



2011-2015

Five-Year HUD Strategic Plan for Housing and Community Development

Cities of Dayton and Kettering, Ohio

Cities of Dayton and Kettering FY 2011-2015 Strategic Plan

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Five-Year Strategic Plan

This document includes Narrative Responses to specific questions to which grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond in order to be compliant with the Consolidated Planning Regulations.

Name of Jurisdiction: Cities of Dayton and Kettering, Ohio
CP Time Period: 2011 - 2015

GENERAL

EXECUTIVE SUMMARY

The Executive Summary is required and must include the objectives and outcomes identified in the plan and an evaluation of past performance.

Purpose of the Consolidated Plan

The cities of Dayton and Kettering receive funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG), HOME Investment Partnership and Emergency Shelter Grants (ESG) programs. One of the requirements for receiving these funds is the development of a five-year Consolidated Plan for Housing and Community Development (CP) to provide policy direction for the next five years of funding decisions. In general, the CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the cities, increased housing opportunities and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

This CP corresponds to the next five fiscal years, which begin January 1, 2011, and end December 31, 2015. The primary federal funding resources in the 2011-2015 Consolidated Plan are the following:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings and loans or grants to businesses.
- HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low and moderate income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance and tenant-based rental assistance.
- The Emergency Shelter Grant (ESG) program provides federal funds for basic shelter and essential supportive services for homeless persons. ESG funds can be used for shelter facility operating costs and grant administration, as well as short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure or utility shutoffs.

Focus of the Plan

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income (LMI) individuals and households. The CP must also address the needs of persons with “special needs” such as the elderly, persons with disabilities, large families, single parents, homeless individuals and families and public housing residents. The CP identifies housing, homeless, community and economic development needs and resources, while providing a strategic plan to address those needs in accordance with community priorities.

The cities have elected to apply the strategic framework of comprehensive plans and other published local plans in directing the activities funded by federal entitlements during the next five years. As a result, this CP will serve to implement the policy objectives established in CitiPlan 20/20, the Kettering Comprehensive Plan and a variety of other planning documents.

Citizen Participation and Agency Consultation

The cities of Dayton and Kettering made the decision to encourage a high level of agency consultation in an effort to demonstrate a commitment to (a) identifying priority needs and (b) engaging the participation of public agencies and non-profit organizations in a productive and collaborative manner. A list of stakeholders was developed to include public agencies and private non-profit organizations whose missions focus on the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in a series of focus group sessions.

Additionally, public and private agencies which were identified as stakeholders in the process were asked to complete written questionnaires to provide data on special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities and the homeless.

The series of opportunities for public engagement is detailed in full in the Citizen Participation section of the CP. In addition to being invited to attend town hall meetings and submit written comments on the draft CP, citizens were encouraged to become engaged via an online resident survey designed specifically for this purpose. The 51-question Housing and Community Development Needs Survey was available online for about five weeks in April and May. Direct links were posted on the websites of both the City of Dayton and the City of Kettering. During this period, nearly 300 responses were received.

Priority Needs and Strategies

Dayton and Kettering are committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 80% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), are particular priorities. The cities have also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities. The following needs address this priority:

- The provision and maintenance of affordable housing
- Investment in community development activities in lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations, and
- Supportive services to maintain independence.

By focusing on these needs, the cities seek to address community concerns such as:

- A need for suitable affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, and overpayment for the lowest-income residents
- Programs that improve community facilities and services, particularly in low-income areas
- A network of shelter, housing and support services to prevent homelessness, move the homeless to permanent housing and independence and eliminate chronic homelessness
- Programs that promote economic development, create jobs and increase the job skills level of potential employees, and
- Supportive services that increase the ability of seniors, persons with disabilities and others with special needs to live independently and avoid institutions.

The CP requires the cities to specifically address needs and proposed strategies in three areas: housing, homelessness and community development.

Housing Needs

High housing costs reduce economic opportunities, access to jobs and services and the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households in older neighborhoods that have higher levels of substandard housing and overcrowding.

HUD regulatory requirements are restricted to assisting households at 80% of the area median income or lower. Given the current market conditions, homeownership costs remain high. As a result, the cities will focus CDBG and HOME funds to support activities across the housing spectrum, seeking to increase and improve the existing housing stock, provide incentives for homeownership and affirmatively further fair housing.

Priority Housing Strategies

Faced with continuing population loss and a housing market built out far beyond current demand, the City of Dayton intends to apply its entitlement allocation toward a community identity redefined in its comprehensive plan, CitiPlan 20/20. This will involve the stabilization of neighborhoods threatened by vacancy and abandonment and the continued promotion of housing opportunities for LMI and special-needs populations. The following priorities will guide investment decisions for Dayton during the five years covered by the CP:

- Upgrading, enhancing and replacing existing rental housing stock

- Reinvesting in the quality of existing owner housing
- Providing opportunities for homeownership
- Distributing and diversifying housing types
- Supporting the housing needs of special populations, including physically accessible housing for those with disabilities through partnerships with nonprofits, appropriate agencies and advisory committees in the region

Though Kettering is in many ways demographically and economically different from Dayton, its housing priorities are in some ways similar, with an added emphasis on quality owner housing and decent units affordable and accessible to seniors. The following priorities will guide investment decisions for Kettering during the five years covered by the CP:

- Preserving the quality of existing owner housing, encouraging neighborhood investment
- Relieving housing problems for the City's lower-income renters and owners
- Maintaining a supply of affordable, decent rental housing
- Supporting the housing needs of special populations, especially the elderly and frail elderly
- Providing opportunities for homeownership

Homeless Needs

Dayton and Kettering participate in the Dayton/Kettering/Montgomery County Continuum of Care (CofC) and its oversight body the Homeless Solutions Policy Board. The Policy Board and the CofC are guided by the Homeless Solutions 10-Year Community Plan, adopted in 2006 to end chronic homelessness and reduce overall homelessness within Montgomery County.

The homeless population of Dayton/Kettering/Montgomery County reflects the diversity, complex characteristics and needs of homeless persons across the United States. Even with other contributing factors, at its core, homelessness is a poverty issue. Poor people who have a serious mental illness or addiction are at higher risk for homelessness than are those people with those disabilities who are not poor. People living in poverty face difficult, if not impossible, choices between housing, food, childcare, transportation and other living expenses. They are often one family or financial crisis away from becoming homeless. Rent and utility arrearages, high medical bills, bad credit, inadequate income, and family conflicts can result in formal or informal evictions and homelessness.

More than 4,800 people experienced homelessness in Dayton/Kettering/Montgomery County during 2009. Nearly half of the people who were homeless in our community (44%) are families

with children, and another 2% are unaccompanied youth between the ages of 11 and 17. Fifty-four percent of the homeless in our community (2,592) are single adult men and women. Forty-eight percent of the homeless single adults and 42% of the families were new to homelessness in 2009.

Among homeless single adults, men comprise 68% of the population, and women 32%. Slightly more than half of the single adults have a disability, and 58% of the males and 49% of females had no income. Nearly all of our community's homeless families (96%) are headed by females. Approximately a third of these parents are disabled and have no income. The average family size is three persons. Black households are disproportionately represented in the homeless population in Dayton/Kettering/Montgomery County, comprising 63% of all homeless families, and 47% of all homeless single persons.¹

The priority needs identified by the Dayton/Kettering/Montgomery County Continuum of Care include: preventing homelessness, providing effective assessment and case management for homeless families, single adults and youth; and providing shelter, transitional, and permanent supportive housing linked to services, including access to public benefits and employment assistance that break the cycle of homelessness. Specific strategies to accomplish this objective include the following:

1. Improve local systems for preventing homelessness; reduce the length of time families and singles spend in shelter; and reduce homeless recidivism rates.
2. Continue to increase the supply of permanent supportive and affordable housing, and increase employment resources and opportunities for homeless adults and older youth.

Priority Homeless Strategies

The objective for homeless and other special populations is to provide for the priority needs of the homeless with an emphasis on services that break the cycle of homelessness. Specific strategies to accomplish this objective include the following:

- Improve local systems for preventing homelessness; reduce the length of time families and singles spend in shelter; and reduce homeless recidivism rates.
- Continue to increase the supply of permanent supportive and affordable housing, and increase employment resources and opportunities for homeless adults and older youth.

¹ Source: 2009 HMIS data for Outreach, Shelters and Transitional Housing

Community Development Needs and Strategies

Dayton is primarily concerned with stabilizing and revitalizing its LMI neighborhoods and improving economic opportunities that provide living-wage jobs. In order to achieve the vision for the City described in CitiPlan 20/20, Dayton must sustain and improve the suitable living environment of its neighborhoods and provide public amenities that will attract residents and businesses. The City of Dayton will target and coordinate its investments to achieve the maximum public benefit and implement them in accordance with the City's Livable Streets Policy, adopted February 3, 2010.

During the next five years, Dayton's non-housing community development activities will include the following:

- Continuing an aggressive demolition program to mitigate blight and nuisance structures
- Supporting targeted economic development activities
- Sustaining and improving the quality of life for LMI persons by completing infrastructure improvements, improving public facilities and providing recreational opportunities
- Helping lower-income households achieve financial independence

The City of Kettering funds many of its non-housing community development activities, such as infrastructure and economic development, with funds outside of its HUD allocations. However, the City's initiative to identify and focus revitalization for three years on a single 1-3 block area is an effort that will encompass both housing and non-housing investments. A substantial proportion of Kettering's entitlement funds will be dedicated to this effort.

Non-Homeless Special Needs and Strategies

Dayton and Kettering will continue to serve the needs of special-needs populations through a strong regional network of public, private and non-profit housing and service providers. In particular, Dayton will promote physically accessible housing through partnerships with DMHA, non-profits, appropriate agencies and advisory committees.

All of the cities' program offerings that are supported by federal funds are targeted to assist low- and moderate-income individuals, many of whom fall into special needs categories. Special needs populations are targeted in some of each city's planned activities, such as Dayton's financial assistance for public service agencies and housing rehabilitations in both cities that allow elderly or disabled homeowners to remain in their homes.

Funding to Implement the Plan

The primary resources available to implement the Consolidated Plan come from three HUD entitlement programs: CDBG, HOME and ESG. Of the three, CDBG is the largest and most flexible source, providing eligibility for a variety of activities.

Population and poverty rate are the major criteria in the determination of federal entitlement funds. As the City of Dayton has experienced steep population losses and modest reductions in its poverty rate, it has also experienced commensurate reductions in federal funding. This is expected to continue upon the release of 2010 Census data, which will likely reflect continued population decline. The loss of federal funding will be at the expense of city programs that sustain a suitable living environment, such as discretionary funds and set-asides for code enforcement, demolition, road resurfacing, recreation services or youth services. Kettering receives funding for housing-related activities through a HOME program consortium with the City of Dayton, so its funding levels are also tied into the demographic fluctuations of the larger city.

The City of Dayton ensures that the matching funds requires for the ESG program are met annually by requiring each subrecipient agency to submit a total budget that includes all funding sources planned for the program year. The City also audits these sources during the annual monitoring of each subrecipient. Matching funds, in general, will come from the following sources: Montgomery County human services levy; Montgomery County marriage fees; United Way; federal emergency assistance (FEMA); Children Services Bureau; Ohio Department of Development and Education; Veterans Administration; and private fundraising. The HOME match for both Dayton and Kettering comes from the forbearance of taxes and discounted land or property sales.

The City of Dayton receives other funding to assist in achieving the Consolidated Plan priorities. Dayton receives Shelter Plus Care funds and supports local organizations in acquiring resources via Low Income Housing Tax Credits, the Multi-Family Bond Program, the Supportive Housing Program and the Single Room Occupancy Program. In 2010, the City applied its HUD funds to leverage more than \$111 million in non-HUD resources.

The City of Kettering plans and funds many of its community development initiatives independently. Resources for this type of activity come from city general funds, private investment and funding streams from other state and federal sources. Kettering manages its aging infrastructure with current finances, but sharply rising asphalt prices have drastically decreased the number of streets that can be resurfaced. The City currently funds several projects with stimulus grants and allocations from the Ohio Department of Transportation.

Evaluation of Past Performance

The past performance of the cities of Dayton and Kettering in the administration and implementation of the CDBG, HOME and ESG programs has fulfilled the intent of the federal legislation creating these programs. Through years of effective planning, partnership and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility to a suitable living environment, sustainability of a suitable living environment and accessibility to economic opportunities in the greater Dayton area. The following is a summary of grantee past performance as reported to HUD in the 2009 Consolidated Annual Performance and Evaluation Report (CAPER).

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Dayton and Kettering's mission in administering its HUD-funded housing and community development programs is to improve local quality of life factors by providing decent, affordable housing, improving neighborhoods and creating economic opportunities for low- and moderate-income (LMI) residents. Generally, Dayton expends the majority of its entitlement resources to support housing programs, projects and services. The second largest area of program expenditures is improvements to public facilities and infrastructure in LMI neighborhoods.

In 2009, by the numbers:

- 140 LMI homeowners received direct loans/grants and other assistance to repair their homes
- 33 new lease-to-purchase single-family homes were made available to LMI households
- 14 new for-sale single-family units were made available to LMI households
- 303 nuisance residential structures or garages and 8 dilapidated commercial structures were demolished
- 3 home rehabilitation loans were closed in Kettering
- 24 Kettering families were provided with down payment assistance, and
- Thousands of Dayton and Kettering residents benefited from programs and activities that revitalized neighborhoods, provided needed public services, expanded economic opportunities for LMI persons and created redevelopment prospects for new business.
- The new Gettysburg Gateway Shelter opened, providing 24-hour shelter and housing-focused case management for up to 238 homeless single men. Dayton and Kettering provided a total of \$720,000 in CDBG and CDBG-R funding that leveraged an additional \$2.3 million in other private and public funding for the project.
- 30 homeowner rehabilitation projects were completed in Kettering
- 9 first-time buyers received assistance purchasing homes in Kettering, and two buyers were able to purchase homes with NSP1 resources received through the State of Ohio
- A foreclosure prevention counseling program in Kettering served 259 homeowners
- 2,558 individuals benefited from four public service providers under contract with Kettering: the Miami Valley Fair Housing Center, Unified Health Solutions, the Senior Resource Coordinator and the Homeownership Center.

In FY 2009, Dayton reported the expenditure of \$6.5 million in CDBG, \$3.6 million in HOME, and almost \$287,000 in ESG grant funds addressing the goals identified in the 2006-2010 Consolidated Plan. Of Dayton's total CDBG budget, 56% was spent on housing stabilization and improvement, 14% on infrastructure and neighborhood conservation, 17% on grant administration (well below the 20% maximum allowable), 9% on public/social services, and 4% on economic/workforce development. Kettering, which accounts for its CDBG programs separately, expended \$634,589 in FY 2009. 99.99% of spending was for the benefit of low-moderate income populations.

In order to affirmatively further fair housing in 2009, the City of Dayton expended approximately \$94,000 in non-entitlement funds to address its identified impediments to fair housing choice. Through its Human Relations Council, the City undertook a variety of actions to further fair housing initiatives, including fair housing outreach and education, enforcement of federal and local fair housing laws (six cases were closed in FY 2009, mostly related to discrimination on the

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basis of disability), providing access to home improvement funds and affordable loans to impacted neighborhoods, conducting lending discrimination analysis, improving partnerships with advocacy organizations for the disabled, and providing ADA and inclusionary zoning training to City staff members. The City of Kettering, in response to the impediments to fair housing documented in the recently updated AI, entered into an agreement with the Miami Valley Fair Housing Center, which receives and investigates housing discrimination complaints and performs educational and outreach activities related to fair housing.

To expand access to decent, affordable housing, Dayton invested nearly \$4 million in HOME funds to create new units and preserve existing options. More than 140 low-income homeowners were assisted, and 47 new affordable homes were constructed. Additionally, Dayton invested approximately \$60,000 in CDBG funds to assist low-income homeowners to remain in their homes through Rebuilding Together Dayton and spent more than \$47,000 to provide permanent supportive housing for formerly homeless families in the River Commons apartment building. Kettering applied funding from various federal, state and local sources to complete 30 homeowner rehabilitation projects. Additionally, the City assisted nine first-time homebuyers and facilitated the purchase of foreclosure properties with NSP-1 funds for two buyers.

Both cities continue to aggressively and strategically maximize entitlement resources by leveraging a substantial amount of other private and public dollars in addressing community and economic development needs. In 2009, Dayton leveraged more than \$25 million as a part of large CDBG projects, such as the Great Miami Boulevard/I-75 extension and the rebuilding of the Edwin C. Moses bridge. The HOME consortium for both Dayton and Kettering leverages dollars through various housing activities, while the ESG program met match requirements with a generous share of public and private dollars. Dayton and Kettering maintain a comprehensive approach to addressing housing needs in all programs, services and strategies, and the cities remain committed to coordinating with other service providers and organizations to deliver housing and economic development activities throughout the community.

STRATEGIC PLAN

Due every three, four or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

It is the mission of the cities of Dayton and Kettering to invest their limited federal funds in ways that will garner long-term, sustainable results for low- and moderate-income households

MANAGING THE PROCESS

CONSULTATION 91.200(B)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The lead agency for the development of the Consolidated Plan was the City of Dayton's Department of Planning & Community Development. As this CP involved the HOME consortium of the two cities of Dayton and Kettering, the City of Kettering's Planning and Development Department served as its municipal representative in the planning process.

Major public agencies responsible for administering programs covered by the CP include the following:

Dayton Department of Planning and Community Development
Kettering Planning and Development Department
Dayton Metropolitan Housing Authority
Office of Economic Development
Dayton Department of Public Works
Dayton Department of Recreation and Youth Services
Dayton Department of Building Services
Dayton Department of Management and Budget
Homeless Solutions Policy Board
Kettering Engineering Department
Kettering Economic Development Division
Kettering Senior Service Coordinator

Major private agencies that may be responsible for administering programs covered by the CP during the next five years include:

Housing Partners

ADAMHS Board
CityWide Development Corporation
COUNTY CORP/Housing Trust Fund
Emergency Housing Coalition
Emergency Shelters
Habitat for Humanity
Home Builders Association
HomeOwnership Center of Greater Dayton
Homeless Service Partners
Homeless Solutions Policy Board

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Improved Solutions for Urban Systems (ISUS)
Local Lenders
National Association of Minority Contractors
Montgomery County
Montgomery County Housing Advisory Board
Miami Valley Housing Opportunities
Neighborhood and Community Development Corps.
Homeless Solutions Policy Board
Samaritan Homeless Clinic

Community Partners

Family and Children First Council
United Way of Greater Dayton
Dayton Area Chamber of Commerce
Workforce Investment Board
Faith-Based Organizations
Miami Valley Hospital
Greater Dayton Regional Transit Authority
Good Samaritan Hospital
Grandview Medical Center
Children's Medical Center
Goodwill Easter Seals Miami Valley

Health, Human Services and Workforce Development Partners

Public Health Dayton & Montgomery County
Center for Healthy Communities
Family Services Association
Dayton Urban League
Wesley Community Center
Dayton Public Schools
East End Community Services Corp.
Dayton Christian Center
The Job Center
Local Colleges and Universities

2. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.

Homeless strategy §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.

Lead lead-based paint hazards §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.

Adjacent governments §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.

Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.

HOPWA §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.

Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

The cities of Dayton and Kettering made the decision to encourage a high level of agency consultation in an effort to demonstrate its commitment to (a) identifying priority needs and (b) engaging the participation of public agencies and non-profit organizations in a positive and collaborative manner. A list of stakeholders was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low and moderate income households and persons. These stakeholders were invited to participate in a series of focus group sessions and interviews held exclusively for the purposes of the CP.

The first step in the process was a series of focus group sessions with key stakeholders identified by staff in both cities. These were scheduled for February 24-26, 2010. Prior to the meetings, questionnaires were mailed to the stakeholders to collect data on the populations served by

each agency and nonprofit organization. Copies of the sample questionnaires are included in Appendix B.

On February 24, three focus group sessions were hosted by the Dayton Planning and Development Department. During the first session, staff from various city departments discussed the challenges they faced given the City's current fiscal situation, as well as their ideas and plans for future projects. Following this, a second focus group was conducted with the Dayton Community Development Housing Commission. A third focus group involved housing providers from across the region.

On February 25, similar focus group sessions were hosted for regional homeless assistance providers and health and human service providers. In the evening, a focus group session was conducted with representatives from Dayton's Priority Boards, the City Plan Commission, and the Board of Zoning Appeals.

On February 26, a two-hour focus group session was conducted with Kettering city departmental staff. The discussion centered on housing and community problems, including a climbing foreclosure rate; the challenges of accessibility and maintenance for seniors who want to age in place; the City's homeless population and its involvement in regional homelessness initiatives; and housing stock issues, including older stock and deferred maintenance, low levels of new construction and the loss of Section 8 landlords due to the rigors of complying with housing quality standards. Eventually, conversation turned to city policy current and future. Recent investments in schools and parks will contribute to a high quality of life that attracts and retains residents, but unemployment is high and city resources for infrastructure projects draw increasingly thin. City staff considered the prospect of identifying a target neighborhood where housing rehabilitations and street improvements could be focused for a few years at a time.

On April 16, a series of meetings were held with local elected officials to solicit their concerns and ideas about the CP process and its funding programs. In the morning, staff and the consulting team met with the Long Range Planning Committee of Kettering City Council. Later, three meetings were held over several hours to accommodate the schedules of the five-member Dayton City Commission.

The following comments represent a summary of the themes expressed by individuals and organizations during the CP consultation process. The comments are not listed in any particular order.

- Expand job skills and create jobs in both cities. Employment generates tax revenues, reduces poverty and generates demand for housing.
- Continue demolition of vacant, abandoned, substandard housing in both cities.
- Eliminate wasteful spending of scarce CDBG funds in Dayton on surveys of exterior building conditions that do not lead to corrective action on the part of property owners.
- Target HUD funds in both cities to asset-based "impact" projects. Focus on infrastructure improvements, redevelopment initiatives, economic development activities and housing improvements in proximity to neighborhood schools.

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- Expand crime watch activities to neighborhoods in Dayton where criminal activity is increasing.
- Preserve/rehabilitate owner-occupied single family homes, particularly those owned and occupied by elderly residents; support aging in place. This sentiment was especially popular among persons referring to Kettering.
- Increase funding of Dayton’s citywide emergency repair program.
- Despite the surplus of housing, don’t rely entirely on rehabilitation as a housing strategy; construct new housing with modern amenities and accessible features in order to attract new families to Dayton and Kettering.
- Consider forms of affordable housing in both cities other than tax credit housing (not all lower income households can afford tax credit housing).
- Support more homeless housing and supportive services in the Dayton; it is unrealistic to believe that the homeless can be adequately housed in the suburbs. The opposite was also expressed: that the suburbs should be accepting their fair share of homeless facilities and services.
- Resist the urge to fund newer “boutique” homeless programs. Support the existing infrastructure of homeless agencies and facilities in and around Dayton.
- Expand the number of rental units accessible to persons with mobility impairments along public transit routes in both cities. Consider a rental rehabilitation program aimed at accessibility improvements.
- Assist tenants displaced from foreclosed rental properties in both cities in relocating to decent affordable rental housing.
- Provide public transit subsidies for low-wage individuals in Dayton.
- Provide more youth-centered programming in schools and/or recreation centers in Dayton.

The following is a list of the various agencies and organizations invited to the various focus groups. In addition, members of the elected leadership of both cities were interviewed as part of the CP development process.

General and Community Development
--

City of Dayton staff
City of Kettering staff
Chamber of Commerce
CityWide Development Corp.
Dayton Public Schools
City of Kettering Board of Community Relations
City of Dayton Community and Neighborhood Development Advisory Board
City of Dayton Priority Board Chairpersons' Council

Housing

CityWide Development Corp.
East End Community Services Corp.
Rebuilding Together Dayton
County Corp.
Oberer Companies
St. Mary Development Corp.
ISUS (Improved Solutions for Urban Systems, Inc.)
Homebuilders Association of Dayton
Miller Valentine Group
Dayton, OH Habitat for Humanity
Innerwest Community Development Corp.
DMHA (Dayton Metropolitan Housing Authority)
The HomeOwnership Center
Greater Dayton Apartment Association

Homeless Strategy

DMHA (Dayton Metropolitan Housing Authority)
ARC Ohio
St. Vincent DePaul Center
St. Vincent DePaul Society
St. Vincent Gateway Shelter
St. Vincent Supportive Housing
Homeless Solutions staff
American Red Cross Family Living Center
Places, Inc.
MVHO
Daybreak
Samaritan Homeless Clinic
The Other Place
YWCA
Mercy Manor
Advocates for Basic Legal Equality
Abigail's Journey, Inc.

Health and Human Services
AIDS Resource Center Ohio
RTA Project Mobility
Grandview Hospital (Kettering Medical Network)
Premier Health Partners
The Salvation Army
Community Action Partnership
United Way of Greater Dayton
Elizabeth New Life Center
Wesley Community Center
Access Center for Independent Living
Gospel Mission, Inc.
Catholic Social Services
Montgomery County ADAMHS Board
Dayton Urban League

Lead-based paint hazards

Dayton and Kettering consulted with and received information from the Montgomery County Community and Economic Development Department, which administers the Lead Safe Montgomery County Program. Data from the agency’s Factor 3 Work Plan was incorporated into the CP.

Adjacent governments

Copies of the draft Consolidated Plan will be forwarded to Montgomery County and all other contiguous communities for their review and comment.

Metropolitan planning

Copies of the draft Consolidated Plan will be forwarded to Miami Valley Regional Planning Commission for their review and comment.

HOPWA

Not applicable – The cities of Dayton and Kettering do not receive HOPWA entitlement funds.

Public housing

A detailed questionnaire was provided to Dayton Metropolitan Housing Authority (DMHA), a key stakeholder identified in the CP planning process. Representatives from DMHA also participated in the focus group session involving regional housing providers.

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3. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:
- low- and moderate-income residents where housing and community development funds may be spent;
 - minorities and non-English speaking persons, as well as persons with disabilities;
 - local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);
 - residents of public and assisted housing developments and recipients of tenant- based assistance;
 - residents of targeted revitalization areas.

In November 2009, the City of Dayton engaged the services of Mullin & Lonergan Associates to serve as consultant to the Consolidated Plan project. A project schedule was developed with the goal of submitting the approved CP to HUD on or before November 15, 2010.

A Town Hall meeting was planned and scheduled for Saturday, April 17, 2010 at the Dayton Convention Center. Approximately 60 residents attended. The Town Hall was publicized in the following ways:

- Advertisement in the April 8th and 15th issues of the *Dayton Weekly News*
- Advertisement in the April 14th issue of the *Dayton City Paper*
- Advertisement in the April 15th issue of the *Kettering –Oakwood Times*
- Advertisement in the April 13th, 14th, and 15th issues of the *Dayton Daily News*
- Announcement and promotion at neighborhood association, block club and Priority Board meetings
- Promoted on both Cities' websites, Facebook, Twitter and LinkedIn as well as Dayton's DGTV station

The Town Hall event began with welcoming remarks from the Dayton Department of Planning & Community Development. A brief overview of the CP development process was provided by representatives of Mullin & Lonergan Associates. Following the overview, a group exercise was conducted at each of 10 round tables in the meeting room. Participants were given puzzles which were to be put together, and the question on the puzzle solved. The questions incorporated statistics that characterize the community needs in Dayton and Kettering. Questions such as "What is the residential vacancy rate in Dayton?" and "What is the rate of homeownership among Blacks in Kettering?" were meant to stimulate thought-provoking discussions about the area's response to current conditions.

Following the table-top exercise, the participants separated into six break-out sessions. The sessions included: government framework, neighborhood revitalization, economic development, homelessness and human services, and parks and community facilities. Each break-out session was lead by two or more moderators who challenged the participants to brainstorm and identify the challenges and strategies to overcome the challenges in the two cities. At the end, each participant was given colored dots to prioritize both the challenges and the strategies. When the group re-convened, the top three challenges and the top three strategies were reported to the group. The following is a summary of the break-out session work.

Government Framework*Challenges:*

1. Government is encouraging/incentivizing new housing where there is an excess supply
2. Need for better regulations and incentives to prevent flipping and resale of homes
3. Insufficient resources to fund current processes

Strategies:

1. Regionalize government services
2. Seek greater flexibility on HUD resources to address local needs
3. Establish urban growth boundaries to reduce excess housing stock

Economic Development*Challenges:*

1. The perception of Dayton
2. An educated workforce / marketing and public relations
3. Youth programs

Strategies:

1. Prepare a workforce to meet the needs of technology
2. Connect the dots—small pockets of development separated by disinvestment
3. Increase public involvement

Neighborhood Revitalization*Challenges:*

1. Lack of jobs
2. Zoning and code enforcement
3. Crime (drugs, prostitution, breaking & entering, etc.)

Strategies:

1. Work with neighborhood groups to identify problems in their areas
2. Legislation for bank walk-aways
3. Increase visitability

Homelessness and Human Services***Challenges:***

1. Permanent housing for persons with various needs
2. Increase priority for younger persons with disabilities / Lack of decent, safe and affordable rental housing with access to amenities and services / Inadequate level of services connected to people where they live
3. Lack of a comprehensive one-stop service center

Strategies:

1. Increase homelessness and disability discussions in public school system to educate children about their needs
2. Olmstead decision—devise implementation steps to integrate persons with disabilities within the neighborhoods
3. Create a clearinghouse of services / Recruit more volunteers

Parks and Community Facilities***Challenges:***

1. Closure of neighborhood recreation centers
2. Fear/possibility of closure/loss of smaller parks due to larger recreation centers
3. Parks need new/repared equipment

Strategies:

1. City should work with neighborhoods on plans for parks and recreation centers
2. Increase recreation centers programming for adolescents and younger adults
3. Adopt areas to maintain by volunteers / encourage groups to locate to recreation centers in order to keep them open for longer hours

The Town Hall event was covered by the *Dayton Daily News* and also recorded for replay on the City's public access cable station. The information solicited from the Town Hall meeting will be incorporated into the CP planning process.

Another mechanism through which citizens could participate in the CP planning process was an online resident survey designed specifically for this purpose. Launched on March 31, 2010, the 51-question Housing and Community Development Needs Survey was available online through Zoomerang. The survey was available for about five weeks through May 7. Direct links were posted on the websites of both the City of Dayton and the City of Kettering. During this period, nearly 300 responses were received. An in-depth analysis of the survey is included in Appendix A. A summary of the results is provided below.

The Housing and Community Development Needs Survey was developed to garner feedback from area residents, business owners, and housing and service providers on the most critical housing and community development needs and issues facing the area. Overall, the survey responses indicated a higher level of support for the following activities, ranked in order of support starting with the most popular items:

1. Support neighborhood crime awareness and prevention activities
2. Targeted neighborhood revitalization efforts
3. Improve streets and sidewalks
4. Rehabilitation of existing housing stock
5. Demolish vacant and deteriorated structures
6. Programs to help homeowners repair their homes
7. Programs to stimulate repairs to rental units
8. Tie: More programs for youth; Rehabilitation and new construction should incorporate green technology, energy efficiency, sustainable design, etc., even if it costs more than traditional construction
9. Tie: Employment training for city residents; Life-skills training for lower-income households
10. Programs aimed at helping the homeless become self-sufficient

These citizen-supported activities will be considered when developing the goals and objectives of the Consolidated Plan.

4. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

A draft of the HUD Strategic Plan was made available for public review and comment continuously on both cities' websites beginning in April 2010 and was updated online each time a revision was received.

Two joint Town Halls were sponsored by the cities at the Dayton Convention Center on Saturday April 17, 2010 at 9am to solicit initial input, and on Thursday July 15, 2010 at 7pm to solicit feedback on the draft.

The continual updating of the plan on the cities' websites as revisions are requested and received will continue past the last public hearing, which will be October 11, 2010 for Dayton and [date] for Kettering.

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Public notices of the draft CP, as well as the public hearings described below, were published in the *Dayton Daily News* on July 26, 2010.

The Consortium also made the documents available at the Dayton and Montgomery County Library located downtown Dayton beginning July 27, 2010.

A total of [x] public hearings will be held to hear public comment on the draft CP.

Three public hearings will be held to hear public comment on the draft CP. The hearings are scheduled as follows:

Dayton Public Hearing #1

Discussion of the Draft Consolidated Plan

August 9, 2010, 6 p.m.

Sixth Floor, City Hall, 101 W. 3rd St.

Dayton Public Hearing #2

Discussion of the Draft Consolidated Plan and 2011 Annual Action Plan

September 13, 2010, 6 p.m.

Sixth Floor, City Hall, 101 W. 3rd St.

Dayton Public Hearing #3

Discussion of the Draft Consolidated Plan and 2011 Annual Action Plan

October 11, 2010, 6 p.m.

Sixth Floor, City Hall, 101 W. 3rd St.

Kettering Public Hearing

[details to be added in subsequent draft]

The Consortium anticipates submitting the approved CP to HUD on or before November 12, 2010.

5. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

[to be inserted in final draft]

HOUSING AND HOMELESS NEEDS

HOUSING NEEDS

91.205

If not using the CPMP Tool: Complete and submit CHAS Table from <http://socds.huduser.org/scripts/odbc.exe/chas/index.htm>

If using the CPMP Tool: Complete and submit the Needs/Housing Table

6. In this narrative, describe the estimated housing needs projected for the next five-year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms “standard condition” and “substandard condition but suitable for rehabilitation.”

Overview of Demographic Trends and General Housing Needs

The following narrative describes the demographic characteristics of the cities of Dayton and Kettering and their estimated housing needs for the five years covered by the Consolidated Plan. The information in this section is based primarily on data from the U.S. Census Bureau, city departments, comprehensive and neighborhood strategic plans, local agency consultations and statistics provided through HUD for the 2000 Comprehensive Housing Affordability Strategy (CHAS). Data from Census 2000 have been updated with 2008 estimates where possible.

Dayton’s population in 2000 was 166,179, representing a decrease of 15,865 (8.7%) from a total of 182,044 in 1990. Recent estimates indicate that the City’s population has continued to decline since 2000, dropping to 144,008 in 2008. According to this estimate, the total change in population between 1990 and 2008 was -20.9%.

The size of Kettering’s population has also decreased in recent decades, though not as steeply. In 2000, Kettering had 57,502 residents, representing a decrease of 3,067 (5.1%) from 60,569 in 1990. According to recent estimates, the City’s population fell to 54,455 in 2008. The total population decrease between 1990 and 2008 is estimated at -10.1%.

Households

As of 2008, there were 59,641 households in Dayton. Of these:

- 14,937 (25.0%) had children under age 18 living with them,
- 16,308 (27.3%) were married couples living together,

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- 12,105 (20.3%) had a female householder with no husband present, and
- 28,356 (47.5%) were non-family households.

The total number of households in Dayton decreased 6.9% from 72,513 in 1990 to 67,476 in 2000. Estimates for 2008 show a further decrease to 59,641 total households, which equates to a reduction of 17.8% over 18 years. Persons per household decreased from 2.51 in 1990 to 2.46 in 2000 and further to 2.41 in 2008.

Figure 1 City of Dayton
Trends in Household Size and Type, 1990 - 2008

	1990		2000		2008	
	#	%	#	%	#	%
Total Households	72,513	100.0%	67,476	100.0%	59,641	100.0%
Family Households	44,048	60.7%	37,874	56.1%	31,285	52.5%
Married-couple family	26,512	36.6%	21,267	31.5%	16,308	27.3%
With Children	10,858	15.0%	8,787	13.0%	5,959	10.0%
Without Children	15,654	21.6%	12,480	18.5%	10,349	17.4%
Female-Headed Households	14,877	20.5%	13,246	19.6%	12,105	20.3%
With Children	9,414	13.0%	8,299	12.3%	7,411	12.4%
Without Children	5,463	7.5%	4,947	7.3%	4,694	7.9%
Male-Headed Households	2,659	3.7%	3,361	5.0%	2,872	4.8%
With Children	1,066	1.5%	1,616	2.4%	1,567	2.6%
Without Children	1,593	2.2%	1,745	2.6%	1,305	2.2%
Non-family and 1-person household	28,465	39.3%	29,602	43.9%	28,356	47.5%
Average Household Size	2.51		2.46		2.41	

Source: 1990 Census SF-3 (P1, P5, P19), 2000 Census SF-3 (P1, P10), 2006-2008 American Community Survey Social Report (B01003, B11001, B11003)

In Kettering, there were 24,783 households in 2008. Of these:

- 6,056 (24.4%) had children under age 18 living with them,
- 10,811 (13.6%) were married couples living together,
- 12,105 (15.3%) had a female householder with no husband present, and
- 10,361 (13.1%) were non-family households.

While the number of households also decreased during the same years in Kettering, the loss was less substantial. Total households in the City fell from 26,139 in 1990 to 25,651 in 2000 and, according to estimates, to 24,783 in 2008. The decline amounts to a 5.2% decrease over 18 years. Persons per household decreased from 2.32 in 1990 to 2.24 in 2000 and further to 2.20 in 2008.

Figure 2 City of Kettering
Trends in Household Size and Type, 1990 - 2008

	1990		2000		2008	
	#	%	#	%	#	%
Total Households	26,139	100.0%	25,651	100.0%	24,783	100.0%
Family Households	17,198	65.8%	15,761	61.4%	14,422	58.2%
Married-couple family	14,686	56.2%	12,608	49.2%	10,811	43.6%
With Children	5,827	22.3%	5,156	20.1%	3,757	15.2%
Without Children	8,859	33.9%	7,452	29.1%	7,054	28.5%
Female-Headed Households	2,005	7.7%	2,299	9.0%	2,582	10.4%
With Children	1,047	4.0%	1,377	5.4%	1,792	7.2%
Without Children	958	3.7%	922	3.6%	790	3.2%
Male-Headed Households	507	1.9%	854	3.3%	1,029	4.2%
With Children	251	1.0%	453	1.8%	507	2.0%
Without Children	256	1.0%	401	1.6%	522	2.1%
Non-family and 1-person household	8,841	33.8%	9,890	38.6%	10,361	41.8%
Average Household Size	2.32		2.24		2.20	

Source: 1990 Census SF-3 (P1, P5, P19), 2000 Census SF-3 (P1, P10), 2006-2008 American Community Survey Social Report (B01003, B11001, B11003)

Income and Poverty

In 2008, the median household income (MHI) in Dayton was \$29,630. This represented a decrease of 9.1% from 1990, after adjusting for inflation.

Figure 3 City of Dayton
Household Income 1990 - 2008

	1990		2000		2008	
	Total	% of Total	Total	% of Total	Total	% of Total
Less than \$10,000	19,884	27.4%	12,622	18.7%	10,738	18.0%
\$10,000 to \$14,999	8,510	11.7%	6,419	9.5%	5,782	9.7%
\$15,000 to \$24,999	14,831	20.5%	11,951	17.7%	9,039	15.2%
\$25,000 to \$34,999	11,264	15.5%	9,818	14.6%	8,460	14.2%
\$35,000 to \$49,999	10,591	14.6%	10,416	15.4%	8,702	14.6%
\$50,000 to \$74,999	5,861	8.1%	9,746	14.4%	8,735	14.6%
\$75,000 to \$99,999	1,176	1.6%	3,815	5.7%	4,551	7.6%
\$100,000 to \$149,999	300	0.4%	2,044	3.0%	2,576	4.3%
More than \$150,000	96	0.1%	645	1.0%	1,058	1.8%
Total	72,513	100.0%	67,476	100.0%	59,641	100.0%
Median Household Income (Actual)	\$19,779.00		\$27,423.00		\$29,630.00	
Median Household Income (Adjusted)*	\$32,582.00		\$34,287.00			

* Adjusted to 2008 dollars

Source: Census 1990, SF3 (P080, P080A); Census 2000, SF 3 (P52, P53); 2006-2008 American Community Survey Three-Year Estimates (B19001, B19013)

In 2008, the median household income (MHI) in Kettering was \$47,827. This represented a decrease of 15.9% from 1990, after adjusting for inflation.

Figure 4 City of Kettering
Household Income 1990 - 2008

	1990		2000		2008	
	Total	% of Total	Total	% of Total	Total	% of Total
Less than \$10,000	2,188	8.4%	1,301	5.1%	1,807	7.3%
\$10,000 to \$14,999	1,980	7.6%	1,088	4.2%	1,265	5.1%
\$15,000 to \$24,999	4,446	17.0%	3,294	12.8%	2,511	10.1%
\$25,000 to \$34,999	4,647	17.8%	3,568	13.9%	3,144	12.7%
\$35,000 to \$49,999	5,705	21.8%	4,730	18.4%	4,332	17.5%
\$50,000 to \$74,999	4,521	17.3%	6,005	23.4%	5,140	20.7%
\$75,000 to \$99,999	1,436	5.5%	2,810	11.0%	2,669	10.8%
\$100,000 to \$149,999	688	2.6%	1,807	7.0%	2,580	10.4%
More than \$150,000	528	2.0%	1,048	4.1%	1,335	5.4%
Total	26,139	100.0%	25,651	100.0%	24,783	100.0%
Median Household Income (Actual)	\$34,506.00		\$45,051.00		\$47,827.00	
Median Household Income (Adjusted)*	\$56,842.00		\$56,328.00			

* Adjusted to 2008 dollars

Source: Census 1990, SF3 (P080, P080A); Census 2000, SF 3 (P52, P53); 2006-2008 American Community Survey Three-Year Estimates (B19001, B19013)

Among all racial/ethnic group households in both Dayton and Kettering, White households had the highest MHI at \$31,313 and \$45,331, respectively. In Dayton, Hispanic households had the second-highest MHI at \$27,098, and Black households had the third-highest MHI at \$22,855. These positions were reversed in Kettering, though minorities make up such a small portion of the City’s population that the 2008 sample does not allow for statistically reliable analysis.

The figure below shows data on household income by race and ethnicity. In Dayton, roughly 70% of White households earn less than \$50,000 annually, compared to 81% of Black households and 79% of Hispanic households. Kettering has a larger percent of White persons in the higher income brackets, with approximately half of White households making more than \$50,000 per year. By comparison, only 22% of Black households and 29% of Hispanic households made more than \$50,000.

In both cities, most minorities fall into the lowest two income brackets. Black households tend to earn more in Kettering than in Dayton.

Figure 5 Household Income Level by Race and Ethnicity, 2008

	Total	\$0 to \$24,999		\$25,000 to \$49,999		\$50,000 to \$74,999		\$75,000 and higher	
		#	%	#	%	#	%	#	%
Dayton									
White	37,317	14,931	40.0%	12,146	32.5%	6,187	16.6%	4,053	10.9%
Black	28,361	15,223	53.7%	7,564	26.7%	3,275	11.5%	2,299	8.1%
Hispanic	630	268	42.5%	227	36.0%	89	14.1%	46	7.3%
Kettering									
White	24,644	5,352	21.7%	8,005	32.5%	5,748	23.3%	5,539	22.5%
Black	373	122	32.7%	171	45.8%	62	16.6%	18	4.8%
Hispanic	178	81	45.5%	46	25.8%	22	12.4%	29	16.3%

Source: U.S. Census Bureau, Census 2000, Summary File 3 (P151A, P151B, P151H)

Since 1990, the number of persons below poverty level has decreased across the state of Ohio,

across Montgomery County and in both Dayton and Kettering. However, poverty remains high in Dayton. In 2000, more than one in five Dayton residents had a poverty-level income.

Figure 6 Income Below Poverty Level, 1990 - 2000

	1990			2000		
	Total Population	Persons below poverty level	Percent below poverty level	Total Population	Persons below poverty level	Percent below poverty level
Ohio	10,847,115	1,325,768	12.2%	11,353,140	1,170,698	10.3%
Montgomery County	573,809	70,967	12.4%	559,062	61,440	11.0%
Dayton	182,044	46,480	25.5%	166,193	35,756	21.5%
Kettering	60,569	2,502	4.1%	57,531	2,656	4.6%

Source: U.S. Census Bureau, 1990 SF3 (P1, P117), 2000 SF3 (P1, P87)

Cost Burden and Other Housing Problems

The following provides an estimate of the number and type of households in need of housing assistance. The review considers needs for the households according to the following categories:

- Extremely low income households (income less than 30% of MFI)
- Very low income households (income between 30% and 50% of MFI)
- Low income households (income between 50% and 80% of MFI)
- Households with income above 80% of MFI (moderate, middle and high income households)

The description of housing needs contained in this part includes discussion of cost burden and severe cost burden, overcrowding and substandard housing conditions being experienced by income category.

Estimated Housing Needs of Extremely Low, Very Low and Low Income Households

Much of the data reported in this portion of the Dayton/Kettering CP was derived from CHAS Data 2000. CHAS Data 2000 is a special tabulation prepared for HUD by the Census Bureau. HUD reports that the Census Bureau uses a special rounding scheme on special tabulation data. As a result, there may be discrepancies between the data reported by CHAS Data 2000 and the data reported by Census 2000 Summary File 3, which is the source of much of the data in other parts of the CP. (While CHAS data from 2000 may appear dated, it is the only source of data for this analysis and is required by HUD.)

The following table reports on households with any housing problem for renters and owners. As defined by CHAS Data 2000, any housing problem includes 1) cost burden greater than 30% of income, and/or 2) overcrowding, and/or 3) without complete kitchen or plumbing facilities. The table also identifies cost burdened households. Cost burden is distinguished by households paying from 30% to 50% of their income on housing and households paying more than 50%. Households paying more than 50% are classified as severe cost burdened.

Figure 7 Dayton Households with Housing Problems by Household Income, 2000

Household Income Category	Total	Cost Burden						Other Housing Problems**	
		Any Housing Problem*		More than 30%		More than 50% (Severe)			
		Total	%	Total	%	Total	%	Total	%
Renter Households									
Extremely Low (0-30% MFI)	11,621	7,902	68.0%	7,670	66.0%	5,764	49.6%	232	2.9%
Very Low (30 to 50% MFI)	6,701	3,846	57.4%	3,538	52.8%	697	10.4%	308	8.0%
Low (50 to 80% MFI)	6,233	1,197	19.2%	941	15.1%	69	1.1%	256	21.4%
Above 80% MFI	7,317	454	6.2%	139	1.9%	51	0.7%	315	69.4%
Total Renters	31,872	13,386	42.0%	12,271	38.5%	6,566	20.6%	1,116	8.3%
Owner Households									
Extremely Low (0-30% MFI)	3,985	2,901	72.8%	2,893	72.6%	2,100	52.7%	8	0.3%
Very Low (30 to 50% MFI)	4,169	2,214	53.1%	2,197	52.7%	1,092	26.2%	17	0.8%
Low (50 to 80% MFI)	7,026	2,396	34.1%	2,269	32.3%	295	4.2%	126	5.3%
Above 80% MFI	20,333	1,301	6.4%	1,078	5.3%	41	0.2%	224	17.2%
Total Owners	35,513	8,807	24.8%	8,417	23.7%	3,516	9.9%	391	4.4%
All Households									
Total All Households	67,385	22,237	33.0%	20,687	30.7%	10,108	15.0%	1,550	7.0%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

* Any housing problem: Cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing.

** Other housing problems: Overcrowding, and/or without complete kitchen or plumbing.

As shown in the table above, CHAS Data 2000 reports 67,385 households in Dayton with 31,872 (47.3%) renters and 35,513 (52.7%) owners.

Notably:

- 22,237 households (33.0%) had housing problems.
- 39,735 households with any housing problems were low income, with annual incomes at or below 80% of the MFI. Lower-income households are most likely to have housing needs due to limited resources.
- 13,386 renter households (42.0%) had a housing problem. Renters comprised 60.2% of the 22,237 households with a housing problem.
- Of the 31,872 renter households, 24,555 (77%) had incomes classified as low, very low or extremely low. Of the 13,386 renter households with a housing problem, 12,945 (96.7%) had incomes at or below 80% of MFI.
- 8,807 owner households (24.8%) had a housing problem. Owners comprised 39.6% of the 22,237 households with a housing problem.
- Of the 35,513 owner households, 15,180 (42.7%) had incomes classified as low, very low or extremely low. Of the 8,807 owner households with a housing problem, 7,511 (85.3%) were low income.

The preceding table also provides information regarding cost burden by income category. According to the table, 20,687 households (30.7%) pay 30% or more of their income for housing. Of the cost-burdened households, 10,108 (15.0%) pay more than 50% of their income for housing. Notably:

- 12,271 (38.5%) of the 31,872 renter households are cost burdened. Renters make up 59.3% of the 20,687 cost burdened homes.

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- 8,417 (23.7%) of the 35,513 owner households are cost burdened. Owners make up 40.7% of the 20,687 cost burdened homes.
- In total, Dayton has 15,606 extremely low income households. 10,563 (67.7%) are cost burdened. 7,864 (74.4%) of the 10,563 pay 50% or more of their income for housing costs.
- In total, the City has 10,870 very low income households. 5,735 (52.8%) are cost burdened. 1,789 (31.2%) of the 5,735 pay 50% or more of their income for housing costs.
- In total, Dayton has 13,259 low income households. 3,211 (24.2%) are cost burdened. 364 (11.3%) of the 3,211 pay 50% or more of their income for housing costs.
- Finally, the City has 27,650 households with income above 80% of MFI. 1,217 (4.4%) are cost burdened. 92 (7.6%) of the 1,217 pay 50% or more of their income for housing costs.

Using CHAS data, it is possible to calculate households by household income with “Other Housing Problems.” Other housing problems exclude cost burden but include overcrowding, in addition to lacking complete kitchen or plumbing. The previous CHAS table identifies the following characteristics about other housing problems in Dayton:

- Of the 22,237 households with housing problems, 1,550 (7.0%) are classified as having other housing problems.
- 947 (61.1%) of the 1,550 households with other housing problems are low-income, with annual income at or below 80% of MFI.
- 796 (84.0%) of the 947 low income households classified as having other housing problems are renters.

Figure 8

Kettering Households with Housing Problems by Household Income, 2000

Income Category of Household	Total	Cost Burden						Other Housing Problems**	
		Any Housing Problem*		More than 30%		More than 50% (Severe)		Total	%
		Total	%	Total	%	Total	%		
Renter Households									
Extremely Low (0-30% MFI)	1,147	882	76.9%	882	76.9%	768	67.0%	0	0.0%
Very Low (30 to 50% MFI)	1,268	980	77.3%	957	75.5%	259	20.4%	23	2.3%
Low (50 to 80% MFI)	2,316	785	33.9%	753	32.5%	74	3.2%	32	4.1%
Above 80% MFI	3,869	248	6.4%	170	4.4%	54	1.4%	77	31.3%
Total Renters	8,600	2,898	33.7%	2,761	32.1%	1,161	13.5%	138	4.7%
Owner Households									
Extremely Low (0-30% MFI)	549	389	70.9%	389	70.9%	264	48.1%	0	0.0%
Very Low (30 to 50% MFI)	796	448	56.3%	448	56.3%	225	28.3%	0	0.0%
Low (50 to 80% MFI)	2,554	810	31.7%	794	31.1%	189	7.4%	15	1.9%
Above 80% MFI	13,180	1,028	7.8%	962	7.3%	145	1.1%	66	6.4%
Total Owners	17,079	2,664	15.6%	2,596	15.2%	820	4.8%	68	2.6%
All Households									
Total All Households	25,679	5,572	21.7%	5,367	20.9%	1,977	7.7%	205	3.7%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

* Any housing problem: Cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing.

** Other housing problems: Overcrowding, and/or without complete kitchen or plumbing.

As shown in the table above, CHAS Data 2000 reports 25,679 households in Kettering with 8,600 (33.5%) renters and 17,079 (66.5%) owners.

Notably:

- 5,572 households (21.7%) have housing problems.
- 4,294 households with any housing problems are low income, with annual incomes at or below 80% of the MFI. Lower income households are most likely to have housing needs due to limited resources.
- 2,898 renter households (33.7%) have a housing problem. Renters comprise 52.0% of the 5,572 households with a housing problem.
- Of the 8,600 renter households, 4,731 (55%) have incomes classified as low, very low or extremely low. Of the 2,898 renter households with a housing problem, 2,647 (91.3%) have incomes at or below 80% of MFI.
- 2,664 owner households (15.6%) have a housing problem. Owners comprise 47.8% of the 5,572 households with a housing problem.
- Of the 17,079 owner households, 3,899 (22.8%) have incomes classified as low, very low or extremely low. Of the 2,644 owner households with a housing problem, 1,647 (61.8%) are low income.

The table above also provides information regarding cost burden by income category. According to the table, 5,367 households (20.9%) pay 30% or more of their income for housing. Beyond that, 1,977 (7.7%) pay more than 50% of their income for housing. Notably:

- 2,761 (32.1%) of the 8,600 renter households are cost burdened. Renters make up 51.4% of the 5,367 cost burdened homes.
- 2,596 (15.2%) of the 17,079 owner households are cost burdened. Owners make up 48.6% of the 5,367 cost burdened homes.
- In total, Kettering has 1,696 extremely low income households. 1,271 (75.0%) are cost burdened. 1,033 (81.2%) of the 1,271 pay 50% or more of their income for housing costs.
- In total, the City has 2,064 very low income households. 1,405 (68.1%) are cost burdened. 484 (34.4%) of the 1,405 pay 50% or more of their income for housing costs.
- In total, Kettering has 4,870 low income households. 1,547 (31.8%) are cost burdened. 263 (17.0%) of the 1,547 pay 50% or more of their income for housing costs.
- Finally, the City has 17,049 households with income above 80% of MFI. 1,132 (6.6%) are cost burdened. 199 (17.6%) of the 1,132 pay 50% or more of their income for housing costs.

Using CHAS data, it is possible to calculate households by household income with “Other Housing Problems.” Other housing problems exclude cost burden but include overcrowding, in addition to lacking complete kitchen or plumbing. The previous CHAS table identifies the following characteristics about other housing problems in Dayton:

- Of the 5,572 households with housing problems, 205 (3.7%) are classified as having other housing problems.

- 71 (34.4%) of the 205 households with other housing problems are low income, with annual income at or below 80% of MFI.
- 55 (78.3%) of the 71 low-income households classified as having other housing problems are renters.

Cost-burdened renters need decent, affordable housing. Extremely low income households have the greatest need for continued assistance in the form of a subsidy or an affordable unit. Very low income and low income renters with a housing problem need assistance with supportive services, such as childcare, health care or transportation services. Assistance with supportive services reduces demands on their incomes, freeing up income to pay for housing. Very low income and low income renters who are provided assistance with other services may be able to save money that can be used for a down payment and closing costs on an owner unit. Because the majority of the low income renters are experiencing cost burden, all would benefit from improved economic opportunities. Education and job training is needed to assist these populations to take advantage of higher-skilled jobs that pay more and provide the potential for advancement.

Low-income owners who are cost burdened need assistance with maintenance and upkeep of their units so that they do not deteriorate. Low-income owners also need assistance with supportive services that reduce the competing demands on their limited incomes. Finally, low-income owners would benefit from improved economic opportunities.

***Estimated Housing Needs of Elderly Households,
Small Households, Large Households and Other Household Types***

This section considers housing needs based on household type. For the purposes of this section, elderly households are one- or two-person households with either person 62 years old or older. Small households consist of two to four persons. Large households have 5 or more persons. All other households are those that do not fall into any of the three previous categories.

The following table shows the 31,872 renter households reported in Dayton and the 8,600 renter households in Kettering by CHAS Data 2000. The households are distinguished by household type and income category. The table also shows the renter households with a housing problem 13,029 in Dayton and 3,878 in Kettering, as previously reported, by household type and income category. The following characteristics emerge from the table:

- There are 6,748 elderly households, which is 16.7% percent of the total renters. 5,452 (80.8%) are low income. 2,872 (42.6%) of the total elderly households have a housing problem. 2,721 (49.9%) of the low income elderly households have a housing problem.
- 14,141 (34.9%) are small households. 9,931 (70.2%) are low income. 5,322 (37.6%) of the total small households have a housing problem. 5,141 (51.8%) of the low income small households have a housing problem.
- 2,960 (7.3%) are large households. 2,190 (74.0%) are low income. 1,218 (41.1%) of the total large households have a housing problem. 1,068 (48.8%) of the low income large households have a housing problem.

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- The remaining 16,623 (41.0%) are all other households. 11,713 (70.5%) of all other renter households are low income. 6,532 (39.3%) have a housing problem. 6,308 (53.9%) of all other low income households have a housing problem.

Elderly households represent the largest group of renters with housing problems. Elderly households often live on fixed incomes that limit their ability to afford housing costs.

Figure 9

Renter Households by Type and Income with Any Housing Problems, 2000

	Total	Elderly Households			Small Households (2-4)			Large Households (5+)			All Other Households		
		Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Dayton													
Extremely Low (0% to 30% MFI)	11,621	2,341	1,292	55.2%	3,885	2,824	72.7%	765	625	81.7%	4,630	3,153	68.1%
Very Low (30 to 50% MFI)	6,701	1,238	608	49.1%	2,359	1,220	51.7%	764	574	75.1%	2,340	1,446	61.8%
Low (50 to 80% MFI)	6,233	736	156	21.2%	2,393	419	17.5%	505	155	30.7%	2,599	468	18.0%
Above 80% MFI	7,317	707	52	7.4%	2,870	141	4.9%	620	130	21.0%	3,120	134	4.3%
Total Renters	31,872	5,022	2,109	42.0%	11,507	4,603	40.0%	2,654	1,115	42.0%	12,689	5,202	41.0%
Kettering													
Extremely Low (0% to 30% MFI)	1,147	292	197	67.5%	280	195	69.6%	15	0	0.0%	560	490	87.5%
Very Low (30 to 50% MFI)	1,268	327	239	73.1%	389	274	70.4%	33	33	100.0%	519	434	83.6%
Low (50 to 80% MFI)	2,316	518	228	44.0%	625	210	33.6%	108	33	30.6%	1,065	315	29.6%
Above 80% MFI	3,869	589	99	16.8%	1,340	40	3.0%	150	20	13.3%	1,790	90	5.0%
Total Renters	8,600	1,726	763	44.2%	2,634	719	27.3%	306	103	33.7%	3,934	1,330	33.8%
Dayton/Kettering Total	40,472	6,748	2,872	42.6%	14,141	5,322	37.6%	2,960	1,218	41.1%	16,623	6,532	39.3%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

The following table shows the 35,513 owner households reported in Dayton and the 17,079 owner households in Kettering by CHAS Data 2000. The households are distinguished by household type and income category. The table also shows the 11,477 owner households with a housing problem, as previously reported, by household type and income category. The following characteristics emerge from the table.

- There are 16,088 elderly households, which is 30.6% percent of the total owners. 9,050 (56.3%) are low income. 3,864 (24.0%) of the total elderly households have a housing problem. 3,533 (39.0%) of the low income elderly households have a housing problem.
- 22,869 (43.5%) are small households. 5,216 (22.8%) are low income. 3,781 (16.5%) of the total small households have a housing problem. 2,765 (53.0%) of the low income small households have a housing problem.
- 3,963 (7.5%) are large households. 1,404 (35.4%) are low income. 1,138 (28.7%) of the total large households have a housing problem. 794 (56.5%) of the low-income large households have a housing problem.
- The remaining 9,672 (18.4%) are all other households. 3,409 (35.2%) of all other owner households are low income. 2,694 (27.9%) have a housing problem. 2,058 (60.4%) of all other low income households have a housing problem.

Large households represent the highest percent of housing problems among owners, particularly among those that are low income. Low-income large households often live in overcrowded homes and face many financial burdens. Low-income owners of all types continue to need assistance to make housing affordable.

Figure 10

Owner Households by Type and Income with Any Housing Problems, 2000

	Total	Elderly Households			Small Households			Large Households			All Other Households		
		Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Dayton													
Extremely Low (0% to 30% MFI)	3,985	1,987	1,367	68.8%	855	685	80.1%	224	205	91.5%	919	644	70.1%
Very Low (30 to 50% MFI)	4,169	2,189	915	41.8%	1,028	663	64.5%	323	198	61.3%	629	439	69.8%
Low (50 to 80% MFI)	7,026	2,605	586	22.5%	2,433	864	35.5%	589	219	37.2%	1,399	729	52.1%
Above 80% MFI	20,333	3,439	158	4.6%	10,920	524	4.8%	1,610	225	14.0%	4,364	397	9.1%
Total Owners	35,513	10,220	3,025	29.6%	15,236	2,727	17.9%	2,746	846	30.8%	7,311	2,208	30.2%
Kettering													
Extremely Low (0% to 30% MFI)	549	345	230	66.7%	80	70	87.5%	4	4	100.0%	120	85	70.8%
Very Low (30 to 50% MFI)	796	519	225	43.4%	195	170	87.2%	34	24	70.6%	48	29	60.4%
Low (50 to 80% MFI)	2,554	1,405	209	14.9%	625	320	51.2%	230	145	63.0%	294	134	45.6%
Above 80% MFI	13,180	3,599	173	4.8%	6,733	492	7.3%	949	119	12.5%	1,899	239	12.6%
Total Owners	17,079	5,868	839	14.3%	7,633	1,053	13.8%	1,217	292	24.0%	2,361	486	20.6%
Dayton/Kettering Total	52,592	16,088	3,864	24.0%	22,869	3,781	16.5%	3,963	1,138	28.7%	9,672	2,694	27.9%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

Estimated Housing Needs for Households with Disabled Persons

The majority of housing discrimination cases filed in the City of Dayton in 2009 were on the basis of disability. Due to the age of the local housing stock, it is often difficult for persons with physical disabilities to find suitably accessible housing. This is especially true of low- and moderate-income households with disabilities, which require housing that is both accessible and affordable. In some cases, landlords have refused to allow for the reasonable accommodations the law requires, suggesting that more fair housing outreach in regard to disability issues is necessary.

The Census Bureau reports disability status for non-institutionalized persons age 5 and over. As defined by the Census Bureau, a disability is a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home or to work at a job or business.

The 2008 American Community Survey, the latest source of Census data available, estimated that of 141,289 Dayton residents in the survey sample, 29,988 (21.2%) were living with a disability. Of the disabled population in the City, 6,998 (23.3%) had incomes below the poverty level. Kettering’s population was below the minimum threshold for 2008 ACS estimates, so the 2000 Census is the source of the latest information available for the City.

