

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

Hamilton County will adopt 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 FY2010 is summarized below.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

ANDERSON TOWNSHIP

- Senior Citizens Center Repairs \$175,000

VILLAGE OF ARLINGTON HEIGHTS

- Park Improvements \$50,000

COLERAIN TOWNSHIP

- Skyline Community Center Operations \$50,000
- Housing Rehabilitation Program \$30,000

VILLAGE OF ELMWOOD PLACE

- Silver Street Improvements \$115,000

CITY OF FOREST PARK

- Halesworth Drive Rehabilitation \$100,000

VILLAGE OF GLENDALE

- Curb Ramps \$58,000

VILLAGE OF GOLF MANOR

- Exterior Home Rehabilitation Program \$25,000

VILLAGE OF GREENHILLS

- Winton Road Sidewalk Improvements \$70,000

VILLAGE OF LINCOLN HEIGHTS

- EMS Staffing Program \$31,000

MIAMI TOWNSHIP

- Senior Center Lighting / Library Handicap Accessibility \$60,000

VILLAGE OF NORTH BEND

- Woodruff Avenue Improvements \$30,000

CITY OF NORWOOD

- Street Improvements \$300,000
- Streetscape Improvements \$25,000
- Norwood Service League \$15,000
- Youth Dental Services \$8,000

CITY OF ST. BERNARD

- Vine Street Park Restroom Accessibility \$110,000
- Scenic Drive Improvements \$30,000

CITY OF SILVERTON

- Montgomery Road Improvements Project \$118,100

CITY OF SPRINGDALE

- Home Improvement Repair Program \$20,000

SPRINGFIELD TOWNSHIP

- West College Hill Neighborhood Services \$58,000

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	\$142,000
- Urban Land Assistance Program	\$75,000
• Hamilton County Water / Sewer Grant Program	\$50,000
• Hamilton County Regional Planning Commission	\$115,000
• Hamilton County Spot Demolition	\$50,000
• Housing Opportunities Made Equal – Fair Housing Education & Enforcement	\$75,000
• HomeOwnership Preservation – Foreclosure Prevention Counseling	\$75,000
• Mt. Airy Center Homeless Shelter	\$52,500
• People Working Cooperatively - Emergency & Critical Repairs For Low-Income Homeowners	\$775,000
- Handicapped Accessibility For Low-Income Renters	\$50,000
• Program Administration	\$300,000
• Indirect Costs	\$50,000
 <u>Grand Total Projects</u>	 <u>\$3,519,600</u>

EMERGENCY SHELTER GRANT PROGRAM

Mt. Airy Shelter	\$ 142,500
ESG Administration	\$7,500

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

Tenant Based Assistance (TBA)	\$1,000,000
Housing Development / Homebuyer Assistance (CHDO Eligible)	\$225,000
CHDO Operating	\$70,000
Rental projects gap financing	600,000
Administration	\$150,000
TOTAL.....	\$2,045,000

Projects funded under the Community Development Block Grant Program total \$3,519,600. The Community Development Entitlement is estimated to be \$3,300,000 leaving a shortfall of \$219,600 to be made up with Program Income from FY2008 and FY2009, and contingency funds leftover from FY2009.

All but two of the Block Grant projects benefit low to moderate income persons. The Blight Removal Projects total \$125,000. No projects will result in relocation.

The 2010 HOME allocation is estimated to be \$1,500,000 and will be used for tenant based assistance programs, CHDO housing developments, including subsidies for homebuyers, CHDO operating subsidy, and gap financing for rental housing development. The shortfall of \$545,000 will be made up with Program Income from FY2009 and contingency funds from 2008 and 2009. The Emergency Shelter Grant Program is estimated to be \$150,000 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 2010 Action Plan on Wednesday, December 2, 2009 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 4, 2009 for a 30-day public comment period commencing on that date.

For further information about the Action Plan or the Five Year Consolidated Plan for Hamilton County or to obtain copies of the Plan, please contact the Hamilton County Department of Community Development, 138 East Court Street, 10th Floor, 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 6, 2010, for submission to the federal agency on January 13, 2010. 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, 2009.

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 all HOME funds 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 2010 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.