamilton County will expend its Community Development Block Grant, Emergency Shelter Grant, and HOME Investment Partnerships Grant pursuant to the 2012 Action Plan. Other private and public investments that will be used in conjunction with or to supplement the Federal funding includes:

1. State of Ohio funding, Veterans Administration funding, Title XX funding, and FEMA funding, which will provide the match required for the Emergency Shelter Grant project administered by Talbert House at the Mt. Airy Center.

2. Private Mortgage Funds which will provide a first mortgage for the Home Ownership Program developed by Cincinnati Housing Partners, and other CHDO's using HOME CHDO set-aside funds.
3. State of Ohio funds used to support a Tenant Based Assistance Program administered by the Hamilton County Mental Health Board, which constitutes a primary source of match for the County's HOME Investment Partnerships Program.

Hamilton County has adopted an affirmative marketing plan and minority outreach plan pursuant to 24 CFR 92.351. The marketing plan applies to all projects with five or more HOME assisted units. The minority outreach plan which covers both the Community Development Block Grant and HOME Programs involves specific steps to involve minorities in both construction and professional service activities supported by Federal dollars. That plan sets forth a 10% goal for MBE participation in Hamilton County. In addition, the county has adopted a Section 3 Policies and Procedures Manual and Section 3 Action Plan to increase participation of Section 3 Business Concerns and Residents on the county's federally funded construction projects.