The decennial Census, last completed in 2000, provides more detailed data on disabilities in both Dayton and Kettering. Persons may report multiple types of disabilities in the Census. In 2000, there were 69,929 individual disabilities reported in Dayton and 14,911 in Kettering. Physical disabilities represented 26% of all disabilities reported, the largest share. Among persons over 65 years of age in both cities combined, physical disabilities accounted for 34.4% of all disabilities. Disabilities that prevent persons from employment were the second most common, constituting 20.4% of all disabilities across both cities. Other disability types included “going outside the home” disabilities that prevent persons from leaving home by themselves to shop or visit a doctor (19.2%) mental disabilities (15.9%), sensory disabilities (10.4%) and self-care disabilities (8.1%).

There is no source of data that enumerates the number of persons with disabilities with housing needs, as local providers do not keep waiting lists. However, many disabled persons in the greater Dayton area are served by public and assisted housing facilities as a result of local public housing preferences.

Estimated Housing Needs for HIV/AIDS Households

Persons living with HIV/AIDS require several levels of service. In addition to substance abuse and mental health services, clients are also in need of life skills training, including employment and vocational training and managing activities of daily living such as living on a fixed income. Increasingly, supportive services are also dealing with the complications of aging, as medical advances have increased the life expectancy of those living with HIV/AIDS.

The Ohio Department of Health collects and analyzes public health statistics through its HIV/AIDS surveillance program. According to data from December 2009, there were 496 persons living with HIV and 516 persons living with AIDS in Montgomery County. More than three in four HIV/AIDS sufferers in the county are male. About 45% are White and 50% are Black.

According to estimates that apply generally among HIV/AIDS populations, around 50% of those who have been infected will require housing assistance, including transitional housing or permanent supportive housing. In Montgomery County, this amounted to 506 persons in late 2009. It is worth noting that some individuals with HIV are being served by non-HIV housing programs.

Estimated Housing Needs for Public Housing Residents, Section 8 Voucher Holders and Households on the Waiting Lists

Persons living in public or assisted housing may want to leave public housing if their living situation is stabilized or if homeownership opportunities were available. Family self-sufficiency programs and homeownership programs provide such opportunities.

In order to move public housing and Section 8 voucher holders along the continuum to independence, the Dayton Metropolitan Housing Authority will continue to administer the public housing homeownership program and Section 8 homeownership program to the extent that funding remains available. These programs encourage homeownership by allowing eligible residents to convert rent payments to mortgage payments. To date, 283 households have achieved homeownership through DMHA, though the Authority has proposed no homeownership activities in FY 2011.

7. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Disproportionately Greater Housing Problems

Using CHAS Data 2000, the following considers the housing needs for all households in comparison to the households by race in Dayton and Kettering. Also considered are the housing needs of Hispanic households in comparison to all households. The review serves to consider disproportionately greater need. As defined by HUD, a disproportionately greater need among any racial or ethnic group exists when a particular racial or ethnic group has housing problems at least 10 percentage points higher than the percentage of persons in that category as a whole.

There are 23,915 renter households in Dayton and 4,567 in Kettering with incomes at or below 80% of MFI. The following table compares the percentage of households with housing problems for White non-Hispanic, Black non-Hispanic and Hispanic households. CHAS Data 2000 did not contain complete information about other races. The data table reports the following characteristics for renters in Dayton:

- 52.6% of all low income renters have a housing problem. No disproportionately greater need was reported.
- There are 1,990 low income elderly renter households with a housing problem, which is 47.6% of all elderly households. Black households reported a slightly higher rate of problems, White households reported a slightly lower rate. There were no Hispanic households in this category.
- There are 5,691 low income small and large renter households with a housing problem, which is 54.5% of all small and large renter households. No disproportionately greater need was reported.
- There are 4,904 low income “all other” renter households with a housing problem, which is 53.1% of households in this category. Hispanic households reported problems at a significantly lower rate.

There are 15,012 owner households in Dayton and 3,823 owner households in Kettering with income at or below 80% of MFI. The following table compares the percentage of households with housing problems for White non-Hispanic, Black non-Hispanic and Hispanic households. CHAS Data 2000 did not contain complete information about other races. The data table reports the following characteristics for home owners in Dayton:

- 49.4% of all low income owners have a housing problem. Hispanic owners reported instances of problems at significantly higher rate of 61.8%.

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- There are 2,839 low income elderly owner households with a housing problem, which is 43.6% of all elderly households. Black non-Hispanic owners reported instances of problems at significantly higher rate of 51.8%.
- There are 2,799 low income small and large owner households with a housing problem, which is 52.2% of all small and large renter households. Though there were few Hispanics in this category, they reported a much higher rate of problems-45 of the 55 total.
- There are 1,774 low income “all other” households with a housing problem, which is 61.1% of all other low income owner households. No disproportionately greater need was reported.

Figure 11

Dayton Renter and Owner Households With Income At or Below 80% of MFI with Any Housing Problem by Race of Household and Hispanic Origin, 2000

	All Households 0-80% of MFI		Elderly Households 0-80% of MFI			Small and Large Households 0-80% of MFI			All Other Households 0-80% of MFI		
	Total	% with a Housing Problem	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Renters:											
White Non-Hispanic	10,905	53.5%	2,330	1,055	45.3%	3,590	2,055	57.2%	4,985	2,719	54.5%
Black Non-Hispanic	12,615	52.1%	1,865	935	50.1%	6,655	3,531	53.1%	4,095	2,110	51.5%
Hispanic	395	45.5%	15	0	0.0%	210	105	50.0%	170	75	44.1%
<i>Total</i>	23,915	52.6%	4,210	1,990	47.6%	10,455	5,691	54.5%	9,250	4,904	53.1%
Owners:											
White Non-Hispanic	8,480	45.4%	4,115	1,500	36.4%	2,530	1,275	50.4%	1,835	1,075	58.6%
Black Non-Hispanic	6,430	54.4%	2,580	1,335	51.8%	2,800	1,479	52.8%	1,050	685	65.2%
Hispanic	102	61.8%	23	4	17.4%	55	45	81.8%	24	14	58.3%
<i>Total</i>	15,012	49.4%	6,718	2,839	43.6%	5,385	2,799	52.2%	2,909	1,774	61.1%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

Information was also available for housing problems by race and ethnicity within Kettering. Comparing the rates among households is less pertinent than noting how few minorities live in the area. Many categories of household type by race contain just a handful of households. Others are completely empty. Further information can be found in the following table.

Figure 12

Kettering Renter and Owner Households With Income At or Below 80% of MFI with Any Housing Problem by Race of Household and Hispanic Origin, 2000

	All Households 0-80% of MFI		Elderly Households 0-80% of MFI			Small and Large Households 0-80% of MFI			All Other Households 0-80% of MFI		
	Total	% with a Housing Problem	Total	With a Problem	%	Total	With a Problem	%	Total	With a Problem	%
Renters:											
White Non-Hispanic	4,290	55.7%	1,095	650	59.4%	1,235	605	49.0%	1,960	1,135	57.9%
Black Non-Hispanic	168	58.9%	10	10	100.0%	115	60	52.2%	43	29	67.4%
Hispanic	109	72.5%	14	4	28.6%	35	25	71.4%	60	50	83.3%
<i>Total</i>	4,567	56.2%	1,119	664	59.8%	1,385	690	50.1%	2,063	1,214	59.2%
Owners:											
White Non-Hispanic	3,785	41.6%	2,230	640	28.7%	1,105	700	63.4%	450	235	52.2%
Black Non-Hispanic	20	40.0%	12	4	33.3%	8	4	50.0%	0	0	n/a
Hispanic	18	77.8%	4	4	100.0%	14	10	71.4%	0	0	n/a
<i>Total</i>	3,823	41.8%	2,246	648	29.2%	1,127	714	63.4%	450	235	52.2%

Source: 2000 HUD Comprehensive Housing Affordability Strategy data

HOMELESS NEEDS 91.205 (C)

**Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook*

8. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.

The Cities of Dayton, Kettering and Montgomery County developed and participate in the Dayton/Kettering/Montgomery County Continuum of Care for the Homeless (CofC). The Homeless Solutions Community 10 Year Plan, led by Dayton's City Manager and the Montgomery County Administrator was adopted by the Dayton City Commission and the Montgomery County Commission in 2006. The Plan provides the policy framework for the Continuum of Care to eliminate chronic homelessness and reduce overall homelessness in Dayton, Kettering and Montgomery County.

More than 4,800 people experienced homelessness in Dayton/Kettering/Montgomery County during 2009. Nearly half of the people who were homeless in our community (44%) are families with children, and another 2 percent are unaccompanied youth between the ages of 11 and 17. Fifty-four percent of the homeless in our community (2,592) are single adult men and women. Forty eight percent of the homeless single adults and 42% of the families were new to homelessness in 2009.

Among homeless single adults, men comprise 68% of the population, and women 32%. Slightly more than half of the single adults have a disability, and 58% of the males and 49% of the females had no income. Nearly all of our community's homeless families (96%) are headed by females. Approximately a third of these parents are disabled and have no income. The average family size is three persons. African Americans are disproportionately represented in the homeless population in Dayton/Kettering/Montgomery County, comprising 63% of all homeless families, and 47% of all homeless single persons. (Source 2009 HMIS data for Outreach, Shelters and Transitional Housing)

Each year the CofC conducts a point-in-time count of the persons residing in shelter and transitional housing facilities, and living unsheltered within Montgomery County. The point-in-time count is a statistically reliable tally of who is homeless on a given night, and where they are staying. HUD Table 1A (shown below) provides information on the number of sheltered homeless families and individuals, and unsheltered persons on the night of January 26, 2010. A total of 857 homeless persons were identified, 26 (3%) of them were unsheltered. All of the unsheltered homeless were single adults without children. Ninety six families with a total of 266 people were staying at one of the Dayton community's emergency shelters or transitional

housing programs on the night of the count. Three unaccompanied youth were staying at the emergency shelter for youth.

Figure 13 Point-in-Time Count of Homeless Population and Subpopulations, 2010

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Households without Dependent Children	399	166	26	591
Number of Persons	399	166	26	591
Households with Dependent Children	43	53	0	96
Number of Persons	130	136	0	266
Total Persons (with and without dependent children)	529	302	26	857
Homeless Subpopulations	Sheltered		Unsheltered	Total
Chronically Homeless		72	11	83
Severely Mentally Ill		248	0	248
Chronic Substance Abuse		293	0	293
Veterans		139	0	139
Persons w/ HIV and AIDS		5	0	5
Victims of Domestic Violence		85	0	85
Unaccompanied Youth (Under 18 years of age)		3	0	3

Source: Dayton/Kettering/Montgomery County Continuum of Care Point-in-Time Survey, January 26, 2010

The definition of "homelessness" used in this CP is derived from the Stewart B. McKinney Homeless Assistance Act. According to this definition, a person is considered homeless who:

- Lacks a fixed, regular, and adequate night-time residence or
- Has a primary night-time residency that is:
 1. A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
 2. An institution that provides temporary residence for individuals intended to be institutionalized; or
 3. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The homeless population of Dayton/Kettering/Montgomery County reflects the diversity, complex characteristics, and needs of homeless persons across the United States. Even with other contributing factors, at its core, homelessness is a poverty issue. Poor people who have a serious mental illness or addiction are at higher risk for homelessness than are those people with those disabilities who are not poor. People living in poverty face difficult, if not impossible, choices between housing, food, childcare, transportation and other living expenses. They are often one family or financial crisis away from becoming homeless. Rent and utility arrearages, high medical bills, bad credit, inadequate income, and family conflicts can result in formal or informal evictions and homelessness.

As of 2010, the Dayton/Kettering/Montgomery County Continuum of Care provided a total of 1,782 beds for individuals and persons in families with children in emergency shelter, safe

haven, transitional and permanent supported housing facilities. Single individuals had access to 364 emergency shelter beds, 25 safe haven beds, 18 rapid re-housing beds, 149 transitional housing units and 588 permanent supportive housing units. Persons in families with children had access to 50 emergency shelter units, 30 Rapid Re-Housing units, 54 transitional housing units, and 107 permanent supportive housing units. Details on local facilities appear in the Homeless Inventory, Question 16 of the CP.

Persons Threatened by Homelessness

It is difficult to accurately measure the number of persons who are “at-risk” of becoming homeless. It is also difficult to estimate the number of very low income families and individuals with few support systems to fall back on, who are facing an eviction in a given month or year.

The Dayton YWCA was awarded funding for a pilot program in 2007 that targeted families at imminent risk of homelessness through eviction from subsidized housing. In October 2009, the City of Dayton and Montgomery County were both awarded ARRA Homeless Prevention & Rapid Re-Housing (HPRP) funds. The two jurisdictions combined efforts to jointly fund a consolidated HPRP Program. The two prevention programs are providing important information regarding risk factors that contribute to homelessness. They include: 1) a prior shelter stay; 2) severe rental cost burden; 3) income below 150% of Area Median Income; 4) a young single parent with young children; 5) a criminal record; 6) adults with special needs such as a mental health disability, a drug and/or alcohol addiction, HIV/AIDS; 7) victims of domestic violence; 8) youth aging out of foster care or the juvenile justice system.

9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The American Community Survey 2005-2007 estimates for the City of Dayton show its poverty rate to be 29.6%. The racial breakdown of the City’s population is 53% white, 44% African American and 3% other races. The size of the City’s Hispanic population is 2,549 persons. The poverty rate among the City’s African American residents is twice as high (40.3%) as the City’s white residents (20.4%). Montgomery County data for the 2005-2007 period shows that African American families, who comprise 19% of the County’s families, represent 47.7% of all families within the County living below poverty. Our Continuum of Care Homeless Management Information System data for 2009 confirms that African Americans are disproportionately represented in the homeless population in Dayton/Kettering/Montgomery County, comprising 63% of all homeless families, and 47% of all homeless single persons.

NON-HOMELESS SPECIAL NEEDS 91.205 (D) INCLUDING HOPWA

**Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.*

10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

**Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

Need for Supportive Housing

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, public housing residents, and persons living with HIV/AIDS. Many persons with such special needs also have very low incomes. It is very difficult to determine a precise number of individuals with special needs in the cities of Dayton and Kettering. The unmet needs data in this section of the CP was obtained from interviews with area organizations that serve special needs populations and also from completed surveys from service providers.

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described below.

Elderly and Frail Elderly

When a person has one or more limitations on activities of daily living, he or she may need assistance to perform routine activities such as bathing and eating. Therefore, elderly persons that need supportive housing are considered frail. Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Supportive housing is needed when an elderly person is both frail and very low income. Elderly persons that are living on fixed, very low incomes also need affordable housing options.

An estimate of the number of frail elderly requiring supportive services can be obtained by applying the national prevalency statistics of 14.4% for the proportion of elderly that required assistance with the activities of daily living to the number of elderly in the cities of Dayton and

Kettering. The 2000 Census reported that there were 19,960 persons age 65 and older in Dayton (12% of the population) and 10,498 in Kettering (18.3%). Applying the 14.4% national prevalence standard to the total number of low-income seniors results in an estimated 4,344 frail elderly persons who may require supportive housing in the two cities. Many of these persons are already served by existing private and non-profit supportive service agencies.

A strong preference emerged in both cities to provide means for seniors to age in place. This is often difficult for persons with disabilities or limited mobility, especially those who live in older homes that require a high level of maintenance.

Mentally Ill

Severe mental illness includes the diagnosis of psychoses and major affective disorders such as bipolar disorder and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

The Red Cross Family Living Center, which serves persons with mental disabilities, reported a wide variety of unmet housing and supportive service needs for this population. Additional units for homeless women and children are needed, as well as permanent supportive housing units for the chronically homeless. Single adults with mental illness and substance abuse disabilities who have no credit or poor credit and criminal histories have extreme difficulty taking advantage of existing housing opportunities. Additionally, this population faces a lack of transportation options, which negatively impacts their ability to get to and from school, work, job and housing interviews, medical appointments, food pantries and other destinations.

Physically or Developmentally Disabled

The base definition of developmental disability is an IQ score of less than 70. Physically disabled individuals usually require modifications to their living space, including the removal of physical barriers. Generally, accommodations can be made to adapt a residential unit for use by wheelchair-bound persons or persons with hearing or vision impairments. It is difficult to identify private rental units that have been adapted. The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost prohibition or rent burden; overcrowding; substandard housing; inability to move out of an institutional or residential treatment setting beyond the period of need; and homelessness.

The Census Bureau reports disability status for non-institutionalized persons age 5 and over. As defined by the Census Bureau, a disability is a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home or to work at a job or business.

The 2008 American Community Survey, the latest source of Census data available, estimated that of 141,289 Dayton residents in the survey sample, 29,988 (21.2%) were living with a disability. Of the disabled population in the City, 6,998 (23.3%) had incomes below the poverty level.

The decennial Census, last completed in 2000, provides more detailed data on disabilities in both Dayton and Kettering. Persons may report multiple types of disabilities in the Census. In 2000, there were 69,929 individual disabilities reported in Dayton and 14,911 in Kettering. Physical disabilities represented 26% of all disabilities reported, the largest share. Among persons over 65 years of age, physical disabilities accounted for 34.4% of all disabilities. Disabilities that prevent persons from employment were the second most common, constituting 20.4% of all disabilities across both cities. Other disability types included “going outside the home” disabilities that prevent persons from leaving home by themselves to shop or visit a doctor (19.2%) mental disabilities (15.9%), sensory disabilities (10.4%) and self-care disabilities (8.1%).

There is no source of data that enumerates the number of persons with disabilities with housing needs, as local providers do not keep waiting lists. However, many disabled persons in the greater Dayton area are served by public and assisted housing facilities as a result of local public housing preferences.

The majority of housing discrimination cases filed in the City of Dayton in 2009 were on the basis of disability. Due to the age of the local housing stock, it is often difficult for persons with physical disabilities to find suitably accessible housing. This is especially true of low- and moderate-income households with disabilities, which require housing that is both accessible and affordable. In some cases, landlords have refused to allow for the reasonable accommodations the law requires, suggesting that more fair housing outreach in regard to disability issues is necessary.

Persons with Alcohol and Other Drug Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment (detox), be identified by current symptoms or by an assessment of current intake, and by some combination of these approaches. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems at 14% to 16%, and the number of women with similar problems at 6%. No similar statistics exist for abuse of other drugs. However, the National Institute of Alcohol Abuse and Alcoholism estimates that one-third or more of the clients in publicly funded residential group programs are homeless most of the year before entering treatment. Since this group is without housing and medical insurance, it is assumed that they are low income and in need of supportive housing.

There is no source of data to determine the extent of this population in Dayton and Kettering. If the national estimated percentages of men and women with alcohol addictions are applied to the 2008 population, approximately 14,326 men and 6,177 women in both cities may have drinking problems.

LEAD-BASED PAINT 91.205 (E)

11. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income and moderate-income families.

**If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.*

HUD has made the elimination of housing units containing lead-based paint a priority. The Center for Disease Control (CDC) has recognized the poisoning of children from contact with lead-based paint as a major public health problem. According to the CDC, lead is the No. 1 environmental health hazard to American children, affecting an estimated 10-15% of all preschoolers in the United States. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

More than half of the housing stock in both Dayton and Kettering consists of homes built before lead-based paint was banned in 1978. This suggests that many of the homes and apartment buildings that have not been built or renovated in the last 32 years contain some lead-based paint.

Using data provided by HUD, it is possible to approximate the number of housing units that may contain lead-based paint and that are occupied by LMI households. The significance of this data is that LMI owner households that are cost burdened may not have the resources to abate lead-based paint in their homes. LMI renter households may not even be aware that their leased units contain lead-based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The following table provides an estimate of the number of housing units estimated to contain lead-based paint by household income level. This data is matched against the number of units built before 1970 (the number units built before 1978 is unavailable) to estimate the number of units that potentially contain lead-based paint and are occupied by LMI households.

Figure 14 City of Dayton: Estimated Number of Housing Units that Potentially Contain Lead-based Paint by Income Category, 2000

Housing Units by Affordability	Renter-Occupied Units	Owner-Occupied Units	Total Units
0%-<30% of MFI			
Occupied Units	9,060	N/A	9,060
Built Prior to 1970	6,831	N/A	6,831
Estimated # of Units w/Lead-based Paint	5,123	N/A	5,123
30%-<50% of MFI			
Occupied Units	15,450	23,970	39,420
Built Prior to 1970	12,854	22,819	35,673
Estimated # of Units w/Lead-based Paint	9,641	17,114	26,755
50%-<80% of MFI			
Occupied Units	6,610	9,515	16,125
Built Prior to 1970	5,473	8,250	13,723
Estimated # of Units w/Lead-based Paint	4,105	6,188	10,293

Note: HUD CHAS data is not available for housing units built from 1970-1978.

Source: U.S. Census Bureau; U.S. Department of HUD, SOCDs Data

The following analysis is based on the above table:

0-<30% of MFI:

HUD estimated that 6,831 (75.4%) housing units in Dayton were built prior to 1970 and are occupied by extremely low income households. HUD also estimates that 5,123 housing units built prior to 1970 contain lead-based paint, which is about 56.5% of the housing stock affordable to households with incomes of less than 30% of the MFI.

30-<50% MFI:

A total of 35,673 (90.4%) housing units were constructed prior to 1970 and are occupied by households with incomes between 30-50% of the MFI. HUD estimates that 26,755 housing units built prior to 1970 contain lead-based paint, which is 67.9% of the housing stock affordable to households with incomes between 30-50% of the MFI.

50-<80% MFI:

A total of 13,723 (85.1%) housing units were built prior to 1970 and are occupied by households with incomes between 50-80% of MFI. HUD estimates that 16,920 housing units built prior to 1970 contain lead-based paint, which is 65.6% of the housing stock affordable to households with incomes between 50-80% of the MFI.

Figure 15 City of Kettering: Estimated Number of Housing Units that Potentially Contain Lead-based Paint by Income Category, 2000

Housing Units by Affordability	Renter-Occupied Units	Owner-Occupied Units	Total Units
0%-<30% of MFI			
Occupied Units	954	N/A	954
Built Prior to 1970	745	N/A	745
Estimated # of Units w/Lead-based Paint	559	N/A	559
30%-<50% of MFI			
Occupied Units	2,935	2,287	5,222
Built Prior to 1970	2,216	2,145	4,361
Estimated # of Units w/Lead-based Paint	1,662	1,609	3,271
50%-<80% of MFI			
Occupied Units	4,090	9,082	13,172
Built Prior to 1970	2,274	8,437	10,711
Estimated # of Units w/Lead-based Paint	1,706	6,328	8,034

Note: HUD CHAS data is not available for housing units built from 1970-1978.

Source: U.S. Census Bureau; U.S. Department of HUD, SOCDs Data

The following analysis is based on the above table:

0-<30% of MFI:

HUD estimated that 745 (78.0%) housing units in Kettering were built prior to 1970 and are occupied by extremely low income households. HUD also estimates that 559 housing units built prior to 1970 contain lead-based paint, which is about 58.6% of the housing stock affordable to households with incomes of less than 30% of the MFI.

30-<50% MFI:

A total of 4,361 (83.5%) housing units were constructed prior to 1970 and are occupied by households with incomes between 30-50% of the MFI. HUD estimates that 3,271 housing units built prior to 1970 contain lead-based paint, which is 62.6% of the housing stock affordable to households with incomes between 30-50% of the MFI.

50-<80% MFI:

A total of 10,711 (81.3%) housing units were built prior to 1970 and are occupied by households with incomes between 50-80% of MFI. HUD estimates that 8,034 housing units built prior to 1970 contain lead-based paint, which is 61% of the housing stock affordable to households with incomes between 50-80% of the MFI.

HOUSING MARKET ANALYSIS

HOUSING MARKET ANALYSIS 91.210

Refer to the Housing Market Analysis Table in the Needs.xls workbook

12. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Characteristics of the Housing Market

Since 1990, the supply of housing units in Dayton has decreased significantly. In 1990, there were 80,370 housing units in the City. The inventory fell to 77,337 in 2000 and an estimated 76,260 in 2008. This amounts to a 5.1% reduction over 18 years. The number of occupied units has decreased at a steeper rate since 2000, which has resulted in a higher vacancy rate. The 2008 American Community Survey estimated that 21.8% of all housing units in Dayton were vacant, compared to 9.6% in 2000.

In Kettering, however, the local housing market remained fairly stable during the same years. Over the course of the 18 years studied, fewer than 100 units were lost. Vacancy increased substantially, according to recent estimates, but rates of owning and renting remained fairly stable.

HUD's State of the Cities Data System maintains data on local building permits. As shown in Figure 16, Dayton issued permits for 1,356 single-family units and 100 units in multi-family housing structures between 2001 and 2010. The City of Kettering issued 31 permits for multi-family units during the same years.

Figure 16 Permits Issued for New Residential Construction, 2001 - 2010

City of Dayton											
Units by structure type:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Single-family	42	222	277	185	215	186	134	83	8	4	1,356
Multi-family	0	33	0	0	0	0	0	67	0	0	100
Two-unit	0	30	0	0	0	0	0	0	0	0	30
Three- and four-unit	0	3	0	0	0	0	0	0	0	0	3
Five or more units	0	0	0	0	0	0	0	67	0	0	67
Total	42	255	277	185	215	186	134	150	8	4	1,456
City of Kettering											
Units by structure type:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Single-family	35	18	30	44	18	36	39	50	38	5	313
Multi-family	0	0	0	7	4	14	6	0	0	0	31
Two-unit	0	0	0	4	0	14	2	0	0	0	20
Three- and four-unit	0	0	0	3	4	0	4	0	0	0	11
Five or more units	0	0	0	0	0	0	0	0	0	0	0
Total	35	18	30	51	22	50	45	50	38	5	344

Source: U.S. Department of Housing and Urban Development, SOCDs Building Permits Database

In 2000, there were 77,337 housing units in Dayton and 26,930 in Kettering. In Dayton, 65.1% were single-family attached or detached units, and the remaining units were contained in multi-family structures with two or more units. Kettering was comprised more heavily of single-family homes, with 71.4% of all units classified as single-family. Figure 17 provides a review of units per structure for the cities, county and state.

Figure 17 Housing Units per Structure, 2000

	Total Units	Single-Family units (detached and attached)	Multi-Family Units				Mobile, trailer or other
			2 to 4	5 to 9	10 or more	Total	
Ohio	4,783,051	3,405,427	475,250	231,088	447,878	1,154,216	223,408
Montgomery County	248,443	176,598	26,345	17,655	24,005	68,005	3,840
Dayton	77,337	50,323	10,918	5,233	10,035	26,186	828
Kettering	26,930	19,219	3,312	1,500	2,863	7,675	36

Source: Census 2000, Summary File 3, H30

Occupancy and Tenure of Housing Units

Dayton’s home ownership rate was 52.7% in 2000. The 2000 Census reported that 35,536 of the City’s 67,465 occupied housing units were owner-occupied, while 31,929 (47.3%) were renter-occupied. In the same year, Kettering’s home ownership rate was higher, at 66.5%. Of the City’s 25,675 occupied housing units, 17,082 were owner-occupied, while 8,593 (33.5%) were renter-occupied.

Figure 18 Occupancy and Tenure Characteristics, 1990 - 2008

	Housing Units		Owner Occupied		Renter Occupied		Vacant	
	Total	Occupied	Total	% of Occupied	Total	% of Occupied	Total	% of Total
City of Dayton								
1990	80,370	72,670	37,106	51.1%	35,564	48.9%	7,700	9.6%
2000	77,337	67,465	35,536	52.7%	31,929	47.3%	9,872	12.8%
2008	76,260	59,641	30,377	50.9%	29,264	49.1%	16,619	21.8%
City of Kettering								
1990	27,096	26,098	17,206	65.9%	8,892	34.1%	998	3.7%
2000	26,930	25,675	17,082	66.5%	8,593	33.5%	1,255	4.7%
2008	27,001	24,783	16,718	67.5%	8,065	32.5%	2,218	8.2%

Source: U.S. Census, 1990, (SF3-H1, H4, H8), 2000, (SF3-H1, H6, H7), 2006-2008 American Community Survey

Rental Rates

The National Low Income Housing Coalition provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in each county in the United States for 2009. In the Dayton metropolitan area, the Fair Market Rent (FMR) for a two-bedroom apartment is \$678. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$2,260 monthly, or \$27,120 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a housing wage of \$13.04.

In the Dayton metropolitan area, a minimum-wage worker earns an hourly wage of \$7.00. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 75 hours per week, 52 weeks per year. Alternately, a household must include 1.9 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

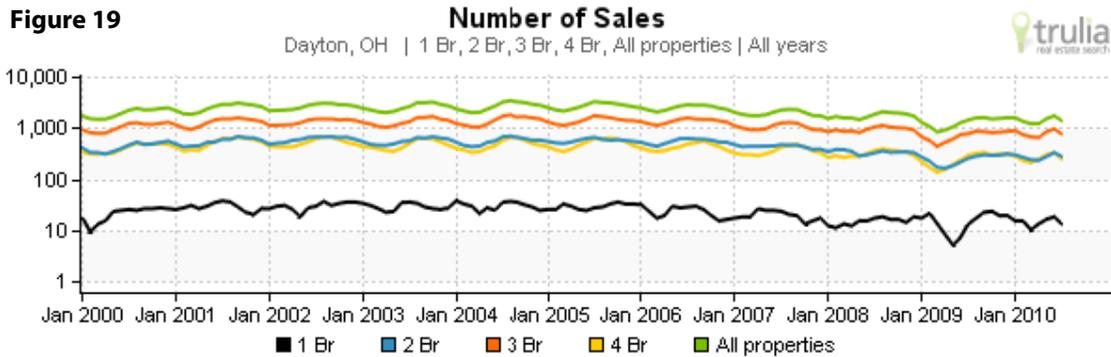
The estimated mean (average) wage for an area renter is \$12.07 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 43 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$637 in Ohio. If SSI represents an individual's sole source of income, \$191 in monthly rent is affordable, while the FMR for a one-bedroom is \$551.

Trends in the Market for Housing Sales

The greater Dayton area has not experienced the dramatic price correction that has been apparent in many U.S. markets in recent years, largely due to the fact that housing sales prices in the region have remained consistent with expected values. This is true of much of Ohio, which saw stability or increases in sales and homebuilding, as measured by the number of building permits issued, in the first quarter of 2010.

Figure 19 displays 10-year sales data from Trulia, Inc., a nationwide aggregator of real estate market information. Each colored line represents the number of known arm’s-length residential property sales in Dayton over a prior 90-day period.² Aside from insight into the size of properties sold – one-bedrooms are rare, with no more than 70 sold in any single 90-day period, while hundreds of four-bedrooms are sold – the chart indicates that demand has been largely consistent between 2000 and 2010.

