

FINAL
2011 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 Hamilton 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 FY2011 is summarized below.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CITY OF CHEVIOT

- Glenmore Avenue Improvements \$66,300
- Streetscape of Central Business District \$20,000

COLERAIN TOWNSHIP

- Skyline Community Center Operations \$15,000
- Skyline Park Project \$6,000
- Housing Rehabilitation Program \$30,000
- Various Street Repairs \$109,000

COLUMBIA TOWNSHIP

- Plainville Facade Improvements \$90,000

CITY OF DEER PARK

- Hemphill Way Reconstruction \$175,000

CITY OF FOREST PARK

- Home Improvement/Small Repair Program \$10,000

VILLAGE OF GOLF MANOR

- Exterior Home Rehabilitation Program \$25,000

CITY OF HARRISON

- West Road Reconstruction \$110,000

VILLAGE OF LINCOLN HEIGHTS

- EMS Staffing Program \$31,000

CITY OF NORWOOD

- Streetscape Improvements \$25,000
- Norwood Service League \$15,000
- Youth Dental Services \$8,000
- Handicapped Accessible Vehicle \$65,000
- Park Improvements \$100,000

CITY OF READING

- Reading Road Property Acquisition/Demolition Project \$200,000

CITY OF SILVERTON

- Facade Improvement Program \$15,000

CITY OF SPRINGDALE

- Home Improvement Repair Program \$30,000
- Chamberlain Park Playground \$30,300

SPRINGFIELD TOWNSHIP

- West College Hill Neighborhood Services \$58,000
- Seven Hills Street Reconstruction \$100,000

VILLAGE OF WOODLAWN

- Chatsworth Sanitary Sewer \$75,000

CITY OF WYOMING

- Park ADA Compliance \$12,000

COUNTYWIDE PROJECTS

| | |
|--|--------------------|
| • Continuum of Care (Coordination of Homeless Housing & Services) | \$60,000 |
| • FreeStore/FoodBank | \$100,000 |
| • Goodwill Industries Homeless Reintegration | \$60,000 |
| • Hamilton County Development Co. | |
| - Economic Development Planning | \$120,700 |
| - Urban Land Assistance Program (ULAP) | \$75,000 |
| • Hamilton County Water / Sewer Grant Program | \$50,000 |
| • Hamilton County Regional Planning Commission | \$97,750 |
| • Hamilton County Spot Demolition | \$15,000 |
| • Housing Opportunities Made Equal | |
| - Fair Housing Education & Enforcement | \$75,000 |
| - Mobility Counseling | \$24,000 |
| - Foreclosure Prevention Counseling | \$20,000 |
| • HomeOwnership Preservation – Foreclosure Prevention Counseling | \$75,000 |
| • Mt. Airy Center Homeless Shelter (will be paid entirely out of ESG) | \$0 |
| • People Working Cooperatively | |
| - Emergency & Critical Repairs For Low-Income Homeowners | \$775,000 |
| - Handicapped Accessibility For Low-Income Renters | \$25,000 |
| • Program Administration | \$272,000 |
| • Indirect Costs | \$25,000 |
| | |
| <u>Grand Total Projects</u> | <u>\$3,290,050</u> |

EMERGENCY SHELTER GRANT PROGRAM

| | |
|-------------------------------|-----------|
| Mt. Airy Shelter - Operations | \$195,000 |
|-------------------------------|-----------|

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

| | |
|--|--------------------|
| Tenant Based Assistance (TBA) | \$1,100,000 |
| Housing Development / Homebuyer Assistance (CHDO Eligible) | \$200,000 |
| Low-Income Rental Housing Development (gap financing) | \$200,000 |
| Administration | \$135,000 |
| TOTAL..... | \$1,635,000 |

Projects funded under the Community Development Block Grant Program total \$3,290,050. The Community Development Entitlement is estimated at \$2,915,000 leaving a shortfall of \$375,050 to be made up with Contingency funds.

All but five of the Block Grant projects benefit low to moderate income persons. Blight removal projects total \$290,000. No projects will result in relocation.

The 2011 HOME allocation is estimated at \$1,322,000 and will be used for tenant based assistance programs, CHDO housing developments, including subsidies for homebuyers, and gap financing for rental housing development. The shortfall of \$313,000 will be made up with Program Income from FY2010 and contingency funds from 2009 and 2010. The Emergency Shelter Grant Program is estimated at \$195,000 and will be used to support the operational costs of the Mt. Airy Center, a shelter for homeless men.

Hamilton County held a Public Hearing on its 2011 Action Plan on Wednesday, December 8, 2010 at 10:00 a.m. in Room 603 of the County Administration Building.

Hamilton County made the final draft of the Action Plan available on December 6, 2010 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 12, 2011, for submission to the federal agency on January 14, 2011. 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, 2011.

Other Program Requirements

Home buyers 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 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, similar to what was used for the Section 8 Program formerly administered by Hamilton County, which had 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 2011 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.