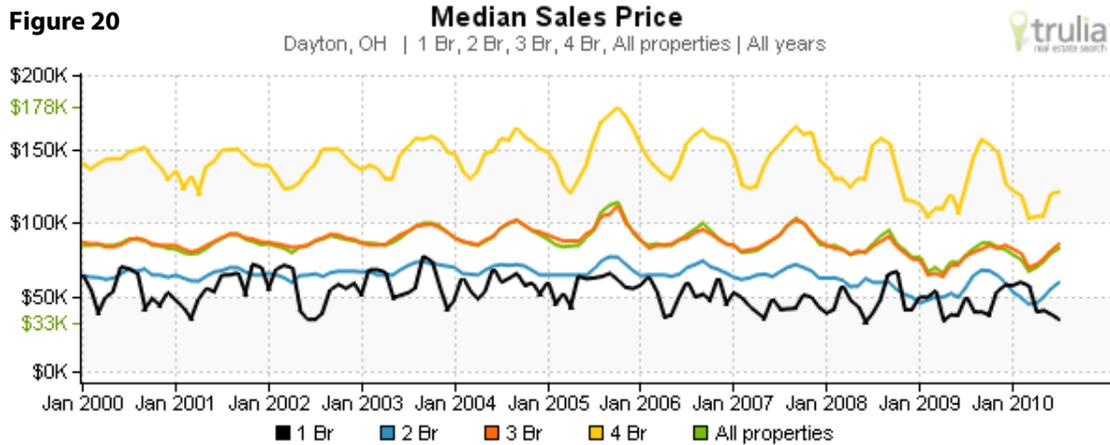


In Dayton, the current median sales price is \$83,000, based on 1,369 total sales in the second quarter of 2010. This constitutes a 5.1% increase in price over the same 90-day period in 2009, but is a decrease of 3.5% in the total number of homes sold year-over-year. Overall, sales prices in Dayton have depreciated 13.1% during the last five years, largely due to a softening market caused by rising unemployment. Between 2000 and 2009, the Dayton area lost roughly 30,000 manufacturing jobs, including 1,100 at the General Motors plant in nearby Moraine that closed in 2008.³ Job loss has spurred foreclosure activity, which has exerted negative pressure on sales prices in the area. As of July 2010, Trulia reported 2,078 resale and new home listings in Dayton, exceeded by 2,868 homes in the default, auction or bank-owned stages of foreclosure. The average selling price of a foreclosure residence in Dayton is \$39,162.

Figure 20 illustrates trends in median sales prices by number of bedrooms in Dayton for 2000 to 2010. As three-bedroom homes represent a large proportion of total sales, the overall sales trends are consistent with those for three-bedroom homes. While fluctuations exist within single years, representing seasons in which more and fewer homes are traditionally sold, a general decline in price is apparent since 2005.

² “Arm’s length” refers to transactions in which the parties involved are independent and on equal footing. This description excludes, for example, sales between family members in which properties are transferred for prices below market value.

³ As reported in *USA Today* by the University of Dayton Research Group (“Dayton, Ohio: Job losses boost foreclosures,” February 2, 2009)



While there was insufficient data available to describe unit type by sales in Kettering, the following figure indicates that demand has generally expanded since 2000, with the number of sales consistently exceeding 10 per quarter since 2007. In Kettering, the current median sales price is \$121,900 for the second quarter of 2010, based on 23 sales. The homes sold in this 90-day period were more expensive than the ones sold during the same time period in 2009, representing a 41.7% increase in price for 20.7% fewer homes. It should be noted that this sample of sales is too small for reliable inferential analysis.

While Kettering is not entirely insulated from foreclosure activity, it is less affected than Dayton. As of July 2010, Trulia listed 395 new and resale homes on the market, plus 91 homes in the default, auction or bank-owned stages of foreclosure. The average selling price for a foreclosure residence in Kettering is \$52,038, about 1/3 higher than the price of a foreclosure property in Dayton.



Condition of Local Housing Stock

Using indicators of housing deficiency available from the 2000 Census, the following narrative describes the condition of the housing stock in Dayton and Kettering.

A structure’s age is used to demonstrate the amount of time a unit has been in the housing inventory and the duration of time over which substantial maintenance is necessary. In the absence of routine maintenance, older housing usually becomes substandard. The age threshold used to signal a potential deficiency is 50 years or more. The 2000 Census reported that 82.4% of the total owner-occupied housing stock in Dayton and 62.2% of the housing stock of Kettering was built prior to 1960.

Other deficient characteristics of the housing stock may indicate the degree to which housing maintenance has been deferred or neglected. For example, the Census Bureau considers a lack of plumbing facilities to constitute a substandard unit. The Census Bureau defines complete plumbing facilities as hot and cold piped water, a bathtub or shower and a flush toilet. Among owner units in Dayton, 135 (0.4%) lacked complete plumbing in 2000. Only 31 such units could be found in Kettering.

Overcrowding is directly related to the wear and tear sustained by a housing unit. More than one person per room is used as the threshold for defining living conditions as overcrowded. In 2000, there were 374 owner housing units (1.1%) in Dayton and 75 (0.4%) owner housing units in Kettering with more than one person per room.

Figure 22 summarizes deficiency types for owner housing in Dayton and Kettering compared to the county and state. Data for renter-occupied units follows.

Figure 22 Housing Quality Indicators among Owner-Occupied Units, 2000

	Total Owner-Occupied Units	Units Built Prior to 1960		Units Lacking Complete Facilities		Overcrowded Units	
		#	%	#	%	#	%
Dayton	35,536	29,285	82.4%	135	0.4%	374	1.1%
Kettering	17,082	10,628	62.2%	31	0.2%	75	0.4%
Montgomery County	148,254	73,314	49.5%	267	0.2%	1,146	0.8%
Ohio	3,072,514	1,465,309	47.7%	10,569	0.3%	28,475	0.9%

Source: U.S. Census 2000, Summary File 3, H20, H36, H48

Figure 23 Housing Quality Indicators among Renter-Occupied Units, 2000

	Total Renter-Occupied Units	Units Built Prior to 1960		Units Lacking Complete Facilities		Overcrowded Units	
		#	%	#	%	#	%
Dayton	31,929	19,007	59.5%	202	0.6%	1,346	4.2%
Kettering	8,593	3,423	39.8%	13	0.2%	166	1.9%
Montgomery County	80,975	32,592	40.2%	426	0.5%	2,715	3.4%
Ohio	1,373,259	610,526	44.5%	8,838	0.6%	45,024	3.3%

Source: U.S. Census 2000, Summary File 3, H20, H36, H48

Vacant, Available Units Affordable at Various Income Levels

CHAS Data 2000 provided data on the number of dwelling units that were vacant and for-sale or for-rent to households by income category. While this dataset is very dated, there is no other current source for this information. The cities of Dayton and Kettering recognize that current housing market conditions make this data obsolete for all practical purposes. However, HUD requires the inclusion and use of this data in the CP.

CHAS data based on the 2000 Census reported a total of 1,305 vacant for-sale units in Dayton and 214 in Kettering. Figure 24 lists the number of vacant for-sale units that were affordable to extremely low, very low, and low income households in 2000.

Figure 24
 Vacant For-Sale Units Affordable to Households
 with Incomes at or below 80% MFI, 2000

Unit Size	Number Affordable to Households with Incomes:		
	0-30% of Median	31%-50% of Median	51%-80% of Median
City of Dayton			
0-1 Bedroom	N/A	35	30
2 Bedrooms	N/A	390	110
3 Bedrooms	N/A	635	105
Total	N/A	1,060	245
City of Kettering			
0-1 Bedroom	N/A	4	-
2 Bedrooms	N/A	35	50
3 Bedrooms	N/A	15	110
Total	N/A	54	160

Source: HUD SOCDS CHAS Data 2000

Notably:

- There were no sales units available and affordable to households below 30% of MFI.
- Dayton had 1,060 units (81.2%) available and affordable to households with incomes between 31% and 50% of MFI. Kettering had only 54 units available to this income bracket.
- There were 245 units (18.8%) available and affordable to households with incomes between 51% and 80% of MFI in Dayton, while there were 160 (74.8%) such units in Kettering.

CHAS Data 2000 also reported there were a total of 4,515 vacant for-rent units in Dayton and only 655 vacant-for-rent units in Kettering. Figure 25 lists the number of vacant for-rent units that are affordable to low, very low, and low income households.

Figure 25

Vacant For-Rent Units Affordable to Households with Incomes at or below 80% MFI, 2000

Unit Size	Number Affordable to Households with Incomes		
	0-30% of Median	31%-50% of Median	51%-80% of Median
City of Dayton			
0-1 Bedroom	450	1,095	60
2 Bedrooms	725	1,065	60
3 Bedrooms	490	550	20
Total	1,665	2,710	140
City of Kettering			
0-1 Bedroom	-	175	55
2 Bedrooms	10	180	165
3 Bedrooms	-	40	30
Total	10	395	250

Source: HUD SOCDs CHAS Data 2000

Of these:

- Dayton had 1,665 units available and affordable to households with incomes below 30% of MFI, while Kettering had only 10.
- There were 2,710 units available and affordable to households with incomes between 31% and 50% of MFI in Dayton. Kettering had 395 units available to the same group.
- Kettering had 250 units available and affordable to households with incomes between 51% and 80% of MFI, whereas Dayton had only 140.

13. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

In its application for the second round of Neighborhood Stabilization Program (NSP2) funds, the Greater Dayton Consortium noted that Forbes Magazine deemed Dayton one of “America’s Fastest Dying Cities” in 2008, then one of “America’s Emptiest Cities” in 2009. Limited employment prospects and an anemic local economy have spurred significant population loss in Dayton, which has resulted in a local housing market where supply significantly exceeds demand. The City’s demolition program to remove blighted, abandoned structures has been aggressive, but the prevalence of vacant buildings in Dayton remains overwhelming.

Large numbers of properties in foreclosure have overwhelmed the systems and markets designed to handle them. As many properties remain in the control of financial institutions for longer periods of time, structures are abandoned and streets become blighted, devaluing nearby property and contributing to nuisance activity. The market value and assessed value of

the area's abandoned properties continue to slide, but the overall property-related service costs (such as street maintenance, police and fire protection) do not, placing a heavy cost burden on local governments. Vacant homes that languish for long periods of time have the effect of making adjacent homeowners less likely to maintain and reinvest in their own properties. The deferred maintenance and continued vacancy begin a process of disinvestment that has impacted several of Dayton's LMI neighborhoods, which are now characterized by substantial numbers of foreclosed, abandoned and vacant residential properties.

The Greater Dayton Consortium describes the most critical factors causing abandonment as overbuilding of the housing market and the loss of the local employment base. Across Montgomery County, there are currently an estimated 36,000 vacant housing units. That number is projected to grow to over 48,000 vacancies by 2013, creating a regional vacancy rate of 18.4%. There is no available source to estimate the percentage of abandoned units that may be suitable for rehabilitation. However, owing to the general age of housing stock in the region and the glut of supply on the market, it is likely that a substantial portion of the vacant units have fallen into disrepair.

However, a 2005 National Vacant Properties Campaign Assessment report for the greater Dayton area concluded that the local vacant property inventory has better potential for rehabilitation, reclamation, and reuse than that in many similar communities of the Northeast and Midwest. The report cites the following reasons:

- The Miami Valley's vacant properties are relatively dispersed; only a few neighborhoods in the city of Dayton have blocks with intense pockets of abandoned, burned-out, or boarded-up buildings in danger of collapse and overgrown, trash-strewn vacant lots.
- The level of vacancy and abandonment throughout the entire region (Dayton and its surrounding communities) is more moderate and manageable compared with other cities that have tremendous numbers of vacant properties, such as Buffalo, Philadelphia, and Flint, Michigan, in which vacancy ranges from 25,000 to over 30,000 vacant housing units; even compared with several of the other metropolitan regions in Ohio, Dayton and Montgomery County have fewer vacant housing units.
- Many vacant (not abandoned) houses, especially in the suburban communities of Kettering, Riverside, and Trotwood, are the only vacant buildings on their blocks. Most of these vacant houses appear habitable, but that may change depending on how long each property remains vacant.
- Some vacant houses are located in neighborhoods in or near areas with market potential, such as the neighborhoods directly adjacent to downtown Dayton on the other side of the Great Miami river.
- Other vacant houses are historically certified or have noteworthy design features, giving them a potential role in a marketing/promotion strategy highlighting the region's unique neighborhood assets.

PUBLIC AND ASSISTED HOUSING 91.210 (B)

14. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
 - a. the number of public housing units in the jurisdiction,
 - b. the physical condition of such units,
 - c. the restoration and revitalization needs of public housing projects within the jurisdiction,
 - d. the number of families on public housing and tenant-based waiting lists and
 - e. results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

The jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing needs to assist in this process.

The Dayton Metropolitan Housing Authority (DMHA) is the single largest public provider of housing for low- and moderate-income households in the greater Dayton region. As part of an ongoing effort to transition its existing public housing stock to adequately meet the needs of local eligible families, DMHA continues to clear the inventory of outdated and deficient stock, expand its portfolio of affordable housing and modernize and renovate public housing units where appropriate.

Currently, there are 2,331 units of public housing within the City of Dayton and 16 units in the City of Kettering. Overall, DMHA manages 2,777 units of public housing, 84.5% of which are located in the two cities. The most common unit size in Dayton is one-bedroom, representing 49.2% of the total stock, followed by two-bedrooms (27.3%) and three-bedrooms (17.2%). DMHA offers 21 studio units, 88 four-bedrooms, 16 five-bedrooms and 2 six-bedrooms. DMHA's development in Kettering has 16 one-bedroom units. With the exception of that particular property, all project-based public housing in the two cities is at least three decades old.

The current public housing inventory represents a substantial decrease in stock from 2005, when DMHA managed 3,517 public housing units. At that time, the Authority planned to demolish 1,425 units that were antiquated, required substantial rehabilitation and were located in sites with vacancy rates exceeding 30%. Acknowledging the continuing need for housing among the large number of extremely low income families in Dayton, the Authority sought funding from HUD and other sources to rebuild or renovate an equal number of replacement units.

In 2005, DMHA conducted a comprehensive physical needs assessment in order to determine the extent of modernization needs during the subsequent 20 years. This document, which estimated that a total of \$94 million in investment would be required to keep pace with the Authority's physical needs, is the primary driver of DMHA's capital fund planning process. To complete the assessment, needs assessor Creative Housing Solutions, Inc., evaluated 43 DMHA public housing developments in Montgomery County.

Given the substantial waiting list for public housing in light of widespread unit vacancy, the study concluded that either DMHA's existing housing products did not meet the needs of applicants on the waiting list or that the Authority was not properly marketing its communities. In addition to outlining the costs of needed improvements at each of DMHA's public housing sites, the assessment recommended that DMHA should focus on target audiences, especially single-parent households and independent elderly households. To meet the needs of single-parent families, the assessment suggested improving units to include amenities such as on-site laundry and child care, low-pile carpet, adequate lighting in parking lots and common hallways. To serve elderly households, the assessment recommended the reduction of units through an ongoing conversion program, floor by floor, of efficiency units into one- and two-bedroom units that would accommodate caretakers.

DMHA has addressed lead-based paint abatement through its Lead Paint Management Program, policy for which is established in a reference manual published in 2007. The Authority estimates that 250 units in its public housing stock could contain lead-based paint. 98% of these units are occupied. The Lead Paint Management Program intends to prevent human exposure to lead hazards through proactive policies that comply with applicable laws and regulations. This is achieved by:

- informing residents and visitors of the areas where lead is known to exist,
- informing and training employees and outside contractors who may come in contact with lead about the necessary safety and health precautions that should be utilized
- monitoring and assessing the condition of lead
- preventing future lead dust release by controlling disturbance and preventing damage to any lead surfaces, and
- maintaining necessary records, including records of in-house maintenance/repair of lead-coated materials, training and medical surveillance.

DMHA's mission is to provide low-to-moderate-income residents of Montgomery County access to decent, safe, affordable housing and to advocate on behalf of its clients on community issues and services that affect their ability to secure and maintain housing. In its latest Five-Year and Annual Plan, drafted in 2007 and updated for 2010, the Authority outlines a series of quantifiable goals and objectives to serve what it has identified as its greatest needs in carrying out this mission. The plan is discussed in detail in the Public Housing Strategy section of the Consolidated Plan.

The need for local affordable housing remains substantial, as is apparent in review of the waiting list for public housing. In June 2010, there were 2,055 households on the list, the majority of which (58.7%) were individuals. DMHA reported that the average wait time was six months. The need was strongest for smaller units, as 1,759 applicants (85.6%) need one- or two-bedroom facilities. Data on the race/ethnicity, income and special-needs status of applicants was not available.

Figure 26
 Characteristics of Households on the DMHA Public
 Housing Waiting List, 2010

	Total	%
Family size		
Single member	1,207	58.7%
Small (2-4 members)	848	41.3%
Large (5 or more members)	45	2.2%
Unit size needed		
1 bedroom	1,025	49.9%
2 bedroom	734	35.7%
3 bedroom	258	12.6%
4 bedroom	19	0.9%
5 bedroom	3	0.1%
6 bedroom	2	0.1%
Total	2,055	100.0%

Note: DMHA did not provide data on race, income, disability status or age for households on the waiting list.

Source: DMHA CP survey, 2010

Demographic information was, however, available for DMHA’s current public housing residents. The following table contains these details. As of June 2010, 42.9% of the Authority’s clientele consisted of households with a physically disabled member. An additional 36% were generally classified as families, and 21.1% were elderly or frail elderly. Black households were disproportionately represented, comprising 74.7% of all public housing residents and only 20.3% of the overall population in Montgomery County (2008).

Figure 27
 Characteristics of DMHA Residents, 2010

	Total	%
Income		
Extremely low (<30% AMI)	2,231	86.2%
Very low (30%-50% AMI)	288	11.1%
Low (50%-80% AMI)	69	2.7%
Household size		
Small (1-4 members)	2478	95.7%
Large (5 or more members)	110	4.3%
Special needs status		
Elderly	546	21.1%
With disabilities	1,111	42.9%
Race		
White	608	23.5%
Black	1,934	74.7%
Other	46	1.8%
Total	2,588	100.0%

Source: DMHA CP Survey, 2010

In addition to public housing facilities, the Authority manages 3,698 Section 8 Housing Choice Vouchers, 3,368 of which are currently in use. As of June 2010, there were 3,616 households on the waiting list for Section 8 vouchers. The estimated wait time for a voucher is three years, and the list was closed to new applicants in June 2008. An average of 279 units turn over annually. DMHA reported during the development of the Consolidated Plan that the most important unmet need of the Section 8 Housing Choice Voucher program is the insufficient supply of units that meet the Authority’s housing quality standards.

Similar to the waiting list for public housing, the waiting list for vouchers disproportionately includes Black families, who represent only about one-fifth of all households in Montgomery County, but constitute the vast majority (85.7%) of families in need of Section 8 assistance.

Figure 28
 Characteristics of Households on the
 DMHA Section 8 Waiting List, 2010

	Total	%
Income		
Extremely low (<30% AMI)	3,188	88.2%
Very low (30%-50% AMI)	361	10.0%
Low (50%-80% AMI)	55	1.5%
Household type		
Families with children	812	22.5%
Elderly	44	1.2%
With disabilities	278	7.7%
Race		
White	460	12.7%
Black	3,099	85.7%
Other	57	1.6%
Total	3,616	100.0%

Source: DMHA Five-Year Plan (2007), updated through 2010

Of DMHA’s 3,698 total vouchers, 19% are project-based. As a part of its Five-Year Plan, described further in the Public Housing Strategy section of the Consolidated Plan, the Authority will increase the number of project-based units by 250 through applying for additional vouchers. Between 2011 and 2015, the Authority expects to lose 25 Section 8 units annually from the assisted housing inventory due to landlord withdrawal from the program.

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. In addition, a public housing authority’s administrative offices, application offices and other non-residential facilities must be accessible to persons with disabilities. Residential and non-residential spaces are judged to be accessible using the Uniform Federal Accessibility Standards (UFAS).

The Authority conducted its latest Section 504 needs assessment in 2005 and is currently reviewing proposals to revise its Section 504 Transition Plan. Of the total units owned and

managed by DMHA, 39 currently meet Uniform Federal Accessibility Standards. All 39 of these units are accessible to persons with mobility, and eight of them are also accessible to persons with sight and hearing disabilities. All 39 accessible units are currently occupied by persons with disabilities.

The number of units required to be accessible has fluctuated along with the total number of units in DMHA's public housing inventory. However, based on the Authority's current operation of 2,777 units, Section 504 requirements call for 139 units to be accessible to persons with mobility impairments and an *additional* 56 units to be accessible to persons with sensory disabilities. Therefore, the current supply of 39 accessible units, eight of which are accessible to persons with sensory disabilities, is seriously inadequate. In its latest Annual Plan, DMHA stated a goal of expanding the inventory of fully accessible units to move toward compliance with the Transition Plan by 2022. DMHA is currently negotiating a Voluntary Compliance Agreement with HUD regarding a Section 504 compliance review.

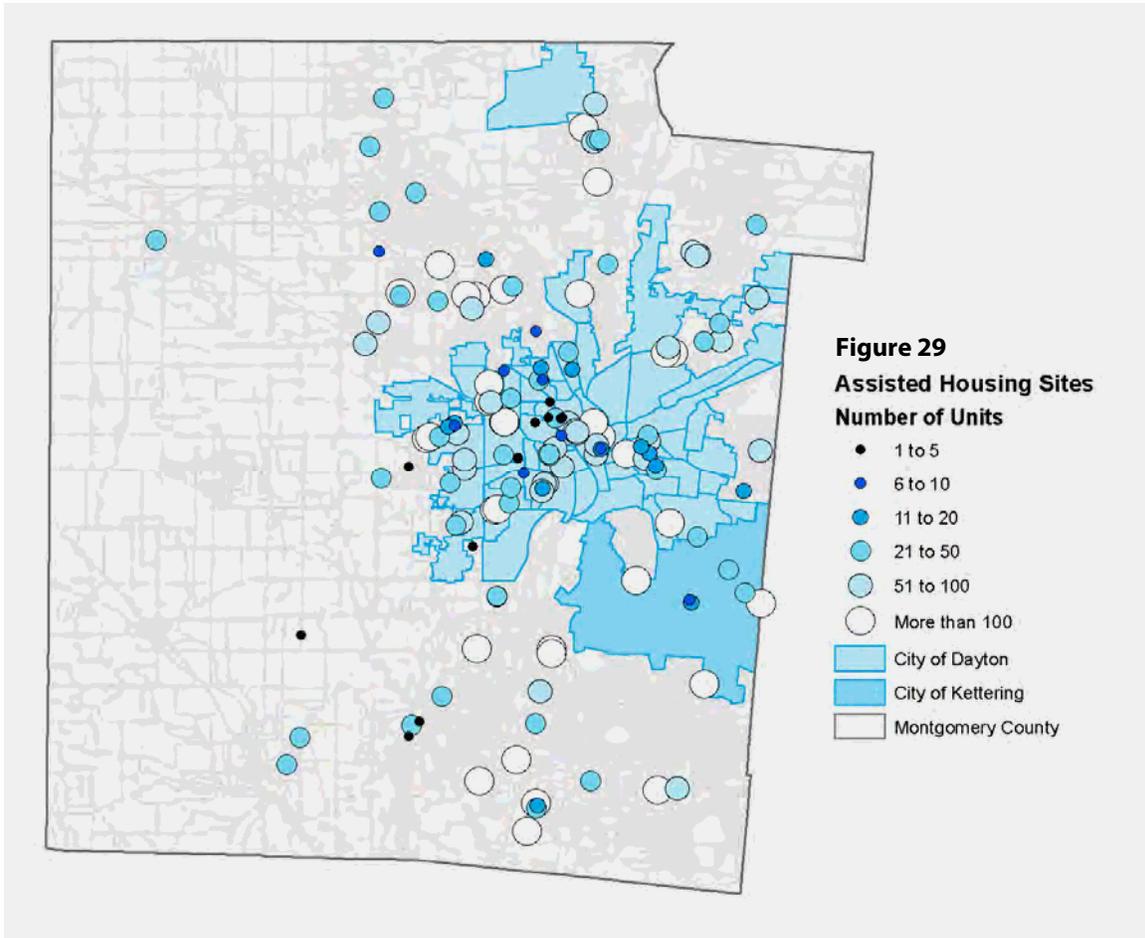
Accommodations in private Section 8 units are provided on a voluntary basis by landlords participating in the program. It is unknown how many private rental units have been modified to meet the needs of tenants with disabilities.

15. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Along with public housing units and Section 8 Housing Choice Vouchers provided by the Dayton Metropolitan Housing Authority, assisted rental housing in Dayton and Kettering includes public private units of affordable housing developed with public assistance, through such programs as HUD Section 202 (supportive housing for low-income elderly persons), Section 811 (supportive housing for persons with disabilities), Low-Income Housing Tax Credits or other sources.

A full discussion of public housing facilities and locally administered Section 8 vouchers appears in the Public Housing Needs section of the CP.

HUD provides data on all federally subsidized housing in the United States through its "A Picture of Subsidized Households" tool. This source describes the characteristics of assisted housing units and residents, summarized at the national, state, public housing agency, project, census tract, county, statistical area and city levels. Using this data, Figure 29 illustrates the distribution of all non-public-housing assisted affordable housing projects in Montgomery County in 2008. These housing sites follow general population patterns across the county, as most residents live in and around Dayton. Notably, however, few assisted units exist in Dayton's eastern half. As demonstrated by maps later in the document, the City's eastern half is represented by wealthier White households.



Each assisted facility in the cities of Dayton and Kettering is described in the following inventory, also extracted from the “Picture of Subsidized Households” database for 2008. According to these records, there are more than 6,000 assisted units across both cities. Detailed resident data is available for some sites, demonstrating that the units serve a variety of low-income special needs constituencies. The units are most commonly located in high-minority census tracts.

Figure 30 Inventory of HUD-Assisted Private Units in Dayton and Kettering, 2008

Project	Program	Units	Occupied	Monthly Rent	Below 50% MHI	Below 30% MHI	Single Mother HHs	Disabled HHs	Minority HHs	0-1 BR	2 BR	3+ BR	CT % Minority	CT % Poverty
55-57 LORENZ AVENUE	LIHTC	2	100%										99%	26%
ADELITE	LIHTC	7	71%										100%	41%
ALBRIGHT APARTMENTS	S8 NC/SR	112	98%	\$ 149	100%	100%	81%	3%	88%	10	55	47	67%	22%
ALMOND VILLAGE APARTMENTS	S8 NC/SR, LIHTC	60	95%	\$ 222	100%	84%	0%	19%	98%	59	1	0	98%	19%
ANTHONY ARMS	S8 NC/SR	29	98%	\$ 159	100%	90%	3%	47%	41%	28	1	0	9%	28%
ASBURY APARTMENTS	S8 NC/SR	119	96%	\$ 173	99%	95%	0%	85%	53%	119	0	0	24%	33%
BANCROFT APTS (WASHINGTON ARMS)	MF/Other	93	97%	\$ 172	100%	96%	75%	4%	96%	1	90	2	98%	30%
BASSWOOD	LIHTC	16	100%										46%	13%
BELLA VISTA ESTATES	MF/Other, LIHTC	251	98%	\$ 302	96%	78%	82%	4%	95%	0	0	251	93%	37%
BILTMORE TOWERS	S8 NC/SR, LIHTC	230	94%	\$ 173	100%	90%	0%	59%	72%	219	12	0	56%	49%
BOLTIN APARTMENTS	S8 NC/SR	16	100%	\$ 152	100%	94%	59%	16%	18%	4	12	0	9%	28%
BURNDALE GARDENS	LIHTC	298	100%										94%	31%
C.J. MCLIN SR. APTS.	S8 NC/SR	46	70%	\$ 177	100%	100%	3%	85%	98%	46	0	0	100%	41%
CAMBRIDGE 1820	LIHTC	2	100%										88%	39%
CAMBRIDGE ARMS APARTMENTS	LIHTC	4	100%										88%	39%
CAMBRIDGE HOUSE APARTMENTS	S236	45	96%	\$ 83	100%	98%	24%	13%	100%	20	6	18	96%	34%
CATALPA MANOR	LIHTC	22	100%										62%	11%
CHADWICK STATION	LIHTC	8	100%										62%	11%
CITY FOREST OF DAYTON	LIHTC	70	100%										99%	44%
CORNELL TOWNHOUSES	S8 NC/SR	58	99%	\$ 196	100%	88%	86%	4%	100%	0	27	31	93%	21%
COUNTRY WOODS APARTMENTS	LIHTC	350	100%										94%	31%
COURTYARDS OF KETTERING	LIHTC	103	100%										6%	5%
CR PROPERTIES	LIHTC	2	100%										92%	9%
DANNER PARK APARTMENTS	LIHTC	80	100%										100%	41%
DAYTON CANAAN MANOR	MF/Other	21	94%	\$ 200	100%	76%	0%	91%	86%	21	0	0	70%	29%
DAYTON HOMES II	LIHTC	60	100%										98%	19%
DAYTON VIEW COMMONS	LIHTC	50	100%											
DAYTON YWCA	LIHTC	96	100%										56%	49%
EAGLE RIDGE	S8 NC/SR	182	94%	\$ 108	100%	99%	77%	2%	80%	27	86	69	26%	27%
EASTWAY APARTMENTS	LIHTC	15	100%										8%	8%
EASTWAY HOME	S8 NC/SR	8	99%	\$ 210	100%	92%	0%	100%	17%	8	0	0	8%	8%
ECUMENICAL HOMES I	LIHTC	49	100%										99%	41%
ENON PLAZA	S8 NC/SR	40	94%	\$ 213	100%	92%	0%	36%	97%	40	0	0	99%	44%

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CITIES OF DAYTON AND KETTERING

Project	Program	Units	Occupied	Monthly Rent	Below 50% MHI	Below 30% MHI	Single Mother HHs	Disabled HHs	Minority HHs	0-1 BR	2 BR	3+ BR	CT % Minority	CT % Poverty
GEORGETOWN VILLAGE	S8 NC/SR	100	96%	\$ 231	99%	74%	16%	32%	96%	82	15	3	99%	44%
GLENDAL 13	LIHTC	2	100%										96%	34%
GRAND PLACE APARTMENTS	LIHTC	70	100%										66%	26%
HOLDEN HOUSE APARTMENTS	S8 NC/SR	96	93%	\$ 131	100%	93%	3%	38%	79%	96	0	0	56%	49%
HOLT MANOR	S8 NC/SR	10	100%											
HOMESTART I	LIHTC	20	100%										70%	29%
HOMESTART II	LIHTC	16	100%										70%	29%
HOMESTART III	LIHTC	10	100%										70%	29%
HOMESTART IV	LIHTC	10	100%											
HOMESTART V	LIHTC	20	100%										70%	29%
HOMESTART VI	LIHTC	20	100%											
HOOVER PLACE APARTMENTS	LIHTC	144	100%										70%	29%
HUFFMAN SENIOR APARTMENTS	LIHTC	86	100%										9%	28%
JAYCEE TOWERS	S236	204	92%	\$ 214	100%	86%	0%		16%	204	0	0	19%	33%
JOSHUA MANOR OF DAYTON	S8 NC/SR	30	97%	\$ 213	100%	83%	0%		100%	30	0	0	99%	44%
KETTERING PARK II	MF/Other	24	100%	\$ 281	96%	52%	0%		0%	24	0	0	6%	5%
KETTERING PARK MANOR	MF/Other	23	99%	\$ 263	96%	52%	0%		0%	23	0	0	2%	3%
KETTERING SQUARE APTS	S8 NC/SR, LIHTC	165	92%	\$ 232	99%	79%	81%		39%	12	99	54	16%	17%
LAKEVIEW COOPERATIVE ESTATES A	S8 NC/SR	34	93%	\$ 205	100%	88%	92%		76%	0	0	34	100%	36%
LAKEVIEW COOPERATIVE ESTATES B	S8 NC/SR	26	94%	\$ 210	96%	92%	96%		88%	0	0	26	100%	36%
LAKEVIEW COOPERATIVE ESTATES C	S8 NC/SR	40	94%	\$ 191	100%	94%	89%		89%	0	10	30	100%	36%
LAKEWOODS I	MF/Other	265	96%											
LAKEWOODS II	MF/Other	154	96%											
LORENZ	LIHTC	5	100%										99%	26%
MANOR APARTMENTS	MF/Other	16	99%	\$ 146	100%	100%	6%		100%	16	0	0	100%	41%
MARTIN LUTHER COMMUNITY	S8 NC/SR	50	96%	\$ 260	94%	74%	0%		100%	49	1	0	85%	22%
MCCLURE APARTMENTS	LIHTC	11	91%										9%	28%
MOLER/VAN BUREN DEVELOPMENT	LIHTC	50	100%										7%	8%
NORTH LAKE HILLS COOP I	S236	115	91%	\$ 152	100%	90%	71%		76%	10	72	33	15%	22%
NORTH LAKE HILLS COOP II	S236	159	94%	\$ 147	100%	94%	84%		75%	0	84	75	15%	22%
OAKDALE APARTMENTS	S8 NC/SR	50	94%	\$ 262	98%	74%	74%		20%	0	39	11	7%	8%
OUTREACH II AKA ARBOR HOUSE	MF/Other	6	99%											
PHEASANT RUN SENIOR APARTMENTS	LIHTC	75	84%										15%	22%
REDEEMER MANOR	S8 NC/SR	50	94%	\$ 213	98%	93%	0%		18%	50	0	0	13%	37%

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CITIES OF DAYTON AND KETTERING

Project	Program	Units	Occupied	Monthly Rent	Below 50% MHI	Below 30% MHI	Single Mother HHs	Disabled HHs	Minority HHs	0-1 BR	2 BR	3+ BR	CT % Minority	CT % Poverty
REGENCY APARTMENTS	LIHTC	83	89%										69%	24%
RIDGEWOOD HEIGHTS	LIHTC	40	100%										85%	22%
RIVERSIDE COMMONS	LIHTC	80	100%										19%	3%
RIVERSIDE COMMONS II	LIHTC	40	100%										9%	13%
RUGBY	LIHTC	17	59%										62%	11%
RYBURN COURT APARTMENTS	LIHTC	43	51%										46%	13%
SALEMVIEW APARTMENTS	MF/Other	59	94%	\$ 80	100%	100%	11%		98%	53		0	69%	24%
SECOND MENTAL RETARDATION HSE	MF/Other	5	96%											
SENIOR VILLAGE AT DAYTON VIEW	LIHTC	30	100%											
ST. MARK COMMUNITY	MF/Other	20	97%	\$ 265	95%	79%	0%		32%	20		0	13%	37%
STRATFORD PLACE	MF/Other, LIHTC	100	93%	\$ 211	99%	87%	1%		99%	100		0	70%	29%
SUMMIT SQUARE TOWNHOUSES	S8 NC/SR, LIHTC	154	94%	\$ 107	100%	97%	89%		96%	0		63	36%	34%
SUNLIGHT HOMES	LIHTC	33	100%										0%	0%
THE TERRACES	S8 NC/SR	102	98%	\$ 242	96%	61%	0%		7%	101		0	2%	4%
TIMBERLAKE APARTMENTS	LIHTC	144	69%											
TWIN TOWERS PLACE	LIHTC	100	100%										13%	37%
VANDALIA VILLAGE APARTMENTS	S8 NC/SR	76	96%	\$ 257	97%	66%	0%		3%	76		0	4%	6%
WASHINGTON SQUARE	LIHTC	93	100%										98%	30%
WESTERN MANOR	MF/Other	102	92%	\$ 87	100%	99%	81%		97%	0		28	98%	25%
WESTERN MANOR APARTMENTS	LIHTC	124	100%										98%	25%
WHATLEY RENTAL	LIHTC	4	100%										96%	34%
WHITNEY YOUNG ESTATES	S8 NC/SR	100	88%	\$ 171	100%	93%	55%		90%	42		7	85%	22%
WINDSOR APARTMENTS	LIHTC	65	94%										69%	24%
TOTAL		6,314								53%	20%	26%		

Source: 2008 Picture of Subsidized Housing, HUD

No privately assisted housing units are expected to be lost over the next five years. While it is possible for owners to convert private assisted units to market-rate properties upon the expiration of tax credit agreements, housing market conditions in the region generally provide inadequate incentive to do so. In the case that units would be lost from the inventory when federal mortgages expire, the units would convert to market-rate housing that accepts Section 8 participants. Any families displaced could be eligible for tenant-based housing choice vouchers, for which the Housing Authority could be assisted with specially designated federal funding.

In order to provide affordable housing alternatives, the Dayton Metropolitan Housing Authority plans to convert up to 250 Section 8 Housing Choice Vouchers to Section 8 Project-Based Vouchers. Additionally, DMHA plans to leverage its capital fund to implement a 4% tax credit project at Olive Hills, Smithville and Rosemont. The Authority's ultimate goal is to expand its affordable housing portfolio by developing 1,000 units during the next 10 years.

HOMELESS INVENTORY 91.210 (C)

16. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

The following charts provide a breakdown of the number of beds and units in emergency shelters, transitional housing, Safe Haven and permanent supportive housing programs in Dayton, Kettering and Montgomery County. These homeless facilities include 514 year-round beds in emergency shelters, 282 beds in transitional housing facilities, 25 Safe Haven Beds, and 853 units of permanent supportive housing.

Figure 31

Emergency Shelter Facilities, 2010

Program Information		Target Population	All Year-Round Beds/Units			
Organization Name	Program Name		Beds for HHs with Children	Units for HHs with Children	Beds for HHs without Children	Total Year-Round Beds
American Red Cross	Red Cross Fam. Living Ctr.	Households with Children	54	18	0	54
Daybreak	Daybreak	Youths	0	0	16	16
Salvation Army	Booth House	Single Males	0	0	35	35
Samaritan Clinic	Respite Care	Singles	0	0	3	3
St. Vincent de Paul	Gettysburg Gateway-Men	Single Males	0	0	238	238
St. Vincent de Paul	St. Vincent de Paul Hotel	Singles, HHs with Children	75	25	50	125
YWCA Dayton	Domestic Violence Shelter	Single Females and HHs w/ Children	21	7	15	36
YWCA Dayton	WIN	Single females	0	0	7	7
Total			150	50	364	514

Source: Dayton/Kettering/Montgomery County Continuum of Care Point-in-Time Survey, January 26, 2010

Figure 32

Transitional Housing Facilities, 2010

Program Information		Target Population	All Year-Round Beds/Units			
Organization Name	Program Name		Beds for HHs with Children	Units for HHs with Children	Beds for HHs without Children	Total Year-Round Beds
Daybreak	Milestones	Singles, HHs with Children	17	8	25	42
Daybreak	Opportunity House	Singles, HHs with Children	36	18	6	42
Holt Street	Miracle Center	Single Males	0	0	5	5
Linda Vista	Linda Vista	Single Females & HHs w/ Children	12	4	4	16
Mercy Manor	Mercy Manor	Single Females	4	2	15	19
St. Vincent de Paul	DePaul Center	Single Males	0	0	26	26
St. Vincent de Paul	St. Vincent Supportive Housing	Single Females & HHs / Children	64	22	4	68
The Other Place	VA TH Per Diem	Single Males	0	0	10	10
YWCA Dayton	Homeshare	Single Females & HHs / Children	4	2	4	8
VA Medical Center	Domiciliary	Single Veterans	0	0	25	25
Volunteers of America	VOA Grant & Per Diem	Single Males	0	0	25	25
Total			133	54	149	282

Source: Dayton/Kettering/Montgomery County Continuum of Care Point-in-Time Survey, January 26, 2010

Figure 33

Safe Haven Facilities, 2010

Organization Name	Program Name	Target Population	Beds for HHs with Children	Units for HHs with Children	Beds for HHs without Children	Total Year-Round Beds
YWCA Dayton	Homestar Safe Haven	Single Male and Female	0	0	25	25

Source: Dayton/Kettering/Montgomery County Continuum of Care Point-in-Time Survey, January 26, 2010

Figure 34

Permanent Supportive Housing Facilities, 2010

Program Information		Target Population	All Year-Round Beds/ Units			
Organization Name	Program Name		Beds for HHs with Children	Units for HHs with Children	Beds for HHs without Children	Total Year-Round Beds
County Corp	Huber Home	Singles	0	0	5	5
DMHA	River Commons	Singles	0	0	62	62
MVHO	Glenbeck	Singles	0	0	12	12
MVHO	HAP	Singles, HHs with Children	4	2	22	26
MVHO	Iowa Ave. SRO	Single Males	0	0	34	34
MVHO	McKinney I&I	Singles, HHs with Children	6	3	24	30
MVHO	Ohio Commons	Single Females	0	0	27	27
MVHO	Shelter+Care SRA	Singles, HHs with Children	19	8	61	80
MVHO	Shelter+Care TRA	Singles, HHs with Children	145	59	190	335
MVHO	Shelter+Care Chronic	Singles, HH with Children	2	1	94	96
MVHO	Westcliff	Singles	0	0	10	10
PLACES	Cobblegate	Singles	0	0	10	10
PLACES	N. Main Home	Singles	0	0	8	8
PLACES	Tangy Ct.	Singles	0	0	8	8
PLACES	Belvo	Singles	0	0	8	8
American Red Cross	Family Living PHS	Households with Children	45	15	0	45
St. Vincent de Paul	St. Vincent Kettering Commons	Households with Children	31	14	0	31
TOP Homefull	Family PHS	Households with Children	13	5	0	13
St. Vincent de Paul	DePaul Center PSH	Single Males	0	0	13	13
Total			265	107	588	853

Source: Dayton/Kettering/Montgomery County Continuum of Care Point-in-Time Survey, January 26, 2010

SPECIAL NEED FACILITIES AND SERVICES 91.210 (D)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Dayton and Kettering will continue to serve the needs of the special-needs population through a strong regional network of public, private and non-profit housing and service providers. Many units in the local inventory of public and publicly assisted housing have been developed specifically to meet the needs of non-homeless special needs populations, such as persons with mobility or sensory disabilities, elderly households, victims of domestic violence and others. A sense on the reach of these units can be gained from reviewing the Assisted Housing Inventory section of the Consolidated Plan. While the Dayton Metropolitan Housing Authority currently maintains a supply of accessible units that is inadequate by UFAS standards, the Authority is working to convert and otherwise adapt units that will meet this need. Details in this process will develop as DMHA continues to negotiate a Voluntary Compliance Agreement with HUD regarding a Section 504 compliance review.

To ensure that persons who leave institutions receive the most appropriate housing and supportive services possible, the Dayton region’s Continuum of Care has adopted discharge

protocols that are based in best practices established at the state level. These policies outline procedures for the release of children aging out of foster care, those leaving health care facilities, persons leaving mental health treatment and those leaving correctional facilities. More details on each category are available in the Discharge Coordination Policies portion of the Homelessness Strategy section of the Consolidated Plan. In particular regard to those leaving health agencies, the following applies:

Community Support Network (CSN) programs are required to have appropriately approved emergency housing plans in place in the event their clients undergo unexpected residential change. These entities, in conjunction with the responsible or contracting board or agency, must exhaust all reasonable efforts to locate suitable housing options for patients being discharged. Patients shall not be discharged to homeless shelters, and clients shall not be removed or relocated from community housing options to homeless shelters unless the responsible board or contract agency has been involved in the decision-making process, it is the expressed wish of the affected person and other placement options have been offered to the affected person and refused.

BARRIERS TO AFFORDABLE HOUSING 91.210 (E)

- 18.** Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The cities of Dayton and Kettering have expended considerable effort in recent decades to promote the development of affordable housing, given an understanding of the local demographic and housing landscape described in the Housing Needs and Housing Market Analysis sections of the CP and the extent to which affordable housing is necessary for community vitality. However, an assortment of factors beyond the control of the cities have affected the local housing market, including outside forces, inherent barriers and changing circumstances. More work is needed to promote affordable housing, and this priority remains especially important in light of the current economic downturn.

Dayton's housing market is generally regarded as affordable, especially in the context of comparably sized communities nationally. With a 2000 median rent of \$448 per month, according to Census data, Dayton ranks within the top 10 most lowest-rent cities in the United States. Due to steady population decline and a recent rise in foreclosures, Dayton also has a high vacancy rate in both private market rental units and several of its large, older public housing sites. Vacancies often exert downward pressure on prices, as the wider variety of housing opportunities results in a less competitive market that becomes more affordable to lower-income renters. A greater affordability gap exists in Kettering, where the median household income is substantially higher, the vacancy rate is much lower and the variety of stock is more limited.

Despite the prevalence of affordably priced housing opportunities in Dayton, rental and owner property remain out of reach for some populations. Those least likely to be able to afford either private market rentals or even Section 8 housing are families and individuals with incomes below \$10,500 (<30% of the median family income). These are the “people living on the edge,” who are at the highest risk of homelessness. These are the households for whom only the deep subsidies traditionally provided by public housing provide affordable housing.

Affordable housing barriers for low and moderate income residents living in Dayton and Kettering are the result of a combination of factors, including market barriers, physical barriers and a lack of services to certain areas and populations. In particular, these barriers include (but are not limited to) the following items.

Physical barriers

- **Age of stock:** More than 71% of the housing stock in Dayton is more than 40 years old. Maintenance and renovation of these housing units, especially in inner-ring neighborhoods, to suit the needs of low to moderate-income households demands substantial funding and ongoing rent subsidies.

The housing stock is even older in Kettering, where 79.2% of all stock is more than 40 years old. During the development of the Consolidated Plan, city staff described the problems of maintenance for neighborhoods with younger, newer homeowners who do not share a maintenance ethic with neighbors, and elderly homeowners, who are often physically or financially incapable of proper maintenance.

- **Built-out status:** The limited availability of undeveloped land presents difficulty in assembling contiguous lots for redevelopment in both cities.

Market barriers

- **Property values:** In many Dayton neighborhoods, the market value of properties is lower than the cost of making repairs. Many owners have little equity in their properties.

Additionally, lower housing values and market rent rates make multi-family development less economically feasible for investors, who need to achieve adequate rentals to retire debt and create a reasonable return. In the end, higher-end housing that could help loosen the market cannot be economically built, and lower-cost development cannot occur without subsidy.

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- **Costs:** The increasing cost of renovation, new construction, etc., is higher than the rate of increase in local incomes.
- **Absentee landlords:** It is often difficult to track absentee landlords who fail to maintain large rental properties. Nuisance properties pose public safety risks and deteriorate into blight, decreasing the market value and viability of neighborhoods.

Socio-economic barriers:

- **Limited incomes:** The aging population and lack of adequate living-wage jobs for Dayton and Kettering residents result in more individuals and households on fixed or limited incomes. In the region, a steep loss in manufacturing jobs in recent years has exacerbated unemployment.
- **Educational system:** The academic performance of Dayton Public Schools affects the value of Dayton's housing units.
- **Potential housing discrimination:** The City of Kettering's Comprehensive Plan acknowledges that Kettering "may not appear open and friendly to minority populations." Both cities are affected by a variety of barriers to fair housing choice, as detailed in the most recent AI. This is especially likely in light of the increasing racial and ethnic diversity of the population. Some barriers can be influenced directly by the cities, such as the distribution of affordable housing development, and some are more difficult to mitigate, such as insurance redlining or subprime lending that disproportionately affects minorities.

Administrative barriers:

- **Cost of compliance:** Lead-based paint and other environmental regulations increase the cost burden of renovating older housing stock, typically found in inner-city neighborhoods.

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

GENERAL PRIORITY NEEDS ANALYSIS AND STRATEGIES 91.215 (A)

- 19.** In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD.
92.215(a)(1)

**If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

**If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls*

The federal CDBG and HOME funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning and administration.

The housing, special needs and community development priorities established as part of the Consolidated Plan developed through a comprehensive public outreach process, which included an online survey, focus groups and a public review process with a high priority on meaningful citizen engagement. Additionally, the priorities reflect policy directives that have emerged from recent local planning publications, including CitiPlan 20/20, Focus 2010, the Analysis of Impediments to Fair Housing Choice, citywide comprehensive plans and neighborhood strategic plans.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs

- Focusing on low and moderate income areas or neighborhoods in the area
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

20. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

Priority funding areas in Dayton include those where the percentage of low and moderate income (LMI) persons exceeds 51%. In Kettering, which meets HUD exception criteria, the LMI threshold is only 40.9%. Both cities also prioritize areas of racial and ethnic concentration, defined as census tracts where the percentage of a specific racial or ethnic group is at least 10 percentage points higher than the city's rate overall. The following narrative describes the characteristics of these areas.

Concentrations of Minority and Hispanic Persons

The City of Dayton has become increasingly diverse since 1990. Between that year and 2008, the City's percentage of minority residents increased from 41.6% to 46%. The minority share of the population grew during a time of population decline, as the City lost White residents at a greater rate than it lost persons of other races. Kettering experienced a similar transition of population loss and greater minority presence, but to a far lesser degree, as the City remains overwhelmingly White. In 1990, minorities comprised 2.2% of Kettering's total population. By 2008, the City was 5.2% minority.

In both cities, diversity has also recently expanded within the non-White population. The percentage of Black residents has increased slightly. Additionally, there have been sizable increases in the number of persons of "other" race, two or more races, and, in the case of Dayton, persons of Hispanic ethnicity. The number of Asian residents has decreased in both cities. Between 1990 and 2008, the following trends could also be noted:

- Though Dayton's Black population decreased by 16.5%, Black persons now represent a larger share of the total population than they did in 1990. In Kettering, the number of Blacks increased by 189.2%.
- In Dayton, Native Americans decreased in number from 410 in 1990 to 132 in 2008, a change of -67.8%. Meanwhile, Kettering lost six of the 79 Native Americans found in the city in 1990.
- In both cities, the number of Asians decreased at a rate consistent with the decrease in the total population.
- Persons of "some other race," who are often of Hispanic ethnicity, increased by 140.4% in Dayton and 163.5% in Kettering. However, in both cities, this group continues to represent one percent or less of the total population.

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- “Persons of two or more races” was a new category in the 2000 Census. At that time, person in this category comprised 1.7% of the total population of Dayton and 1.1% of Kettering. This segment changed little, increasing to 1.9% of Dayton’s population and maintaining 1.1% of Kettering’s in 2008.
- Persons of Hispanic origin⁴ account for 2.2% of Dayton’s total population, an increase from 0.7% in 1990. The American Community Survey in 2008 did not contain adequate information to discuss the number of Hispanics in Kettering.

Figure 35 Population Trends by Race and Ethnic Origin, 1990 to 2008

	1990		2000		2008		% Change 1990-2008
	#	%	#	%	#	%	
Dayton	182,044	100.0%	166,179	100.0%	144,008	100.0%	-20.9%
White	106,258	58.4%	88,676	53.4%	77,328	53.7%	-27.2%
Black	73,595	40.4%	71,668	43.1%	61,459	42.7%	-16.5%
Amer. Indian/Alaska Native	410	0.2%	500	0.3%	132	0.1%	-67.8%
Asian/ Pacific Islander	1,157	0.6%	1,138	0.7%	899	0.6%	-22.3%
Some Other Race	624	0.3%	1,160	0.7%	1,500	1.0%	140.4%
Two or More Races	n/a	n/a	2,745	1.7%	2,690	1.9%	-2.0%
Hispanic	1,356	0.7%	2,626	1.6%	3,172	2.2%	133.9%
Kettering	60,569	100.0%	57,502	100.0%	54,455	100.0%	-10.1%
White	59,222	97.8%	54,757	95.2%	51,619	94.8%	-12.8%
Black	437	0.7%	955	1.7%	1,264	2.3%	189.2%
Amer. Indian/Alaska Native	79	0.1%	105	0.2%	73	0.1%	-7.6%
Asian/ Pacific Islander	746	1.2%	809	1.4%	698	1.3%	-6.4%
Some Other Race	85	0.1%	189	0.3%	224	0.4%	163.5%
Two or More Races	n/a	n/a	634	1.1%	577	1.1%	-9.0%
Hispanic	477	0.8%	640	1.1%	n/a*	n/a	n/a

* Data for Hispanics in Kettering in 2008 cannot be displayed because the number of sample cases is too small.

Source: U.S. Census, 1990 (SF1- P1, P6 and P8), 2000 (SF1- P1, P3 and P4) 2006-2008 American Community Survey (B01003, B02001,

The following table presents population data for Dayton by race and ethnicity. The data is presented by census tract for all 166,179 Dayton residents in 2000. HUD defines areas of racial or ethnic concentration as geographical areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than in the City overall.

In Dayton, Black residents comprised 43.1% of the population. Therefore, an area of racial concentration includes census tracts where the percentage of Black residents is 53.1% or higher. Of the 65 total neighborhoods in Dayton, 33 include portions of the 51 census tracts that qualify using this definition. Further, persons of Hispanic ethnicity represent 1.6% of Dayton’s population. Therefore, an area of ethnic concentration would include census tracts of 11.6% or higher. None of the City’s census tracts meet this condition.

⁴ Hispanic origin is defined by the Census Bureau as “people whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Caribbean, or those identifying themselves generally as Spanish, Spanish-American, etc. Origin can be viewed as ancestry, nationality, or country of birth of the person or person’s parents or ancestors prior to their arrival in the United States. Spanish/Hispanic/Latino people may be of any race.”

Figure 36

Dayton Racial and Ethnic Concentrations by Block Group and Neighborhood, 2000

	Block Group	Total Population	White		Black		Asian/Pacific Islander		Other Race		Hispanic	
			#	%	#	%	#	%	#	%	#	%
Dayton		166,179	88,676	53.4%	71,668	43.1%	1,138	0.7%	1,160	0.7%	2,626	1.6%
Airport	1101	1,351	1,323	97.9%	4	0.3%	7	0.5%	0	0.0%	6	0.4%
Arlington Heights	0040	1,404	46	3.3%	1,325	94.4%	2	0.1%	7	0.5%	20	1.4%
Belmont	Total	10,125	9,707	95.9%	209	2.1%	46	0.5%	36	0.4%	122	1.2%
	0029	4,208	4,075	96.8%	33	0.8%	24	0.6%	10	0.2%	47	1.1%
	0030	3,046	2,840	93.2%	140	4.6%	12	0.4%	21	0.7%	44	1.4%
	0031	2,871	2,792	97.2%	36	1.3%	10	0.3%	5	0.2%	31	1.1%
Burkhardt	Total	8,961	8,355	93.2%	248	2.8%	53	0.6%	71	0.8%	236	2.6%
	0019	5,293	4,949	93.5%	146	2.8%	33	0.6%	36	0.7%	165	3.1%
	0023	3,668	3,406	92.9%	102	2.8%	20	0.5%	35	1.0%	71	1.9%
Carillon	0035	3,454	89	2.6%	3,297	95.5%	6	0.2%	12	0.3%	43	1.2%
College Hill	Total	8,213	524	6.4%	7,426	90.4%	29	0.4%	83	1.0%	116	1.4%
	0003	3,417	186	5.4%	3,107	90.9%	3	0.1%	57	1.7%	80	2.3%
	0004	4,796	338	7.0%	4,319	90.1%	26	0.5%	26	0.5%	36	0.8%
Cornell Heights	0004	4,796	338	7.0%	4,319	90.1%	26	0.5%	26	0.5%	36	0.8%
Dayton View Triangle	0005	5,073	1,383	27.3%	3,507	69.1%	25	0.5%	37	0.7%	34	0.7%
Deweese	0016	2,320	1,965	84.7%	293	12.6%	18	0.8%	4	0.2%	15	0.6%
Downtown	0015	2,129	986	46.3%	1,079	50.7%	17	0.8%	11	0.5%	38	1.8%
Eastern Hills	0025	5,496	4,881	88.8%	361	6.6%	88	1.6%	37	0.7%	109	2.0%
Eastmont	0028	2,274	2,193	96.4%	14	0.6%	20	0.9%	11	0.5%	20	0.9%
Edgemont	0035	3,454	89	2.6%	3,297	95.5%	6	0.2%	12	0.3%	43	1.2%
Fairlane	0045	1,188	280	23.6%	877	73.8%	1	0.1%	0	0.0%	4	0.3%
Fairview	Total	9,882	3,206	32.4%	6,231	63.1%	47	0.5%	94	1.0%	126	1.3%
	0005	5,073	1,383	27.3%	3,507	69.1%	25	0.5%	37	0.7%	34	0.7%
	0008.01	4,809	1,823	37.9%	2,724	56.6%	22	0.5%	57	1.2%	92	1.9%
Five Oaks	Total	5,556	1,840	33.1%	3,481	62.7%	25	0.4%	44	0.8%	83	1.5%
	0009	4,246	1,444	34.0%	2,646	62.3%	13	0.3%	25	0.6%	45	1.1%
	0013	1,310	396	30.2%	835	63.7%	12	0.9%	19	1.5%	38	2.9%
Five Points	0036	1,075	50	4.7%	989	92.0%	0	0.0%	4	0.4%	3	0.3%
Forest Ridge-Quail Hollow	0903.01	8,189	6,796	83.0%	910	11.1%	218	2.7%	68	0.8%	158	1.9%
Gateway	0903.02	6,077	5,659	93.1%	209	3.4%	82	1.3%	17	0.3%	60	1.0%
Germantown Meadows	Total	7,291	2,437	33.4%	4,716	64.7%	19	0.3%	17	0.2%	54	0.7%
	0601	3,026	1,761	58.2%	1,216	40.2%	8	0.3%	4	0.1%	16	0.5%
	0603	4,265	676	15.8%	3,500	82.1%	11	0.3%	13	0.3%	38	0.9%
Greenwich Village	0002	3,094	444	14.4%	2,610	84.4%	1	0.0%	5	0.2%	6	0.2%
Hearthstone	0027	2,032	1,946	95.8%	22	1.1%	11	0.5%	8	0.4%	18	0.9%
Highview Hills	0043	2,179	110	5.0%	2,021	92.7%	5	0.2%	6	0.3%	24	1.1%
Hillcrest	Total	9,882	3,206	32.4%	6,231	63.1%	47	0.5%	94	1.0%	126	1.3%
	0005	5,073	1,383	27.3%	3,507	69.1%	25	0.5%	37	0.7%	34	0.7%
	0008.01	4,809	1,823	37.9%	2,724	56.6%	22	0.5%	57	1.2%	92	1.9%
Historic Inner East	0019	5,293	4,949	93.5%	146	2.8%	33	0.6%	36	0.7%	165	3.1%
	Total	14,887	13,257	89.1%	1,026	6.9%	215	1.4%	65	0.4%	170	1.1%
	0807	2,487	2,450	98.5%	5	0.2%	2	0.1%	8	0.3%	2	0.1%
	0903.02	6,077	5,659	93.1%	209	3.4%	82	1.3%	17	0.3%	60	1.0%
	1001.01	6,323	5,148	81.4%	812	12.8%	131	2.1%	40	0.6%	108	1.7%
Lakeview	0042	3,256	46	1.4%	3,114	95.6%	11	0.3%	39	1.2%	35	1.1%
Linden Heights	0026	6,158	5,813	94.4%	135	2.2%	35	0.6%	58	0.9%	94	1.5%
Little Richmond	Total	11,402	4,451	39.0%	6,546	57.4%	40	0.4%	57	0.5%	114	1.0%
	0701.01	5,203	2,163	41.6%	2,833	54.4%	32	0.6%	25	0.5%	45	0.9%
	0703	3,346	1,021	30.5%	2,224	66.5%	2	0.1%	13	0.4%	40	1.2%
	0704	2,853	1,267	44.4%	1,489	52.2%	6	0.2%	19	0.7%	29	1.0%
Macfarlane	0037	2,003	35	1.7%	1,945	97.1%	3	0.1%	3	0.1%	16	0.8%
Madden Hills	0041	3,169	26	0.8%	3,100	97.8%	4	0.1%	5	0.2%	9	0.3%
Mccook Field	0017	2,107	1,029	48.8%	1,000	47.5%	13	0.6%	12	0.6%	31	1.5%
McPherson	0014	500	376	75.2%	101	20.2%	1	0.2%	9	1.8%	18	3.6%

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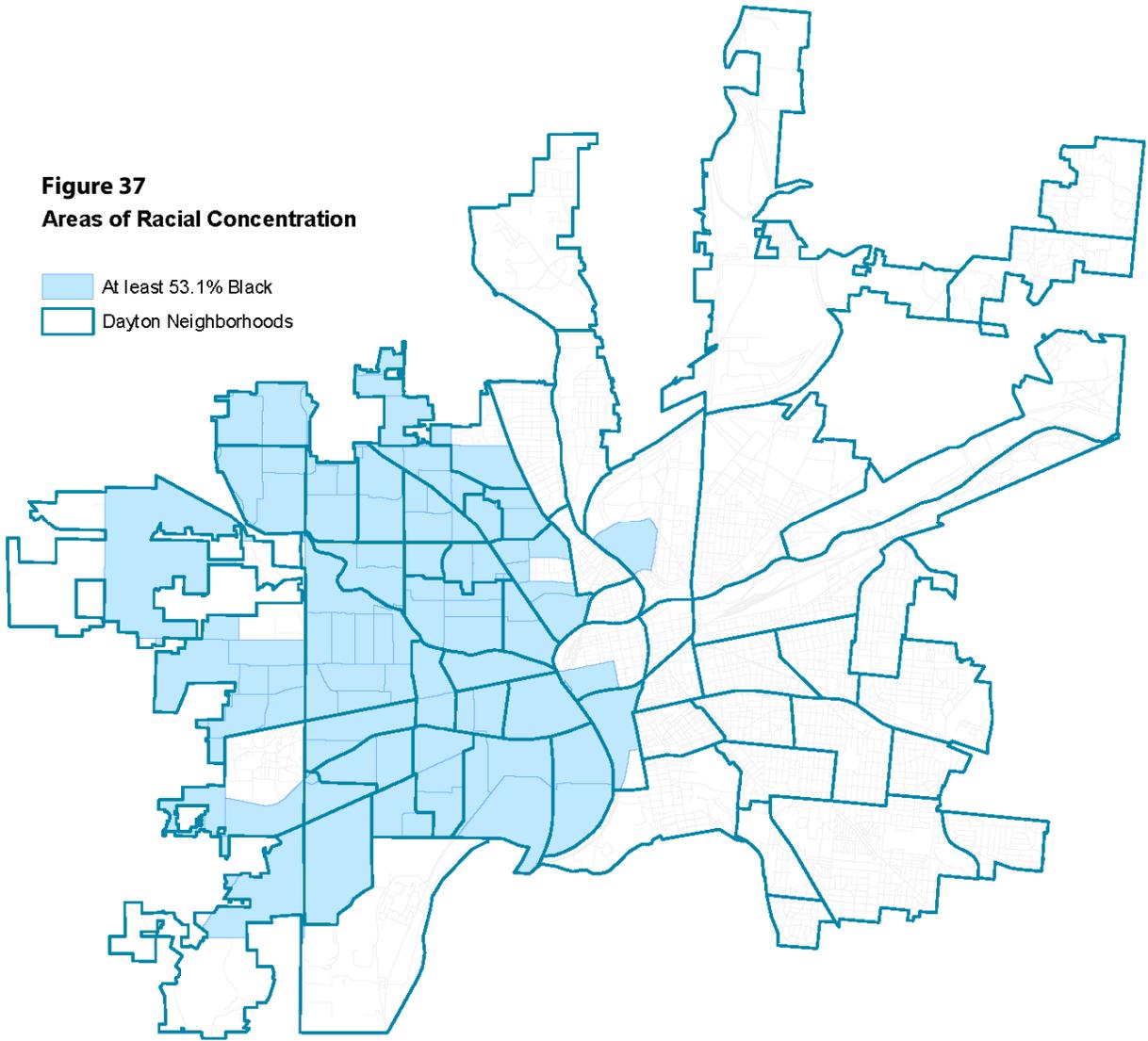
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	Block Group	Total Population	White		Black		Asian/Pacific Islander		Other Race		Hispanic	
			#	%	#	%	#	%	#	%	#	%
Miami Chapel	0041	3,169	26	0.8%	3,100	97.8%	4	0.1%	5	0.2%	9	0.3%
Midtown	Total	10,724	8,963	83.6%	1,433	13.4%	105	1.0%	88	0.8%	237	2.2%
	0015	2,129	986	46.3%	1,079	50.7%	17	0.8%	11	0.5%	38	1.8%
	0034	8,595	7,977	92.8%	354	4.1%	88	1.0%	77	0.9%	199	2.3%
Mount Vernon	0008.02	3,711	959	25.8%	2,579	69.5%	20	0.5%	28	0.8%	76	2.0%
North Riverdale	0011	5,102	2,823	55.3%	2,038	39.9%	26	0.5%	52	1.0%	81	1.6%
Northern Hills	Total	9,784	3,689	37.7%	5,809	59.4%	46	0.5%	49	0.5%	89	0.9%
	0001	3,447	686	19.9%	2,688	78.0%	5	0.1%	11	0.3%	35	1.0%
	0801	6,337	3,003	47.4%	3,121	49.3%	41	0.6%	38	0.6%	54	0.9%
Northridge Estates	Total	16,811	14,297	85.0%	2,030	12.1%	140	0.8%	71	0.4%	182	1.1%
	0016	2,320	1,965	84.7%	293	12.6%	18	0.8%	4	0.2%	15	0.6%
	0805	6,593	4,953	75.1%	1,453	22.0%	15	0.2%	33	0.5%	82	1.2%
	1102	7,898	7,379	93.4%	284	3.6%	107	1.4%	34	0.4%	85	1.1%
Old Dayton View	0010	1,908	280	14.7%	1,583	83.0%	1	0.1%	5	0.3%	20	1.0%
Old North Dayton	0018	6,491	5,524	85.1%	685	10.6%	42	0.6%	66	1.0%	127	2.0%
Oregon	Total	6,098	4,234	69.4%	1,580	25.9%	52	0.9%	48	0.8%	112	1.8%
	0015	2,129	986	46.3%	1,079	50.7%	17	0.8%	11	0.5%	38	1.8%
	0021	3,969	3,248	81.8%	501	12.6%	35	0.9%	37	0.9%	74	1.9%
Patterson Park	0032	3,692	3,362	91.1%	174	4.7%	62	1.7%	12	0.3%	59	1.6%
Pheasant Hill	0903.01	8,189	6,796	83.0%	910	11.1%	218	2.7%	68	0.8%	158	1.9%
Philadelphia Woods	Total	11,410	4,386	38.4%	6,628	58.1%	66	0.6%	75	0.7%	88	0.8%
	0005	5,073	1,383	27.3%	3,507	69.1%	25	0.5%	37	0.7%	34	0.7%
	0801	6,337	3,003	47.4%	3,121	49.3%	41	0.6%	38	0.6%	54	0.9%
Pineview	0042	3,256	46	1.4%	3,114	95.6%	11	0.3%	39	1.2%	35	1.1%
Princeton Heights	0006	2,024	207	10.2%	1,752	86.6%	4	0.2%	5	0.2%	6	0.3%
Residence Park	Total	4,836	482	10.0%	4,269	88.3%	4	0.1%	11	0.2%	40	0.8%
	0044	2,652	63	2.4%	2,530	95.4%	0	0.0%	8	0.3%	14	0.5%
	0702.02	2,184	419	19.2%	1,739	79.6%	4	0.2%	3	0.1%	26	1.2%
Riverdale	0012	1,696	1,027	60.6%	578	34.1%	16	0.9%	18	1.1%	47	2.8%
Roosevelt	0037	2,003	35	1.7%	1,945	97.1%	3	0.1%	3	0.1%	16	0.8%
Santa Clara	0008.02	3,711	959	25.8%	2,579	69.5%	20	0.5%	28	0.8%	76	2.0%
Shroyer Park	0032	3,692	3,362	91.1%	174	4.7%	62	1.7%	12	0.3%	59	1.6%
South Park	Total	12,564	11,225	89.3%	855	6.8%	123	1.0%	114	0.9%	273	2.2%
	0021	3,969	3,248	81.8%	501	12.6%	35	0.9%	37	0.9%	74	1.9%
	0034	8,595	7,977	92.8%	354	4.1%	88	1.0%	77	0.9%	199	2.3%
Southern Dayton View	0007	4,204	135	3.2%	3,960	94.2%	19	0.5%	23	0.5%	39	0.9%
Springfield	Total	9,525	8,439	88.6%	648	6.8%	150	1.6%	52	0.5%	146	1.5%
	0020	3,448	2,780	80.6%	439	12.7%	68	2.0%	35	1.0%	86	2.5%
	0903.02	6,077	5,659	93.1%	209	3.4%	82	1.3%	17	0.3%	60	1.0%
Stoney Ridge	0043	2,179	110	5.0%	2,021	92.7%	5	0.2%	6	0.3%	24	1.1%
Twin Towers	0022	3,714	3,370	90.7%	154	4.1%	55	1.5%	43	1.2%	163	4.4%
University Park	0034	8,595	7,977	92.8%	354	4.1%	88	1.0%	77	0.9%	199	2.3%
University Row	0006	2,024	207	10.2%	1,752	86.6%	4	0.2%	5	0.2%	6	0.3%
Walnut Hills	0033	5,556	5,144	92.6%	165	3.0%	82	1.5%	63	1.1%	140	2.5%
Webster Station	0015	2,129	986	46.3%	1,079	50.7%	17	0.8%	11	0.5%	38	1.8%
Wesleyan Hill	0003	3,417	186	5.4%	3,107	90.9%	3	0.1%	57	1.7%	80	2.3%
Westwood	Total	7,772	134	1.7%	7,473	96.2%	11	0.1%	37	0.5%	74	1.0%
	0038	4,382	91	2.1%	4,201	95.9%	8	0.2%	8	0.2%	53	1.2%
	0039	3,390	43	1.3%	3,272	96.5%	3	0.1%	29	0.9%	21	0.6%
Wolf Creek	0036	1,075	50	4.7%	989	92.0%	0.0	0.0%	4	0.4%	3	0.3%
Wright View	Total	5,924	5,102	86.1%	498	8.4%	94	1.6%	50	0.8%	116	2.0%
	0020	3,448	2,780	80.6%	439	12.7%	68	2.0%	35	1.0%	86	2.5%
	0024	2,476	2,322	93.8%	59	2.4%	26	1.1%	15	0.6%	30	1.2%

Note: Shading denotes racially/ethnically impacted areas.

Source: U.S. Census 2000, (SF1- P7)

The location of areas of racial concentration in Dayton are illustrated in the following map.



In Kettering, Black residents comprised 1.7% of the population in 2000. Therefore, an area of racial concentration includes census tracts where the percentage of Black residents is 11.7% or higher. One census tract meets this definition, as illustrated in the following table.

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Further, persons of Hispanic ethnicity represent 1.1% of Kettering’s population. Therefore, an area of ethnic concentration would include census tracts of 11.1% or higher. None of the City’s census tracts meet this definition.

Figure 38

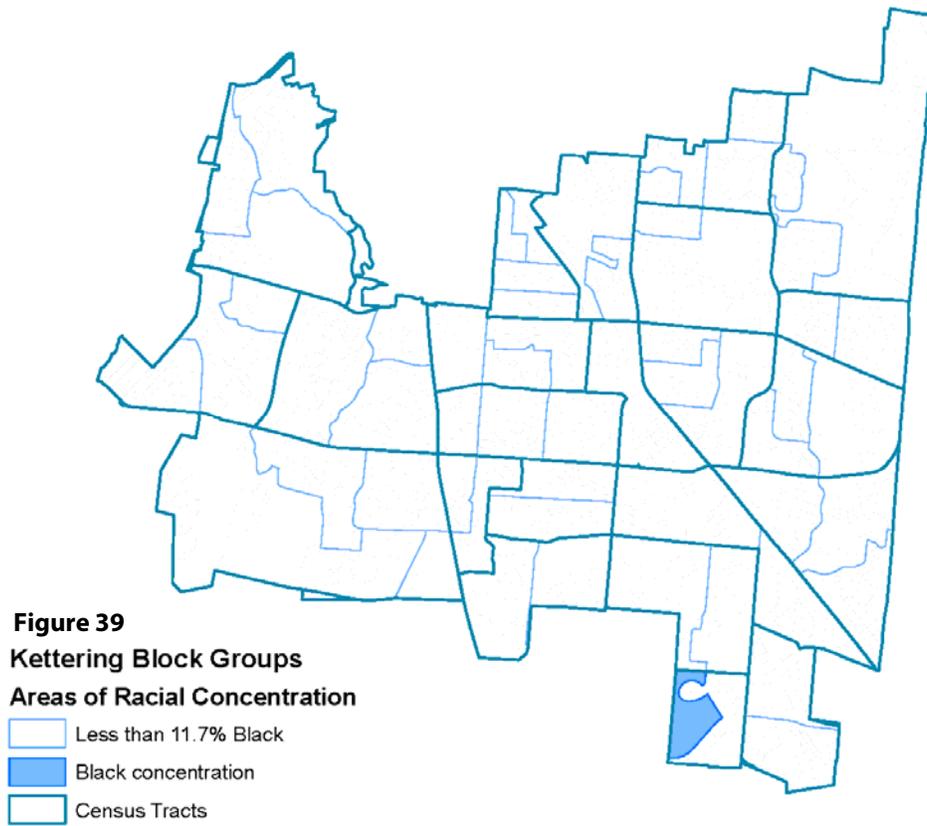
Kettering Racial and Ethnic Concentrations by Census Tract, 2000

	Total Population	White		Black		Asian/Pacific Islander		Other Race		Hispanic	
		#	%	#	%	#	%	#	%	#	%
Kettering	57,502	54,757	95.2%	955	1.7%	795	1.4%	189	0.3%	640	1.1%
Census Tract 2201	6,139	5,942	96.8%	36	0.6%	91	1.5%	9	0.1%	64	1.0%
Census Tract 101	2,088	2,054	98.4%	3	0.1%	19	0.9%	2	0.1%	36	1.7%
Census Tract 102	7,105	6,900	97.1%	41	0.6%	70	1.0%	25	0.4%	76	1.1%
Census Tract 201	2,849	2,703	94.9%	43	1.5%	17	0.6%	13	0.5%	38	1.3%
Census Tract 202	2,876	2,713	94.3%	71	2.5%	54	1.9%	6	0.2%	47	1.6%
Census Tract 203	2,718	2,640	97.1%	27	1.0%	21	0.8%	6	0.2%	25	0.9%
Census Tract 204	6,579	6,084	92.5%	141	2.1%	183	2.8%	31	0.5%	64	1.0%
Census Tract 205	1,463	1,395	95.4%	26	1.8%	18	1.2%	1	0.1%	16	1.1%
Census Tract 206.01	1,926	1,880	97.6%	7	0.4%	15	0.8%	7	0.4%	30	1.6%
Census Tract 206.02	1,714	1,672	97.5%	3	0.2%	27	1.6%	-	0.0%	14	0.8%
Census Tract 207	3,141	3,041	96.8%	27	0.9%	25	0.8%	6	0.2%	33	1.1%
Census Tract 208	2,433	2,370	97.4%	22	0.9%	15	0.6%	11	0.5%	31	1.3%
Census Tract 209	2,727	2,607	95.6%	37	1.4%	30	1.1%	13	0.5%	27	1.0%
Census Tract 210	1,823	1,755	96.3%	22	1.2%	14	0.8%	7	0.4%	20	1.1%
Census Tract 211	3,593	3,402	94.7%	93	2.6%	39	1.1%	10	0.3%	50	1.4%
Census Tract 212	1,653	1,536	92.9%	21	1.3%	43	2.6%	5	0.3%	17	1.0%
Census Tract 213.01	3,007	2,933	97.5%	12	0.4%	22	0.7%	11	0.4%	28	0.9%
Census Tract 213.02	2,386	2,302	96.5%	13	0.5%	29	1.2%	6	0.3%	17	0.7%
Census Tract 214	2,641	2,523	95.5%	33	1.2%	39	1.5%	8	0.3%	28	1.1%
Census Tract 215.01	2,985	2,832	94.9%	32	1.1%	52	1.7%	17	0.6%	40	1.3%
Census Tract 215.02	1,662	1,571	94.5%	38	2.3%	28	1.7%	7	0.4%	12	0.7%
Census Tract 216.01	2,178	2,067	94.9%	37	1.7%	26	1.2%	13	0.6%	32	1.5%
Census Tract 216.02	3,549	3,442	97.0%	13	0.4%	51	1.4%	10	0.3%	29	0.8%
Census Tract 217	2,470	2,335	94.5%	43	1.7%	50	2.0%	2	0.1%	23	0.9%
Census Tract 218	2,271	1,877	82.7%	265	11.7%	55	2.4%	14	0.6%	37	1.6%
Census Tract 219	2,192	2,122	96.8%	29	1.3%	19	0.9%	4	0.2%	18	0.8%
Census Tract 301	5,015	4,527	90.3%	228	4.5%	126	2.5%	36	0.7%	89	1.8%
Census Tract 401.02	2,207	2,061	93.4%	30	1.4%	78	3.5%	8	0.4%	23	1.0%

Note: Shading denotes racially/ethnically impacted area.

Source: U.S. Census 2000, (SF1- P7)

Census tract 218, Kettering’s only racially concentrated area, is emphasized in the following map.



Low Moderate Income Areas

The following table presents information regarding low and moderate income (LMI) persons in Dayton. LMI persons, as determined by HUD, have incomes at or below 80% of the median family income (MFI). In its 2009 estimates, HUD determined that there were 93,294 LMI persons in Dayton, equivalent to 60% of the population for whom this rate is determined.

HUD defines an LMI census block group in the City of Dayton as one in which 51% or more of the population have incomes of 80% or less of MFI. According to these criteria, 131 of the City's 206 census block groups qualify as LMI areas. Figure 40 lists all block groups for which LMI status has been determined.

Figure 40 Dayton LMI Block Groups, 2009

Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI	Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI
000100	1	320	766	41.8%	001400	1	177	352	50.3%
000100	2	583	1,269	45.9%	001400	2	102	115	88.7%
000200	1	779	1,011	77.1%	001500	1	153	270	56.7%
000200	2	548	906	60.5%	001500	2	458	506	90.5%
000200	3	841	1,177	71.5%	001500	3	351	388	90.5%
000300	1	318	443	71.8%	001600	1	391	881	44.4%
000300	2	303	378	80.2%	001600	2	446	1,186	37.6%
000300	3	1,827	2,149	85.0%	001700	1	337	496	67.9%
000400	1	723	1,129	64.0%	001700	2	348	533	65.3%
000400	2	403	1,209	33.3%	001700	3	960	992	96.8%
000400	3	494	921	53.6%	001800	1	1,628	2,270	71.7%
000400	4	973	1,422	68.4%	001800	2	424	560	75.7%
000500	1	261	612	42.6%	001800	3	1,947	3,045	63.9%
000500	2	403	738	54.6%	001800	4	337	455	74.1%
000500	3	508	756	67.2%	001900	1	621	826	75.2%
000500	4	162	537	30.2%	001900	2	228	692	32.9%
000500	5	255	597	42.7%	001900	3	579	995	58.2%
000500	6	113	659	17.1%	001900	4	618	806	76.7%
000500	7	216	549	39.3%	001900	5	448	560	80.0%
000600	1	267	716	37.3%	001900	6	1,090	1,358	80.3%
000600	2	248	772	32.1%	002000	1	1,020	1,363	74.8%
000600	3	96	470	20.4%	002000	2	900	1,400	64.3%
000700	1	511	750	68.1%	002000	3	324	648	50.0%
000700	2	374	568	65.8%	002100	1	662	805	82.2%
000700	3	731	1,044	70.0%	002100	2	748	1,195	62.6%
000700	4	661	905	73.0%	002100	3	372	744	50.0%
000700	5	769	963	79.9%	002100	4	266	382	69.6%
000801	1	301	1,020	29.5%	002100	5	499	666	74.9%
000801	2	1,476	2,670	55.3%	002200	1	670	789	84.9%
000801	3	619	843	73.4%	002200	2	657	849	77.4%
000802	1	413	862	47.9%	002200	3	964	1,221	79.0%
000802	2	682	1,117	61.1%	002200	4	459	771	59.5%
000802	3	1,248	1,722	72.5%	002300	1	867	1,168	74.2%
000900	1	331	737	44.9%	002300	2	322	459	70.2%
000900	2	676	1,044	64.8%	002300	3	500	619	80.8%
000900	3	473	648	73.0%	002300	4	519	628	82.6%
000900	4	546	896	60.9%	002300	5	395	677	58.3%
000900	5	563	699	80.5%	002400	1	550	878	62.6%
001000	1	237	680	34.9%	002400	2	291	598	48.7%
001000	2	994	1,096	90.7%	002400	3	475	1,000	47.5%
001100	1	417	773	53.9%	002500	1	473	761	62.2%
001100	2	577	1,132	51.0%	002500	2	45	61	73.8%
001100	3	384	662	58.0%	002500	3	740	1,237	59.8%
001100	4	412	646	63.8%	002500	4	355	682	52.1%
001100	5	584	976	59.8%	002500	5	1,073	1,638	65.5%
001100	6	544	913	59.6%	002600	1	455	602	75.6%
001200	1	930	1,165	79.8%	002600	2	366	928	39.4%
001200	2	502	683	73.5%	002600	3	310	950	32.6%
001300	1	792	1,177	67.3%	002600	4	364	790	46.1%

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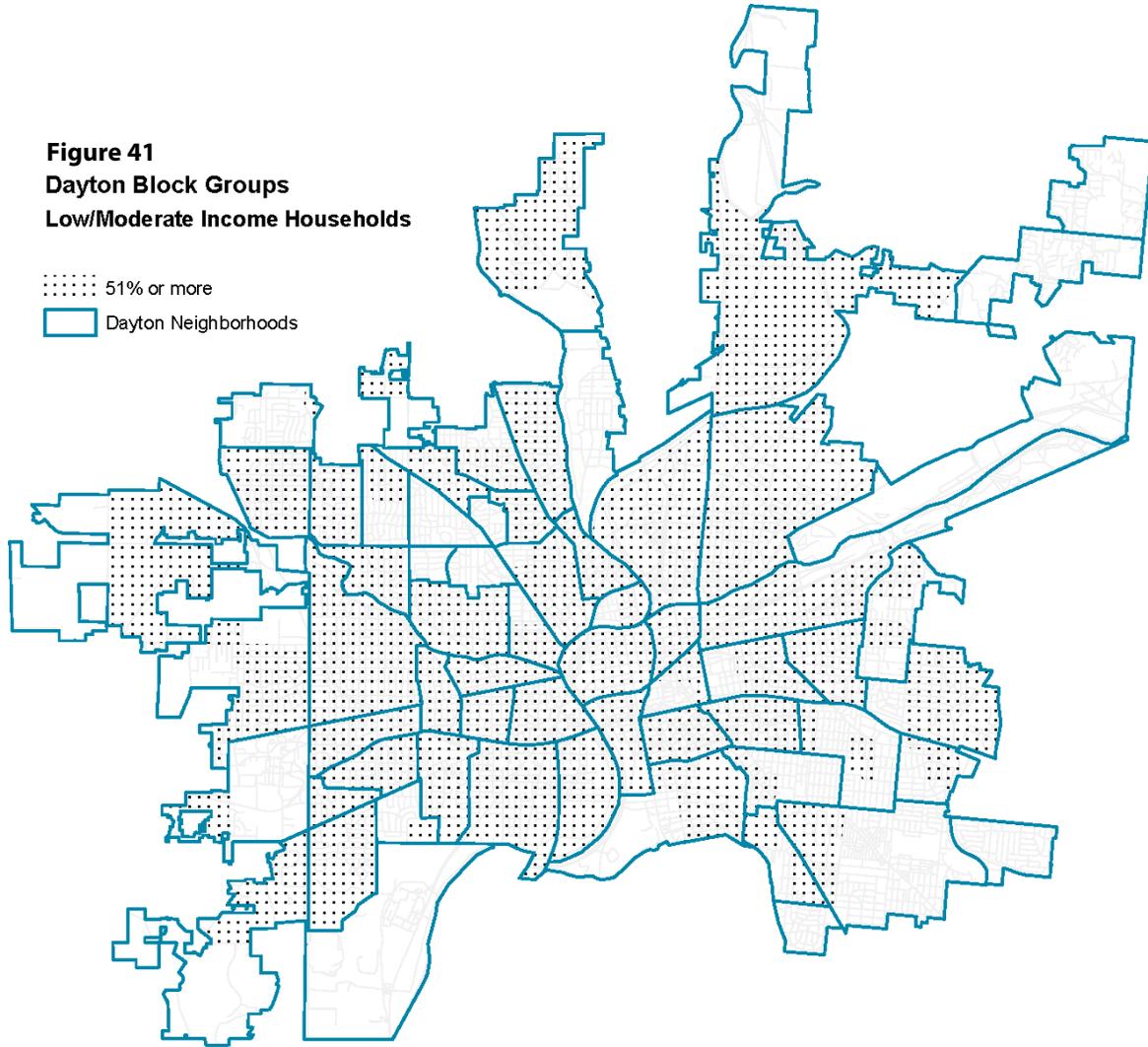
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Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI
002600	5	434	717	60.5%
002600	6	302	678	44.5%
002600	7	423	923	45.8%
002600	8	133	567	23.5%
002700	1	252	610	41.3%
002700	2	330	620	53.2%
002700	3	228	794	28.7%
002800	1	307	752	40.8%
002800	2	279	589	47.4%
002800	3	367	861	42.6%
002900	1	449	1275	35.2%
002900	2	687	1399	49.1%
002900	3	262	676	38.8%
002900	4	389	858	45.3%
003000	3	414	908	45.6%
003000	4	172	527	32.6%
003000	5	393	791	49.7%
003000	6	334	598	55.9%
003100	1	739	1165	63.4%
003100	2	284	831	34.2%
003100	3	378	875	43.2%
003200	1	398	792	50.3%
003200	2	897	1489	60.2%
003200	3	433	1393	31.1%
003300	1	340	768	44.3%
003300	2	515	772	66.7%
003300	3	402	754	53.3%
003300	4	416	1012	41.1%
003300	5	275	644	42.7%
003300	6	364	780	46.7%
003300	7	335	775	43.2%
003400	1	256	308	83.1%
003400	2	35	223	15.7%
003400	3	777	912	85.2%
003400	4	396	474	83.5%
003400	5	348	417	83.5%
003500	1	217	320	67.8%
003500	2	266	305	87.2%
003500	3	308	422	73.0%
003500	4	829	1176	70.5%
003500	5	884	1089	81.2%
003600	1	571	722	79.1%
003600	2	293	398	73.6%
003700	1	593	808	73.4%
003700	2	447	529	84.5%
003700	3	574	709	81.0%
003800	1	600	776	77.3%
003800	2	395	565	69.9%
003800	3	456	740	61.6%
003800	4	556	798	69.7%
003800	5	598	803	74.5%
003800	6	407	623	65.3%
003900	1	426	591	72.1%

Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI
003900	2	860	1370	62.8%
003900	3	301	490	61.4%
003900	4	790	1032	76.6%
004000	1	615	694	88.6%
004000	2	505	617	81.8%
004100	1	493	972	50.7%
004100	2	319	476	67.0%
004100	3	1166	1223	95.3%
004100	4	324	498	65.1%
004200	1	444	757	58.7%
004200	2	1140	1379	82.7%
004200	3	562	1031	54.5%
004300	2	43	142	30.3%
004300	1	1737	2112	82.2%
004400	1	405	584	69.3%
004400	2	302	558	54.1%
004400	3	778	967	80.5%
004400	4	398	635	62.7%
004500	1	0	0	-
004500	2	239	550	43.5%
060100	9	6	12	50.0%
060100	9	0	14	0.0%
060300	1	310	384	80.7%
060300	2	42	233	18.0%
060300	3	254	308	82.5%
070101	9	0	0	-
070201	2	358	367	97.5%
070202	1	361	719	50.2%
070202	2	692	912	75.9%
070300	3	79	88	89.8%
070300	1	33	87	37.9%
070300	2	101	101	100.0%
070300	3	6	6	100.0%
070400	2	0	71	0.0%
080100	2	204	333	61.3%
080100	3	216	297	72.7%
080100	4	256	328	78.0%
080300	2	12	33	36.4%
080400	2	79	117	67.5%
080500	5	800	1547	51.7%
080700	1	310	496	62.5%
090301	3	358	4305	8.3%
090302	1	24	31	77.4%
090302	5	39	39	100.0%
090302	6	0	0	-
090302	7	16	440	3.6%
090600	2	0	0	-
091000	2	91	264	34.5%
100101	1	0	0	-
100101	3	0	0	-
110100	1	0	10	0.0%
110200	3	391	485	80.6%

Source: Housing and Urban Development LMI data

Dayton's LMI areas are illustrated in the following map.



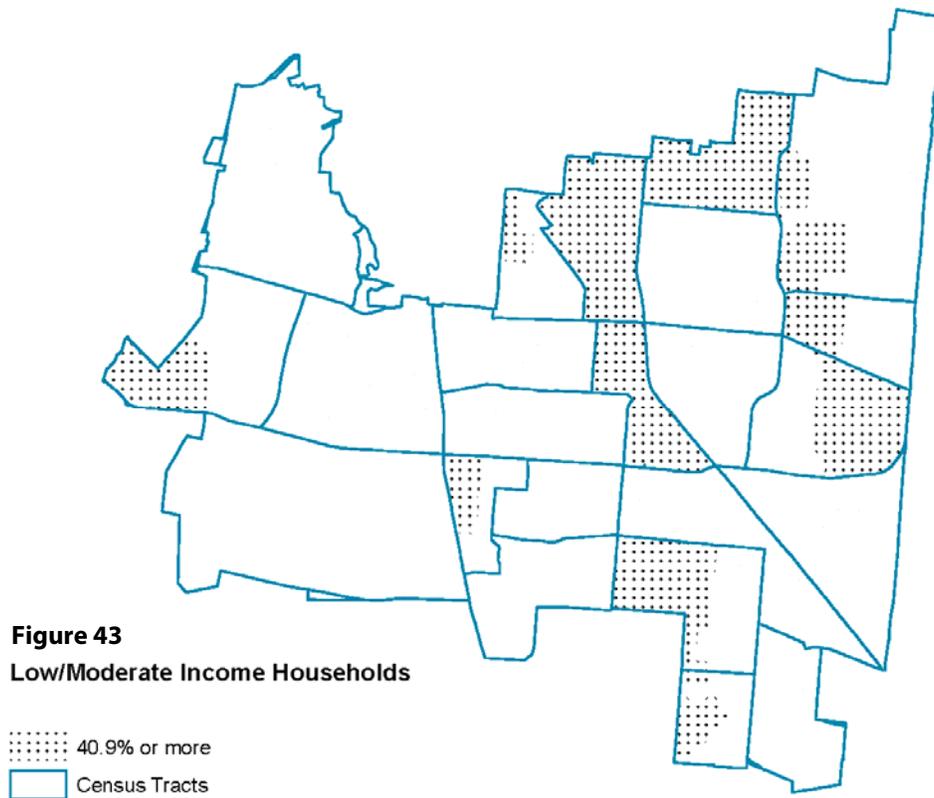
HUD defines an LMI census block group in the City of Kettering as one in which 40.9% or more of the population have incomes of 80% or less of MFI. According to these criteria, 16 of the City's 63 census block groups qualify as LMI areas. Figure 42 lists all block groups for which LMI status has been determined.

Figure 42 Kettering LMI Block Groups, 2009

Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI	Census Tract	Block Group	LMI persons	Universe of LMI	Percent LMI
10100	2	0	12	0.0%	021000	2	428	918	46.6%
010200	8	0	0	0.0%	021100	1	439	717	61.2%
020100	1	313	827	37.8%	021100	2	774	1,037	74.6%
020100	2	358	1,016	35.2%	021100	3	494	1,188	41.6%
020100	3	199	1,006	19.8%	021100	4	277	647	42.8%
020200	1	174	690	25.2%	021200	1	189	515	36.7%
020200	2	220	703	31.3%	021200	2	371	1,109	33.5%
020200	3	544	1,329	40.9%	021301	1	330	746	44.2%
020300	1	195	892	21.9%	021301	2	595	1,365	43.6%
020300	2	128	1,064	12.0%	021301	3	291	856	34.0%
020300	3	28	762	3.7%	021302	1	457	997	45.8%
020400	1	190	631	30.1%	021302	2	547	1,458	37.5%
020400	2	131	942	13.9%	021400	1	455	965	47.2%
020400	3	75	738	10.2%	021400	2	170	956	17.8%
020400	4	86	951	9.0%	021400	3	182	720	25.3%
020500	1	382	556	68.7%	021501	1	291	816	35.7%
020500	2	379	939	40.4%	021501	2	464	1,192	38.9%
020601	1	193	801	24.1%	021501	3	370	997	37.1%
020601	2	213	1,072	19.9%	021502	1	661	1,529	43.2%
020602	1	104	705	14.8%	021601	1	237	993	23.9%
020602	2	109	1,030	10.6%	021601	2	334	1,118	29.9%
020700	1	80	534	15.0%	021602	1	158	895	17.7%
020700	2	398	1,319	30.2%	021602	2	282	1,550	18.2%
020700	3	386	1,288	30.0%	021602	3	301	1,105	27.2%
020800	1	331	905	36.6%	021700	1	408	1,191	34.3%
020800	2	221	968	22.8%	021700	2	542	1,278	42.4%
020800	3	154	533	28.9%	021800	1	142	581	24.4%
020900	1	170	625	27.2%	021800	2	914	1,823	50.1%
020900	2	133	682	19.5%	021900	1	138	839	16.4%
020900	3	263	768	34.2%	021900	2	395	1,194	33.1%
020900	4	425	652	65.2%	040102	3	0	0	0.0%
021000	1	447	863	51.8%					

Source: Housing and Urban Development LMI Data

The distribution of Kettering’s LMI block groups appears in the following map.



Concentrations of LMI Persons and Minority Persons

In Dayton, of the 50 census tracts which contained block groups identified as LMI areas, 24 were noted also to be areas of racial or ethnic concentration. The census tracts that qualified as both areas of racial concentration and LMI concentration were: 2, 3, 4, 5, 7, 8.01, 8.02, 9, 10, 13, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 603, 702.01, 702.02, and 703. In Kettering, the only census tract that was an area of both racial concentration and LMI concentration was 218. These areas are illustrated in the following maps.

Figure 44
Dayton Block Groups
Low/Moderate Income Households

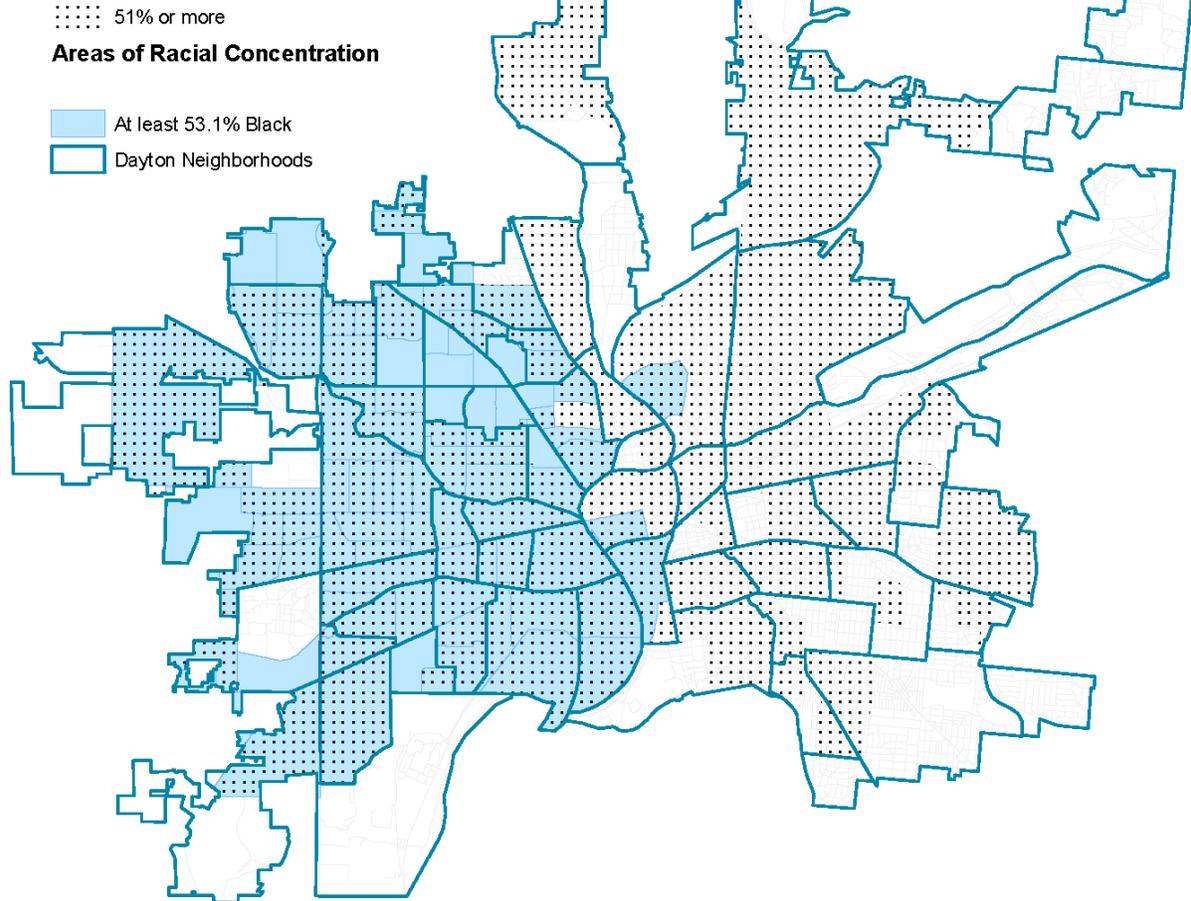


Figure 45

Kettering Block Groups

Areas of Racial Concentration

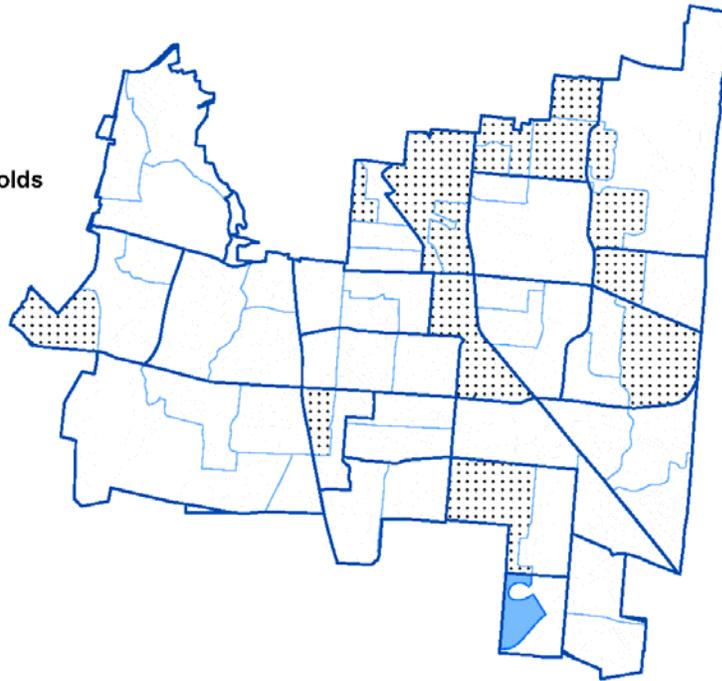
Less than 11.7% Black

Black concentration

Low/Moderate Income Households

40.9% or more

Census Tracts



21. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

The City of Dayton has not officially designated a Neighborhood Revitalization Strategy Area.

The City of Kettering has focused Neighborhood Stabilization Program resources in the Wiles Creek NRSA, which encompasses census tract 210, block groups 1 and 2. The borders of the area are East Dorothy Lane (south), the City of Kettering’s corporate limit (north), Wilmington Pike (east) and Acorn Drive (west). This area is part of zip codes 45419 and 45420. Wiles Creek was first designated as an NRSA in 2003. It is still the area of the City most susceptible to foreclosure activity, as it has a high vacancy rate, high foreclosure rate and many high-cost loans.

22. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The housing, special needs and community development priorities established as part of the Consolidated Plan were developed through a comprehensive public outreach process, which included an online survey, focus groups and a public review process with a high priority on meaningful citizen engagement. Additionally, the priorities reflect policy directives that have emerged from recent local planning publications, including CitiPlan 20/20, Focus 2010, the Analysis of Impediments to Fair Housing Choice, citywide comprehensive plans and neighborhood strategic plans.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs
- Focusing on low and moderate income areas or neighborhoods in the area
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

23. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

The majority of projects in Dayton will continue to be located in inner-ring neighborhoods, where concentrations of poverty and poor housing conditions are most prevalent. Citywide programs, which previously have included HMEOP, the Small Business Resource Assistance Program, Nuisance Demolition, Asphalt Resurfacing and Alley Improvements, specifically target LMI residents, businesses and areas throughout the City. To ensure that citywide services receive equitable distribution, the City uses prioritized lists and mapping tools.

In Kettering, focus areas will continue to be Wiles Creek and Oak Creek. The City will continue to focus public infrastructure projects in both neighborhoods.

24. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. The City of Dayton has emptied considerably during the last decade as a result of diminished employment opportunities and a stagnant local economy. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. Dayton has a significant affordable housing stock, yet the income level for many households is still insufficient to afford even the lowest of the market-rate units.

Intensifying the impact of limited available funding is the current increase in local home foreclosures, increased unemployment, increased homelessness and risk of homelessness, and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. As a result of the general economic downturn and a diminished tax base, Dayton and Kettering have experienced reductions in general funds and non-federal revenues that has left even fewer resources available to address growing needs.

Kettering has experienced some of the same housing and social problems as Dayton, but does not share the same resources. In order to address its aging infrastructure and public service programs, the City manages limited funds from non-HUD sources. City staff members have noticed that residential maintenance improves when streets are repaired, but the rising costs of repair prevent Kettering from addressing all of the areas in need of attention.

The cities will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

SPECIFIC OBJECTIVES 91.215 (A) (4)

- 25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.**

Identify specific objectives and proposed outcomes by completing Table 1C or 2C – Summary of Specific Objectives

The cities of Dayton and Kettering have provided specific objectives for each of the following five-year goals in subsequent sections of the Consolidated Plan. Each specific objectives section assigns national objective codes to classify activity types.

Housing:

- Goal I: Increase the quality and desirability of the housing stock in Dayton and Kettering while maintaining affordability
- Goal II: Reduce the impact of vacant, obsolete and nuisance housing structures in Dayton
- Goal III: Increase the rate of homeownership among households in both cities
- Goal IV: Promote physically accessible housing for those with disabilities through partnerships with non-profits, appropriate agencies and advisory committees in the region (both cities)

Homelessness:

- Goal I: Work with Continuum of Care Partners to realign the current system to be much more prevention and housing focused—supporting people in place/in housing, and less focused on shelter services (both cities)
- Goal II: Support the efforts of community agencies to reach the Homeless Solutions goal of 375 additional units of permanent supportive housing by 2015 (both cities)
- Goal III: Support the efforts of community agencies to provide outreach, shelter, transitional and permanent supportive housing and services to homeless families, youth and single adults (both cities)

Non-housing community development:

- Goal I: Improve the quality of life in low- and moderate income (LMI) neighborhoods Through infrastructure enhancements, public facilities improvements and linked community development (both cities)
- Goal II: Improve economic opportunities for low-income residents by fostering partnerships and initiatives that provide living-wage jobs and job training (both cities)
- Goal III: Dayton will provide high-quality recreational opportunities to LMI residents by improving public facilities that benefit income-eligible residents.

HOUSING**PRIORITY HOUSING NEEDS****91.215 (B)**

26. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

Faced with continuing population loss and a housing market built out far beyond current demand, the City of Dayton intends to apply its entitlement allocation toward a community identity redefined in its comprehensive plan, CitiPlan 20/20. This will involve the stabilization of neighborhoods threatened by vacancy and abandonment and the continued promotion of housing opportunities for LMI and special-needs populations. Priority needs for Kettering are listed separately.

Rental housing

Dayton's priority needs for rental households are as follows.

- *Upgrading, Enhancing and Replacing Affordable Rental Housing in Targeted Neighborhoods*
Dayton has a large stock of reasonably priced rental housing. However, many of the rental units are in outdated, substandard structures, often concentrated in blighted areas. The area of greatest priority for rental housing is improving neighborhood viability and upgrading and improving viable affordable rental projects. Additionally, the City will pursue homeownership initiatives as a means of stabilizing targeted neighborhoods.
- *Promoting and Expanding Mixed-Income Rental Housing in Targeted Areas*
Affordable rental housing that is no longer economically viable should be demolished and the site redeveloped in a manner that brings about a mixed-income neighborhood. In all development and redevelopment, the City should strive to deconcentrate affordable and subsidized units.
- *Conversion and Preservation of Unique Downtown Historic Mixed-Use Buildings*
The preservation of Dayton's historic past is a key element of the revitalization of the downtown core and the inherent uniqueness of Dayton. The City will pursue an aggressive strategy to preserve and convert historic commercial buildings that no longer function as office space into unique downtown living environments. The City will seek partnerships with qualified developers and leverage HUD funds with both state and federal tax credits.

Owner housing

Dayton's priority needs for owner households are as follows.

- *Reinvesting in the Quality of Existing Stock*

The City's housing strategy provides for the thoughtful use or reuse of existing development. Additionally, the age, size and condition of existing housing stock increases the importance of renovation and reinvestment as a means to promote healthy neighborhoods and quality housing. There is a great need to rehabilitate or purchase, demolish and redevelop existing units.

Units that are of a size and character that is attractive in the market should be rehabilitated and, if necessary, upgraded to current standards of size and amenities. Units for which rehabilitation would be an inefficient investment of resources should be purchased and demolished, and the resulting vacant lots should be reclaimed and creatively reused, as resources allow. Low-income elderly households are a particular priority for rehabilitation assistance because their incomes are typically fixed, and job training investments are not a suitable strategy to increase their ability to afford market-rate housing.

Dayton has a long history of encouraging housing redevelopment through the designation of historic districts. The City will continue its neighborhood preservation activities through the oversight of 14 historic districts and more than 2,500 National Register listed structures. Dayton will continue its preservation legacy by conducting additional surveys and inventory strategic areas of the City to seek out unique preservation opportunities.

- *Providing Opportunities for Homeownership*

The economic downturn has impacted the ability of families to accumulate sufficient resources to consider buying a home. The City will create opportunities to make homeownership possible for qualified renters in order to benefit both renters and the stability of neighborhoods in which affordable housing stock is located.

- *Distributing and Diversifying Housing Types*

In order to maintain and increase the availability of decent, affordable housing, the City must create sustainable economic conditions that will invite investment. Neighborhoods are economically stable when the housing stock as a composite mirrors the average housing values in the region, allowing the area to attract private investment and become less dependent on scarce local government resources. Public investments need to focus on strategies that will encourage the private sector to participate in and sustain neighborhood revitalization.

Though Kettering is in many ways demographically and economically different from Dayton, its housing priorities are in some ways similar, with an added emphasis on quality owner housing and decent units affordable and accessible to seniors. The following priorities will guide investment decisions during the five years covered by the CP:

- *Preserving the Quality of Existing Owner Housing, Encouraging Neighborhood Investment*
Only about one-fifth of the total housing stock in Kettering (20.9%) has been built in the last 40 years. Overall, the City's aging stock presents some maintenance issues, especially for lower-income and elderly homeowners. Elderly homeowners often prefer to "age in place" and require rehabilitation assistance in order to do so. Investing in the quality of stock will play an important role in attracting and retaining City residents and maintaining the character of Kettering neighborhoods.
- *Relieving Housing Problems for the City's Lower-Income Renters and Owners*
A high proportion of lower-income Kettering renters (67% of all households with incomes at or below 30% MFI) experience severe cost burden, paying more than 50% of their income for housing-related costs. In total, 56.2% of renters under 80% MFI and 41.8% of owners under this income threshold have housing problems, which HUD defines as cost burden or deficient facilities. These households require assistance to gain financial independence and maintain suitable living facilities at a reasonable cost.
- *Maintaining a Supply of Affordable, Decent Rental Housing*
According to the Housing Market Analysis conducted as part of the development of the Consolidated Plan, Kettering's supply of for-rent units affordable to households with incomes at or below 80% MFI is lacking. The age, size and condition of existing rental units increases the importance of renovation and reinvestment as a means to expand the availability of quality stock.
- *Supporting the Housing Needs of Special Populations, Especially the Elderly and Frail Elderly*
Kettering has a substantial population of persons over age 65, who require housing need considerations different from those of the general population. These residents are often on fixed incomes and have limited means to maintain older homes. Those who wish to age in place must contend with physical barriers to mobility, and some have additional physical or sensory disabilities that necessitate the provision of unit retrofitting or supportive services.
- *Providing Opportunities for Homeownership*
Conventional wisdom holds that promoting homeownership is a means of neighborhood stabilization through extending resident tenure and incentivizing property maintenance. The City of Kettering will continue to facilitate opportunities for home purchase for income-eligible households, along with providing the counseling necessary to ensure success for new homeowners.

27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

In light of the limited amount of federal funds available to Dayton and Kettering, not all of the local housing needs can be addressed over the next five years. Therefore, priorities must be established to ensure that scarce resources are directed to the area's most pressing housing and community development needs.

The following factors were considered in developing housing-related priorities for Dayton and Kettering. Priorities defined are general in nature to encompass the variety of assistance that may be given in a five-year period. Projects that address multiple priorities will be given higher preference than those addressing a single priority need.

- The state of housing stock in the cities: its condition, cost, size and distribution
- The needs of households, particularly those not being adequately served by the existing housing supply
- Consideration of who is and who is not already being served
- Capacity to meet housing needs
- Resources that the cities realistically anticipate receiving to address housing needs

Several key characteristics of the housing market in the greater Dayton area directly impact the provision of affordable housing. The first issue relates to the quality of both owner and rental housing, as much of the local housing stock was built prior to 1960. A large percentage of owner-occupied housing belongs to low-income families that do not have the financial resources to rehabilitate deteriorating conditions. Many homeowners are cost-burdened and cannot afford repairs that are necessary to maintain their homes. Additionally, due to the significant stock of older homes in the area, a substantial number of LMI households face the risks inherent to lead-based paint.

The current economic downturn, accompanied by a rising trend of unemployment, has further depleted the ability of many families to save money and secure mortgage financing. Dayton was hit hard by the foreclosure crisis, and the loss of multiple major employers from the City and recent years has resulted in large-scale job loss. Families who struggle to pay basic monthly expenses need assistance to afford homeownership.

Demand is strong for more affordable rental housing options in the area, evidenced by the 2,055 households currently on the list for public housing units at the Dayton Metropolitan Housing Authority. Thousands of additional families are on the waiting list for Section 8 voucher

assistance. While Dayton is considered a comparatively affordable housing market, many households continue to struggle to meet even the least expensive of market-rate units. More than one in five renters in Dayton is considered severely cost burdened, paying more than 50% of income in housing costs. Roughly half of the City's 11,621 renters making less than 30% of the median family income are severely cost burdened.

In response to these conditions, Dayton and Kettering have developed a set of priorities that allow for the preservation and rehabilitation of existing affordable housing, the expansion of rental housing suitable for LMI households; the provision of direct assistance to homebuyers; and homelessness prevention and assistance.

28. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. The City of Dayton has emptied considerably during the last decade as a result of diminished employment opportunities and a stagnant local economy. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. Dayton has a significant affordable housing stock, yet the income level for many households is still insufficient to afford even the lowest of the market-rate units.

Intensifying the impact of limited available funding is the current increase in local home foreclosures, increased unemployment, increased homelessness and risk of homelessness, and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. As a result of the general economic downturn and a diminished tax base, Dayton and Kettering have experienced reductions in general funds and non-federal revenues that has left even fewer resources available to address growing needs.

The cities will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

SPECIFIC OBJECTIVES/AFFORDABLE HOUSING 91.215 (B)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-3), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

This section provides a summary of five-year housing objectives for the City of Dayton and the Dayton/Kettering HOME Consortium. While these objectives are described by output-based performance measures, the City will also evaluate the results of program activity in terms of outcome-based measures in each year’s Consolidated Annual Performance and Evaluation Report (CAPER). Each objective here is classified using HUD’s numbering system for specific objectives, as described in Figure 46.

Figure 46 HUD Specific Objectives Matrix

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

In developing the five-year goals and specific objectives, the cities determined that the menu of program activity that was implemented as a result of the 2006-2010 Consolidated Plan was generally effective in addressing the community’s housing needs, but concluded that emphasis could be shifted from enforcement activity to rehabilitation activity in Dayton to ensure that the greatest possible community revitalization is realized.

Currently, the City of Dayton’s federal entitlements budget is dedicated heavily to exterior building inspection activity, as code enforcement receives roughly 50% of the community’s total CDBG allocation. A large inspections staff works diligently to tag deficient properties, but the City’s administrative ability to conduct follow-up is limited, often leaving deficient properties to remain deficient. During the development of the CP, stakeholders reported that some landlords purposefully ignore directions to correct property issues with the full knowledge that the worst possible consequence is only subsequent visits from inspectors. The continued prevalence of code violations and the need for multiple re-inspections indicate that this system for improving the quality of the City’s housing stock calls for improvement.

Therefore, this five-year plan calls for a gradual reversal of the spending balance, with more spending each year allocated toward neighborhood investment and less allocated toward code enforcement. The City of Dayton plans to target its limited resources primarily toward investment in areas of opportunity, especially those in which schools have been recently built or substantially rehabilitated. Revitalizing these neighborhoods calls for a careful balance between the reclamation of abandoned, dilapidated properties and the development of new construction to attract residents who require modern amenities. The ultimate goals of the housing program are to provide decent, affordable facilities that meet the needs of current City residents and to encourage new settlement and investment in City neighborhoods.

To these ends, the City of Dayton plans to meet the following specific objectives during the next five years. Kettering's specific housing objectives are listed separately following Dayton's.

Goal I: Increase the quality and desirability of Dayton's housing stock while maintaining affordability

Objective A: The City of Dayton will expend more resources to assist owners with addressing code violations and deferred maintenance. By 2015, the City will have assisted 500 low- and moderate-income homeowners with the completion of home repair or rehabilitation to assist them in maintaining their homes. This includes assistance for elderly homeowners who wish to age in place and accessibility modifications for persons with disabilities, as well as addressing referrals for all eligible homeowners in need of assistance. (DH-3)

Implementation: As a part of the reorganization process, the City will reduce its code enforcement allocation by 2015, freeing up funding for other activities that will more directly improve the condition of local affordable housing stock. The City will take a more aggressive approach to the correction of code deficiencies on the part of property owners.

Implementation: Grants and low-interest loans will be available to eligible homeowners in Dayton to address code violations and deferred maintenance. The City of Kettering will provide low-interest loans to LMI homeowners to bring their housing units up to standard condition.

Objective C: The City will expand the availability of decent, affordable housing with replacement construction. In complement to the City's rehabilitation efforts, this activity will ensure that the local housing stock includes modern amenities that will attract or retain residents. (DH-1)

Implementation: The City of Dayton will partner with local housing developers to replace 300 rental units and 100 single units for ownership by 2015. 20% of all new construction will be accessible to persons with disabilities.

Objective D: Through new and existing partnerships, the City of Dayton will rehabilitate at least 250 rental housing units for low- and moderate-income households. (DH-1)

Implementation: The Dayton-Kettering Consortium will apply HOME funds to facilitate the renovation of rental properties affordable to LMI households. Rehabilitations will be completed through Dayton's rental rehabilitation program and other site-specific opportunities as they arise.

Goal II: Reduce the impact of vacant, obsolete and nuisance housing structures

Objective A: The City of Dayton will increase its efforts to acquire and demolish vacant and substandard housing units, clearing 2,000 by 2015 in order to stabilize neighborhoods and/or assemble developable tracts of land for redevelopment. (DH-3)

Implementation: The City's nuisance program will demolish vacant structures, while the Division of Housing and Neighborhood Development will strategically acquire land for future redevelopment.

Goal III: Increase the rate of homeownership among the City's households

Objective A: By 2015, the City of Dayton will have assisted 500 low- and moderate-income (LMI) households in purchasing a new home, will have provided down payment assistance to 200 LMI households and will have converted at least 50 housing units from rental to homeowner status. (DH-2)

Implementation: The City will assist LMI households through the Neighborhood Lending Program and mortgage credit counseling classes.

Objective B: The City will provide means to make Dayton an attractive place to settle for younger would-be buyers.

Implementation: The City will retain local college graduates through the homebuyer incentive program.

The City of Kettering's goals and specific objectives related to affordable housing are as follows.

Goal I: Identify and revitalize a targeted neighborhood revitalization area.

Objective A: The City of Kettering will select an area consisting of one to three blocks (both street sides) meeting criteria established by the City for

qualification as a designated focus area for entitlement funding for three consecutive years. The City could require this area – and any subsequent focus area designations – to meet any or all of a set of needs criteria, such as preponderance of vacant or deteriorating structures, presence of LMI households, inadequate existing infrastructure, potential for private investment, etc.

Implementation: As a part of the Five-Year Consolidated Planning process, the City will establish criteria for area selection and define the boundaries of such an area prior to the start of FY 2011. (DH-3, SL-3)

Objective B: By the start of FY 2014, the City of Kettering will have invested for three program years in the targeted area for comprehensive neighborhood revitalization. In order to achieve transformative results, the City plans to allocate 40% to 50% of its CDBG budget (after administrative costs) annually to a variety of projects occurring within the boundaries of the target area.

Implementation: Based on the demographics, housing stock, property use and condition and the usefulness of infrastructure in the target area, the City will invest in projects that will result in the improvement of housing stock and the quality of life in the target area, with the ultimate goal of attracting private investment.

Goal II: Improve the quality of renter and owner housing stock across the City

Objective A: Outside of the target area, the City will continue to complete housing rehabilitations for LMI households in order to preserve the City's housing stock and relieve housing problems for very-low- and low-income homeowners and renters.

Implementation: In total, the City will apply its HOME Consortium allocation, CDBG funds and program income to complete at 20-24 single-unit residential rehabilitations annually.

30. Describe how federal, state and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The primary resources available to implement the CP's housing objectives come from CDBG and HOME entitlement allocations.

CITIES OF DAYTON AND KETTERING

Population and poverty rate are the major criteria in the determination of federal entitlement funds. As Dayton has experienced steep population losses and modest reductions in its poverty rate, it has also experienced commensurate reductions in federal funding that have also affected Kettering, via the HOME Consortium. This is expected to continue upon the release of 2010 Census data, which will likely reflect continued population decline. The loss of federal funding will be at the expense of programs that sustain a suitable living environment, such as discretionary funds and set-asides for code enforcement, demolition, road resurfacing, recreation services or youth services.

In the past, Dayton and Kettering have both leveraged its federal resources with substantial non-HUD funding sources, and the cities plan to maximize these alternative sources during the five years covered by the CP. The required HOME match will derive from the forbearance of taxes and discounted land or property sales.

- 31.** Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

See Question 27 (analysis of housing market's impact on funding priorities).

- 32.** If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

Not applicable – Dayton and Kettering do not plan to apply HOME funds to tenant-based rental assistance in the next five years.

PUBLIC HOUSING STRATEGY 91.215 (C)

- 33.** Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

The Dayton Metropolitan Housing Authority drafted its PHA Five-Year Plan in 2007 and completed its latest Annual Plan in 2010. The Five-Year Plan describes the Authority's next steps in what has been an ongoing major transition in the physical stock of public housing in the metropolitan area. Between 2000 and 2006, the net number of public housing units in Dayton fell by 514, as 564 were demolished through a combination of density reduction and HOPE VI activity and 50 units were added. Since 2006, DMHA has removed more than 1,400 units that have become antiquated, required substantial rehabilitation and were located in sites with

vacancy rates exceeding 30%. Overall, DMHA's removal plans will eventually eliminate 80% of the public housing for families in Dayton.

In order to adequately serve its 2,588 resident households and the additional 2,055 families currently on the waiting list for public housing, DMHA will continue the aggressive pursuit of adequate funding from HUD and other sources to rebuild or renovate a number of replacement units throughout Montgomery County equal to those lost from the inventory. The Authority strives to provide safe and suitable housing for the large number of extremely low income families in Dayton.

Density reduction has served the purpose of removing substandard stock from DMHA's inventory in areas that have excessively high vacancy rates, which the Authority attributes primarily to an inability to find willing residents for these units due to an amalgamation of issues related to the units themselves – age of the structures, condition, lack of amenities, location and perceived site safety. To ensure that residents continue to have adequate housing options, the Authority will apply for Housing Choice Replacement Vouchers to supplement its inventory, broaden the housing opportunities of its clients and create a more manageable inventory of units under the Asset Management system. Specifically, this will include application for 250 additional Section 8 Housing Choice Vouchers for the development of project-based units.

DMHA's latest Five-Year and Annual Plan outlines a strategy for addressing the housing needs of families in the jurisdiction. It is as follows.

1. Maximize the number of affordable units available to DMHA by:

- a. Implementing policies and strategies to reduce off-line units
- b. Reducing vacancies 2% per year in public housing units
- c. Reducing the time to make vacant units available
- d. Seeking replacement of public housing units through mixed-finance development
- e. Utilizing all HUD-approved budget authority for the Section 8 program
- f. Participating in the Consolidated Plan development process to ensure coordination with broader community strategies
- g. Exploring the use of Capital Fund Financing to leverage the renovation of additional public housing units, and
- h. Increasing the number of accessible units in DMHA's public housing portfolio

2. Increase the number of affordable housing units by:

- a. Applying for additional Section 8 units and funding as resources become available
- b. Leveraging affordable housing resources in the community through the creation of mixed-finance housing, and
- c. Leveraging Replacement Housing Factor Funds through the acquisition, rehabilitation and new construction of affordable housing units

3. Provide housing resources for the homeless by:

- a. Continuing to develop alternative housing for homeless individuals and families in partnership with other agencies, and
- b. Setting aside 250 Housing Choice Vouchers for project-based housing owned and operated by DMHA to assist the homeless in Montgomery County

DMHA is working with private developers to build capacity in an effort to expand the affordable housing stock in Montgomery County, particularly in the City of Dayton. Four projects are currently under consideration:

- The Germantown Broadway Project would include the construction of a three-story, 50-unit residential facility for seniors. The facility would consist of one-bedroom flats and would be located at the intersection of Germantown and Broadway streets. DMHA would operate the facility, though it would be owned by Dayton Metro Homes, LLC.
- Dayton View Commons II would consist of the construction of at least 30 scattered-site single-family homes to complement the completed homeownership phase of DMHA's HOPE VI project. In many cases, the proposed lots border the recently constructed homeownership properties. This project would entail the demolition of the remaining blighted structures in this neighborhood, which adds additional potential neighborhood revitalization benefit.
- Arlington Court is proposed as a site for a grant-funded public housing revitalization project. DMHA hopes to acquire significant funding through HOPE VI or the Choice Neighborhoods program to develop a new mixed-income sustainable community, including rental and for-sale units, public recreational/community/educational facilities and infrastructure, on the site of the development, which was demolished in 2008. Arlington Court was previously a 200-unit public housing facility.
- Cliburn Manor has also been advanced as a potential site for the same type of public housing revitalization project. Previously, the facility was an 80-unit public housing site with excellent access to downtown Dayton and surrounding communities via central roads and public transportation. Like Arlington Court, the Cliburn Manor site is proposed as a potential mixed-income sustainable community.

4. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

The Five-Year and Annual Plan contain provisions for modernizing 275 public housing units by 2012 to ensure long-term viability. Additionally, the Authority planned to convert units at a facility in Woodview to be accessible to persons with mobility impairments in order to further its

compliance with Section 504 requirements. As noted in the Public Housing Needs section of the Consolidated Plan, the Authority's current supply of accessible housing is seriously inadequate by those standards. DMHA is currently negotiating a Voluntary Compliance Agreement with HUD regarding a Section 504 compliance review.

As of 2010, DMHA has acquired and modernized 20 units under the Replacement Housing Funds (RHF) program. The Authority plans to modernize 35 additional units at Windcliff Village pending HUD approval of the mixed-finance proposal for the project. Replacement housing funds will also be used to contract seven new single-family, one-story homes at the intersection of Fitch and Germantown streets. Four units are being acquired and renovated in Washington Township. In general, replacement housing funds will be a continuing means of leverage in the Authority's redevelopment efforts.

To improve its management and operation, DMHA continues to implement its Corrective Action Plan. As part of this effort, DMHA reduced unit turnover days and reorganized departments and training processes. In 2005-06, the Authority transitioned its operations from a site-based field support system to an asset management model, in which all residential sites are defined and managed as cost centers, decentralizing the traditional public housing costs. This has provided the Authority with a better means of defining the income-generating potential and cost structure of each development site. Ultimately, the asset management system has informed DMHA's density reduction and modernization programs. In FY 2010, DMHA's Section 8 program achieved high performer status on the Section 8 Management Assessment Program (SEMAP).

5. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

In addition to improving the physical condition of public housing stock by removing deficient facilities from the inventory; expanding the availability of decent, affordable stock through public-private partnership and replacement funds, modernizing outdated amenities and adapting units to meet accessibility needs, DMHA has established goals and objectives that will enhance the general living environment for residents across all of its public housing sites. As stated in the Five-Year and Annual Plan, these include the following:

- Work to increase the Authority's capacity to connect with community social service agencies through ROSS grant funding to help the homeless, young adults and the elderly achieve success in public housing and the Section 8 program
- Develop a literacy program for boys and girls through sponsorships or sports teams that have programs including a literacy component
- Partner with the Dayton Consortium as a part of the NSP2 program, which will eliminate blight and improve neighborhood quality in targeted areas

- Implement the Violence Against Women Act (VAWA), including education and outreach on the services and counseling available to victims; maintaining compliance in regard to tenancy retention and terminations; and admission preferences for victims of domestic violence. Additionally, DMHA has a zero-tolerance policy regarding domestic violence and terminates the contracts of perpetrators while allowing victims to retain tenancy.
- Implement an inspection department to conduct PHA annual inspections and Section 8 inspections
- Continue to provide high-quality and effective services to the resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants. In the last year, this program benefited 553 residents, including 150 who received Neighborhood Networks computer training; 258 elderly households who received assistance with light housekeeping, case management, health care screening and health/wellness education; and 145 families who received assistance with training, school and day care.
- Continue to expand on developing relationship with the City of Dayton, Montgomery County and other local governments for the good of all clients served

6. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

DMHA encourages participation in a wide range of resident housing initiative programs and services offered to tenants. These include family self-sufficiency (FSS) programs and activities developed by the Authority to assist public housing and Section 8 households to become homeowners. DMHA strives to improve staff and resident accountability through its 12-step comprehensive Community Improvement Plan (CIP). The Authority does not maintain a resident council at each individual public housing site, but residents are encouraged to become involved in guiding management operations and determining modernization needs.

DMHA operates the following programs to improve the quality of life for residents.

- **Family Self Sufficiency (FSS)**
The FSS program is intended to provide economic independence for public housing residents by offering comprehensive supportive services. By encouraging self-sufficiency, this program positions participants to break the cycle of dependency on public assistance and rental subsidy programs. Coupled with the Authority's standard case management services, FSS includes the following:
 - Hope VI: The residents of public housing sites that are demolished to

allow for redevelopment receive a four-year program of extensive case management support in employment training, educational tutoring and computer literacy.

- Senior Wellness: This program provides for the preventative resources necessary for senior public housing residents to maintain high-quality, independent lifestyles.
- Computer Literacy: This program provides computer skills training to public housing residents and their families.
- Homeownership Training: Residents are given the opportunity to prepare themselves for homeownership through credit counseling, down payment assistance and homebuyer education classes.
- Families in Transition Supportive Services: DMHA is the recipient of a ROSS grant to assist families in transition to make the step to more rewarding careers. These grant funds are used to support job training and the educational advancement of residents.
- **Homeownership Opportunities**

DMHA has developed a “ladder to success” program for all public housing and Section 8 families, with the ultimate goal of providing client households with homeownership opportunities. To date, the Authority has facilitated 255 homeownership transactions, including 28 through the Section 8 homeownership program. Each spring, DMHA’s Agency Plan proposes homeownership initiatives. No homeownership activities are planned for FY 2011, though they are expected to occur as resources become available during the next five years.

7. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

Not applicable – The Dayton Metropolitan Housing Authority has not been designated as “troubled.”

HOMELESS

PRIORITY HOMELESS NEEDS

**Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook*

8. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

In 2006, the City of Dayton and Montgomery County published the “Homeless Solutions Community 10-Year Plan — A Blueprint for Ending Chronic Homelessness and Reducing Overall Homelessness in Dayton and Montgomery County, OH.” The Plan identified 11 critical needs and issues to be addressed:

1. Preventing homelessness is far cheaper than allowing it—it costs less to keep someone in their current housing than it does to provide emergency shelter and to re-house them.
2. Thousands of families and single individuals are “living on the edge” and are at risk of becoming homeless.
3. The safety net currently in place provides inconsistent coverage and is stretched very thin.
4. Very low income households require deep subsidies in order to afford housing in the private market.
5. There is no efficient, reliable way to connect affordable housing to the low income people who need it, despite an abundance of vacant units.
6. Ensuring housing stability for young adults should be a high priority in order to prevent patterns and habits of chronic homelessness from developing.
7. Some homeless people are never successfully engaged by the existing set of shelter and service providers.
8. Current policy and procedures of many human services agencies sometimes make it difficult for homeless people who are in the system—or those at-risk of becoming homeless—to get all of the help they need and/or quickly enough.
9. Homeless persons needing mental health services are sometimes required to wait from two weeks up to three months.

10. For people affected by drug or alcohol abuse, mental illness or other disabilities, local zoning laws, insufficient resources and the prevalence of the NIMBY syndrome combine to produce a shortage of appropriate supportive housing options.
11. The NIMBY syndrome also complicates efforts to find locations for shelters and for affordable housing for low-income people.

9. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.

The Homeless Solutions 10-Year Plan reached the following conclusions that continue to guide its implementation and CofC policy making in regard to mitigating and preventing homelessness:

- The community cannot afford to have people living on the street or in gateway shelters. The negative impact on people’s lives, neighborhood revitalization and economic development is too great. In both human and economic terms, the cost is staggering.
- Homelessness affects the entire community and is just not a City of Dayton issue.
- The role of housing in ending homelessness cannot be overstated. Keeping people housed and rapidly re-housing those who become homeless is the primary answer.
- Mental illness and alcohol or drug addiction play a major role in extending homelessness for many single adults. Alternative shelter and Housing First options are needed to engage this population, as it is much easier to work on substance abuse and mental health issues when clients are stably housed.
- Persons who experience homelessness fall into one of two groups: those who can become self-sufficient and live independently and those who need a lifetime of support.
- Community education about who is at risk of homelessness and why is a critical strategy to develop the community will and financial resources required to reduce and end homelessness.

In the five years since the Homeless Solutions Plan was adopted in 2006, major changes and improvements have been made to the Dayton/Kettering/Montgomery County Continuum of Care to better address the needs of families with children and single adults that are homeless or at risk of becoming homeless in our community. They include:

- Adding 375 units of permanent supportive housing for chronically and long term homeless disabled single adult and families.

- Redesigning Dayton’s overnight and daytime emergency shelter programs that required families with children, and single men and women to move between the two locations each day. The new gateway shelter system now consists of two 24-hour facilities. Homeless families and single women are now sheltered at the St. Vincent Hotel. Homeless men are now sheltered at the new Gettysburg Gateway for Men. Each site serves as the front door to the homeless system for its specific population(s), and offers expanded space for programming that engages both families and singles in a variety of activities directly related to helping them secure housing.
- Developing a special one-stop employment center to increase employment outcomes for homeless adults and ex-offenders located within the Montgomery County Job Center. The one-stop center recently received ARRA funds, and is providing employment assessment, job training, job development, work supports and access to transitional jobs.
- Securing and implementing pilot family homeless prevention and rapid re-housing grants from the State of Ohio in 2007 & 2008, and receiving and implementing the combined \$4 million federal ARRA Homeless Prevention and Rapid Re-Housing program in 2009.
- Developing a single point of intake, assessment and case management at each of the two gateway shelters. Work is underway with the Continuum of Care agencies to refine the assessment tool to ensure that all families and individuals who are homeless or at imminent risk of homelessness are referred to the appropriate prevention, rapid re-housing or shelter programs. The assessment will also identify chronically homeless singles and families who receive priority placement in permanent supportive housing.

10. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

The 2010 Continuum of Care Point in Time count identified 72 sheltered and 11 unsheltered chronically homeless persons in our community. At that time the Dayton area CofC had a total of 212 permanent housing units for chronically homeless singles, and 10 more units opening in the later part of 2010. A service gap for chronically homeless singles is the lack of readily accessible substance abuse treatment services for those who are ready to address their addiction. Another issue involves limited resources for case management support for those chronic individuals who are living in S+C TRA scattered site locations but are not mentally ill.

HOMELESS STRATEGY**91.215 (D)*****Homelessness***

11. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The Homeless Solutions 10-Year Community Plan established four strategic goals:

1. Poverty Reduction

Specific objectives include improving access to benefits for persons who are eligible, increasing the employment of homeless persons, forming an alliance of local and state public interest/ policy groups to advocate for a unified community approach to poverty reduction, and supporting the poverty reduction work already occurring in the community, particularly through workforce initiatives, EITC outreach and initiatives in the education and behavioral health systems.

2. Access to Affordable and Supportive Housing Options

Subsidized housing, with or without supportive services, has played a key role in ending homelessness for many special needs individuals and families. Housing strategies targeted for persons experiencing homelessness include developing 750 units of supportive housing across Montgomery County over 10 years.

3. Early Intervention and Prevention

Prevention strategies include short-term emergency assistance programs to help people maintain housing, housing placement as an integral part of discharge planning from mainstream systems and an increase in the supply of affordable housing.

4. Multi-system Response

The solution to homeless is larger than the network of homeless providers. A multi-system response that breaks down funding, planning and service "Silos" is needed and must involve the mainstream systems of behavioral health, public assistance, child welfare, education, housing and criminal justice.

12. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The City of Dayton and Montgomery County combined their ARRA Homelessness Prevention and Rapid Re-Housing funding into a single HPRP program in October 2009. The City of Dayton

and Montgomery County will continue to operate the HPRP program through their community agency partners until the funds are exhausted in 2011. The City of Dayton will then use prevention funding that it receives through the HARTH Act to prevent homelessness. The City will also work with the CofC to use lessons learned from HPRP and HMIS data to identify trends and characteristics of families most likely to become homeless. This information will enable the CofC partners to realign our homeless system to be much more prevention and housing focused.

Chronic Homelessness

13. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

In 2009-10 the Continuum of care took three primary steps to create additional permanent supportive housing for the chronically homeless:

1. A new Housing First facility opened to provide supportive housing for up to eight chronically homeless individuals.
2. A CofC housing provider obtained site control for a new 10-unit permanent supportive housing project targeting chronic substance abusers,
3. The City of Dayton was awarded a new Shelter+Care grant that will provide 13 sponsor based permanent supportive housing units for chronically homeless individuals.

Across Montgomery County there are currently 183 units available for chronically homeless singles. The CofC anticipates that there will be 191 units available within 12 months, and 217 after five years.

Using the 10-Year Plan as a guide, the Homeless Solutions Affordable Housing Committee has developed a plan to create 150 units of permanent supportive housing through a partnership with Dayton Metropolitan Housing Authority. DMHA will designate 150 project-based Section 8 Vouchers. Montgomery County has committed HOME funds for a portion of the capital costs associated with these units. The CoC Committee is examining all funding in the Continuum to identify dollars that could be reallocated to support services in housing, along with mental health and Human Services Levy funding.

The Committee has identified geographic areas to be targeted and those with substantial concentrations of low and moderate income housing that should be avoided. A community education campaign is being implemented to educate and encourage neighborhoods to support / not be hostile to permanent supportive housing.

14. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(l))

Since the mid-1990s the Alcohol, Drug Addiction and Mental Health Services (ADAMHS) Board for Montgomery County has provided a significant portion of the supportive services provided to the individuals and families living in Shelter+Care units throughout Montgomery County. There are now 450 formerly homeless, disabled households housed through the Shelter+Care program. In addition to ADAMHS services, chronically homeless individuals and families receive health and behavioral health care from the Samaritan Homeless Clinic; Food Stamps and Medicaid from the Montgomery County Dept. of Job & Family Services. Chronically homeless adults are also being served by the Specialized One Stop Employment Center operated by Goodwill at the Montgomery County Job Center.

Homelessness Prevention

15. Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

See response to Question 12 on homelessness prevention.

Institutional Structure

16. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The Dayton/Kettering/Montgomery County community has developed an evolving and comprehensive system to coordinate, plan and fund services for homeless individuals and families. The community’s first Sheltering the Homeless Plan was developed in 1985. The Shelter Policy Board was convened to oversee the plan’s implementation, and then the management of the CofC process from 1999-2005.

The development and adoption of the Homeless Solutions 10-Year Plan in 2006 led to the development of the Homeless Solutions Policy Board, which included several members of the Shelter Policy Board. The Homeless Solutions Board includes a cross section of government, business, philanthropic, education, health care, and community leaders. Government leaders include Dayton’s Assistant City Manager, the Montgomery County Administrator, and the Mayor of Kettering. They oversee the implementation of the Homeless Solutions Plan goals and strategies, and oversee the Dayton/Kettering/Montgomery County Continuum of Care. Board members also participate in system-wide planning work such as the development of the Front

Door Assessment and Referral process. The Board also reviews and recommends local homeless funding priorities to the Montgomery County Commissioners, and the Cities of Dayton and Kettering.

Discharge Coordination Policy

17. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The CoC has the following protocols in place to ensure that people are not routinely discharged into homelessness:

Foster Care:

Each public children's service agency (PCSA) shall provide appropriate services and support to former foster care recipients. The services and supports are to complement the young adult's own efforts and shall be available until the young adult's twenty-first birthday. Independent living services that are available to young adults aged eighteen to twenty-one include: daily living skills, assistance in obtaining a diploma or GED, entering postsecondary education or training, career exploration, vocational training, job education, and self-esteem counseling, drug and alcohol abuse prevention and treatment. An agency may use up to 30% of its federal IL allocation for room and board for the emancipated youth up to age 21, which includes assistance with rent, deposit, utilities, or utility deposits. Each county's protocol may be different as Ohio is a state supervised, county administered state. If a child is 16 years or older and is likely to remain in care, the agency must have a written independent living plan to achieve self-sufficiency developed within thirty days of the completion of an assessment. The plan should be based upon the assessment and include input from the youth, the youth's case manager, the caregiver, and significant others in the youth's life. The independent living plan should be reviewed at least every ninety days thereafter until the agency's custody is terminated.

Health Care:

The Ohio General Assembly has enacted laws governing the transfer and discharge of residents in nursing homes (NHs) and residential care facilities (RCFs) [Ohio Revised Code (ORC) section 3721.16], adult care facilities (ACFs) [ORC section 3722.14], and community alternative homes (CAH)[ORC section 3724.10]. As the licensing agency for these facilities, the Department of Health promulgated Chapter 3701-16 of the Ohio Administrative Code (OAC) that further expounds on the transfer and discharge rights of NH and RCF residents and OAC rules 3701-20-

24 (ACF) and 3701-16, 23 (CAH). The Department ensures that these provider types follow the appropriate regulations regarding transfer, discharge, or both, by reviewing documentation that the facility has initiated discharge planning and that alternatives have been explored and exhausted prior to discharge. Although Ohio does not license hospitals, ODH as the State Survey Agency for Medicare, surveys hospitals for compliance with Medicare certification regulations related to resident discharge rights 42 CFR 482.13 and discharge planning, 42CFR 482.43 which establishes hearing rights for premature discharge and requirements for planning for patient needs after discharge.

Mental Health:

It is the policy of the Ohio Department of Mental Health (ODMH) that homeless shelters are not appropriate living arrangements for persons with mental illness. Patients being discharged from ODMH Behavioral Health organizations/Hospitals are not to be discharged to a shelter or to the street. Community Support Network (CSN) programs are required to have appropriately approved emergency housing plans in place in the event their clients undergo unexpected residential change. These entities, in conjunction with the responsible or contracting Board or agency, must exhaust all reasonable efforts to locate suitable housing options for patients being discharged. Patients in ODMH BHO's shall not be discharged to homeless shelters and clients in an ODMH CSN program shall not be removed or relocated from community housing options to homeless shelters unless the responsible board or contract agency has been involved in the decision making process and it is the expressed wish of the affected person and other placement options have been offered to the affected person and refused. When a discharge or relocation to a homeless shelter occurs under these guidelines, the reasons shall be thoroughly documented in the person's chart and reviewed via the BHOs quality improvement process. Persons may not be discharged or relocated to homeless shelters for the convenience of staff, as a punitive measure or for expediency. ODMH BHO policies shall be consistent with this directive.

Corrections:

It is the policy of the Ohio Department of Rehabilitation and Corrections to not discharge persons to the streets or a shelter. Reentry planning will address an offender's needs, linkages to the community and appropriate supervision activities subsequent to release. Prior to release, case managers will: assist in determining potential housing options for release, review with offenders the need for appropriate documents, make appropriate community linkages for offenders with substance abuse, mental health diagnoses, and medical concerns. Case managers will finalize housing and transportation plans and secure transportation if needed. All plans for final release will be documented in the offender's reentry plan. Offenders are offered release preparation classes to address job searching and retention, resume writing, interviewing skills, community resources, and substance abuse, mental health and medical issues. It is the policy of the Ohio Department of Youth Services to return all youth to their home if possible. Alternatives include placement with extended family, foster care, independent living, etc. Transition/release planning for all youth begins within 60 days of admission to an ODYS facility and continues for the duration of commitment. For those youth who are committed to ODYS until a date equal to or near their 21st birthday, transition/release planning requires a formal case staffing process to begin one year prior to release.

SPECIFIC OBJECTIVES/HOMELESS**(91.215)**

18. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

The priority needs identified by the Dayton/Kettering/Montgomery County Continuum of Care include: preventing homelessness, providing effective assessment and case management for homeless families, single adults and youth; and providing shelter, transitional, and permanent supportive housing linked to services, including access to public benefits and employment assistance that break the cycle of homelessness. Specific objectives include:

- Goal I:** Work with Continuum of Care Partners to realign the current system to be much more prevention and housing focused—supporting people in place/in housing, and less focused on shelter services.
- Goal II:** Support the efforts of community agencies to reach the Homeless Solutions goal of 375 additional units of permanent supportive housing by 2015.
- Goal III:** Support the efforts of community agencies to provide outreach, shelter, transitional and permanent supportive housing and services to homeless families, youth and single adults.

The City of Dayton and Montgomery County combined their ARRA Homelessness Prevention and Rapid Re-Housing funding into a single HPRP program in October 2009. The City of Dayton and Montgomery County will continue to operate the HPRP program through their community agency partners until the funds are exhausted in 2011. The City of Dayton will then use prevention funding that it receives through the HARTH Act to prevent homelessness. The City will also work with the CofC to use lessons learned from HPRP and HMIS data to identify trends and characteristics of families most likely to become homeless. This information will enable the CofC partners to realign our homeless system to be much more prevention and housing focused.

Using the 10-Year Plan as a guide, the Homeless Solutions Affordable Housing Committee has developed a plan to create 150 units of permanent supportive housing through a partnership with Dayton Metropolitan Housing Authority. DMHA has designated 150 project-based Section 8 Vouchers. Montgomery County has committed HOME funds for a portion of the capital costs associated with these units. The CoC Committee is examining all funding in the Continuum to identify dollars that could be reallocated to support services in housing, along with mental

health and Human Services Levy funding.

The Committee has identified geographic areas to be targeted and those with substantial concentrations of low and moderate income housing that should be avoided. A community education campaign is being implemented to educate and encourage neighborhoods to support / not be hostile to permanent supportive housing.

NON-HOMELESS SPECIAL NEEDS

**Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook*

PRIORITY NON-HOMELESS NEEDS 91.215 (E)

19. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

See response to Question 10, Non-Homeless Special Needs

20. Describe the basis for assigning the priority given to each category of priority needs.

The non-homeless special needs priorities established as part of the Consolidated Plan were developed through a comprehensive public outreach process, which included an online survey, focus groups and a public review process with a high priority on meaningful citizen engagement. Additionally, the priorities reflect policy directives that have emerged from recent local planning publications, including CitiPlan 20/20, Focus 2010, the Analysis of Impediments to Fair Housing Choice, citywide comprehensive plans and neighborhood strategic plans.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs

- Focusing on low and moderate income areas or neighborhoods in the area
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

21. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. The region's urban core has emptied considerably during the last decade as a result of diminished employment opportunities and a stagnant local economy. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. Dayton has a significant affordable housing stock, yet the income level for many households is still insufficient to afford even the lowest of the market-rate units.

Intensifying the impact of limited available funding is the current increase in local home foreclosures, increased unemployment, increased homelessness and risk of homelessness, and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. As a result of the general economic downturn and a diminished tax base, Dayton and Kettering have experienced reductions in general funds and non-federal revenues that has left even fewer resources available to address growing needs.

The cities will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

22. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

See response to Question 12, Homelessness Prevention.

23. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

Not applicable – Dayton and Kettering do not plan to apply HOME funds for this purpose during the next five years.

SPECIFIC SPECIAL NEEDS OBJECTIVES 91.215 (E)

24. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

Dayton will continue to serve the needs of its special-needs populations, as specifically described in the following section, through a strong regional network of public, private and non-profit housing and service providers. In particular, the City will promote physically accessible housing through partnerships with DMHA, non-profits, appropriate agencies and advisory committees.

All of the City's program offerings that are supported by federal funds are targeted to assist low- and moderate-income individuals, many of whom fall into special needs categories. Special needs populations are targeted in some of the City's planned activities, such as public service activities and housing rehabilitation that will assist elderly homeowners to age in place and accessibility improvements for persons with disabilities.

25. Describe how federal, state and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

It is increasingly difficult for Dayton to fund non-homeless special needs projects due to the limited amount of funding received annually to support housing and community development initiatives and the increasing amount of basic community needs resulting from current economic conditions. However, other resources are available on the federal, state, and local levels that area organizations can solicit to help provide affordable housing opportunities and supportive services to non-homeless special needs populations. There are several resources available to

support non-homeless special needs housing initiatives, including HUD Section 202 housing funds (elderly projects), HUD Section 811 housing funds (housing for people with disabilities), Section 8 tenant-based rental assistance, Low Income Housing Tax Credits (LIHTC), Federal Home Loan Bank funds, funds from private foundations and other private entities, public housing funds, HOPWA funds, and other state and federal resources.

The cities will continue to support the efforts of local and regional organizations that provide housing and supportive services to local non-homeless special needs individuals.

COMMUNITY DEVELOPMENT

PRIORITY COMMUNITY DEVELOPMENT NEEDS 91.215 (F)

**Refers to Table 2B or to the Community Development Table in the Needs.xls workbook*

26. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

Dayton is primarily concerned with stabilizing and revitalizing its LMI neighborhoods and improving economic opportunities that provide living-wage jobs. In order to achieve the vision for the City described in CitiPlan 20/20, Dayton must sustain and improve the suitable living environment of its neighborhoods and provide public amenities that will attract residents and businesses.

During the next five years, Dayton's non-housing community development activities will include the following:

- Continuing an aggressive demolition program to mitigate blight and nuisance structures
- Supporting economic development activities targeted with regard to targeted housing revitalization areas
- Sustaining and improving the quality of life for LMI persons by completing infrastructure improvements, improving public facilities, administering code enforcement and providing recreational opportunities

27. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

The community development priorities established as part of the Consolidated Plan were developed through a comprehensive public outreach process, which included an online survey, focus groups and a public review process with a high priority on meaningful citizen engagement. Additionally, the priorities reflect policy directives that have emerged from recent local planning publications, including CitiPlan 20/20, Focus 2010, the Analysis of Impediments to Fair Housing Choice, citywide comprehensive plans and neighborhood strategic plans.

In light of the priorities established to guide the next five years of funding, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Focusing on low and moderate income areas or neighborhoods in the area
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

28. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. The region's urban core has emptied considerably during the last decade as a result of diminished employment opportunities and a stagnant local economy. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. Dayton has a significant affordable housing stock, yet the income level for many households is still insufficient to afford even the lowest of the market-rate units.

Intensifying the impact of limited available funding is the current increase in local home foreclosures, increased unemployment, increased homelessness and risk of homelessness, and need for increased supportive services for the growing population that is negatively affected by the economy and finds itself with fewer resources. As a result of the general economic downturn and a diminished tax base, Dayton and Kettering have experienced reductions in general funds and non-federal revenues that has left even fewer resources available to address growing needs.

The cities will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES

29. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

- Community Development/Public Facilities Objectives
- Community Development/Public Improvements Objectives
- Community Development/Public Services Objectives
- Community Development/Economic Development Objectives
- Neighborhood Revitalization Strategy Areas 91.215(g)

This section provides a summary of five-year non-housing community development objectives for the cities of Dayton and Kettering. While these objectives are described by output-based performance measures, both cities will also evaluate the results of program activity in terms of outcome-based measures in each year’s Consolidated Annual Performance and Evaluation Report (CAPER). Each objective here is classified using HUD’s numbering system for specific objectives, as described in Figure 47.

Figure 47 HUD Specific Objectives Matrix

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

The City of Dayton has identified the following goals and objectives for its community development programs:

Goal I: Improve the quality of life in low- and moderate income (LMI) neighborhoods through infrastructure enhancements, public facilities improvements and linked community development.

Objective A: The City will complete a variety of public infrastructure improvements annually to streets, sidewalks, bridges, alleys. Investments will be targeted and coordinated to achieve the maximum public benefit and constructed in accordance with the City's Livable Streets Policy, adopted February 3, 2010. (SL-3)

Goal II: Improve economic opportunities for low-income residents by fostering partnerships and initiatives that provide living-wage jobs and job training

Objective A: The City will annually provide direct financial assistance to at least 3 small businesses that provide the potential for increasing the number of living-wage jobs. (EO-1)

Objective B: The City will foster partnerships and initiatives that provide living wage jobs and job training opportunities that benefit at least 25 persons annually. (EO-1)

Goal III: The City will provide high-quality recreational opportunities to LMI residents by investing in parks and open space that benefit income-eligible residents.

Objective A: The City will provide a variety of improvements to public facilities that serve LMI areas. (SL-3)

The City of Kettering will focus a substantial portion of its community revitalization efforts on an identified target area for three program years. In addition to the housing stabilization and improvement noted in the Specific Housing Objectives section of the CP, this multi-faceted effort will include public facilities and infrastructure improvements in the target area. (SL-3)

30. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

The City of Dayton has not officially designated a Neighborhood Revitalization Strategy Area.

The City of Kettering has focused Neighborhood Stabilization Program resources in the Wiles Creek NRSA, which encompasses census tract 210, block groups 1 and 2. The borders of the area are East Dorothy Lane (south), the City of Kettering's corporate limit (north), Wilmington Pike (east) and Acorn Drive (west). This area is part of zip codes 45419 and 45420. Wiles Creek was first designated as an NRSA in 2003. It is still the area of the City most susceptible to foreclosure activity, as it has a high vacancy rate, high foreclosure rate and many high-cost loans.

BARRIERS TO AFFORDABLE HOUSING 91.215 (H)

31. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Steady population loss in the City of Dayton has resulted in a housing market where supply exceeds demand, as vacancies are high and market rents and purchase prices are low. Despite the availability of less expensive units, the City has recognized that barriers exist that prevent access to affordable housing for some populations, as well as impediments that affect the maintenance, production and renovation of quality rental housing and the promotion of new construction and owner-occupied renovations. These barriers are described previously in the CP, in response to Question 18.

The City of Dayton intends to not only encourage good, affordable housing, but also ensure that current homeowner investments are protected and that future homeowners will realize appreciation on their investments. Affordable housing does not necessarily mean cheap housing at the expense of property values and investment. The City will serve its population of renters, who comprise half of all households, by continuing to support committed investors, diversify the rental housing product and modernize existing units. As the populations of both Dayton and Kettering become increasingly diverse, emphasis will be placed on encouraging

racial and economic integration, as well as the dispersal of special needs populations throughout the communities.

In some neighborhoods, positive results have been achieved through partnerships that allow for the construction of new affordable units, and private investment in rehabilitation of existing single-family houses. Dayton and Kettering will continue to work with area housing providers and support services for low- and moderate-income households in stabilizing the housing stock and equipping these residents to be good homeowners and renters.

LEAD-BASED PAINT 91.215 (I)

32. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The Dayton Consortium recognizes that cooperation among public and private organizations is essential for successful lead-based hazard reduction efforts. In that spirit, Dayton and Kettering continue to work toward reducing lead-based paint hazards through partnerships with the Combined Health District of Montgomery County, Citywide Development Corporation, CountyCorp, Montgomery County and lead contractors. Managing lead-based paint and other environmental regulations can significantly increase the cost burden of renovating older housing stock typically found in inner-city neighborhoods. The principal objective is to provide cost-effective methods for controlling lead while maintaining affordable housing for low and moderate-income families. During the next five years, the City of Dayton's efforts will include the following:

- Lead paint assessments will be performed by the Combined Health District on City of Dayton properties.
- Housing Inspection will continue to educate Dayton residents about lead paint hazards as part of its code enforcement efforts.
- Properties will be made lead safe using the City's Housing Maintenance Opportunities Program (HMOP).
- Blood tests will be conducted throughout Montgomery County.
- Dayton will continue to aggressively demolish pre-1978 nuisance housing, which often contains lead-based paint.

Montgomery County applied for a grant through the U.S. Department of Housing and Urban Development (HUD), Office of Healthy Homes and Lead Hazard Control, for a \$3 million dollar Lead Hazard Control Grant in July 17 of 2009. The grant includes a partnership between the City of Dayton, The City of Kettering, the Combined Health District of Montgomery County, and CityWide Development Corporation. The grant application was successful and the funds will be used to educate the public about lead hazards, especially targeting expectant mothers and parents of at-risk-aged children. Funds will also be used for interim controls when a lead

poisoned individual is identified, and making homes lead-safe. Contractors will be trained in lead-safe renovation practices and staff will be trained for certification in the various lead-based paint intervention skills.

In efforts to manage and abate lead-based paint hazards, the City of Kettering will continue its partnership with the Combined Health District of Montgomery County for lead risk assessment and clearance testing. Each home of a potential housing rehabilitation client is tested for lead hazards. In the last program year, Kettering completed one lead-based paint abatement project in the course of a residential rehabilitation. All rehabilitation projects use lead-safe work practices, and the City's Rehabilitation specialist is certified and trained as a lead risk assessor.

ANTIPOVERTY STRATEGY 91.215 (J)

33. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually).

Dayton and Kettering are committed to eliminating poverty through making housing more affordable, preserving the condition and availability of existing housing stock and helping citizens build assets of all kinds: human, social, financial, physical and natural. To this end, the cities and their community partners have incorporated an integrated system of services and programs to meet the various needs of individuals as they progress toward financial self-sufficiency.

In addition to supporting the initiatives of local organizations that serve low-income residents by providing emergency shelter, transitional housing and social services, the cities administer programs that aim to mitigate poverty and the problems associated with it. Dayton and Kettering can directly impact some of poverty's primary causal factors – poor-quality housing, expensive housing, lack of education, unemployment, low income and ill health – by utilizing its resources, including housing stock, social services provided by subrecipients, employment opportunities, public health guidance and the educational system. Components of the local anti-poverty strategy as are follows. The multiple aspects of the programs run by the cities or their subrecipients, when working in concert, have the ability to reduce the number of households with incomes below the poverty level.

Housing

A lack of quality affordable housing places housing cost burdens on low- to moderate-income persons, limiting their ability to pay for other goods and services, such as quality education or needed prescriptions. The housing efforts of the two cities are aimed at improving and maintaining a high standard of housing quality while also creating or maintaining affordability. Housing rehabilitation helps lower-income owners make much-needed repairs, which enables them to remain in their affordable homes, while the rental rehabilitation allows landlords to maintain decent housing and pass savings along to renters.

Over the five-year period of the Consolidated Plan, the cities will also work closely with agencies that provide expanded housing options to current and potential residents. These agencies

include CHDOs and development corporations, both of which can assist many lower-income renters, including those with special needs.

Neighborhood revitalization efforts will continue in target areas to enhance the viability of neighborhoods through important street, sidewalk and urban amenity projects.

Social Services

Many social service programs are also offered by subrecipients of federal funds in the Dayton area to provide assistance to persons with incomes below the poverty level. This includes mortgage/rental and utility assistance to persons overwhelmed by housing costs, as well as a variety of options available to special needs subpopulations, including those who are disabled, victims of domestic violence, the elderly, persons with HIV/AIDS and persons with drug or alcohol addiction. In addition, transitional housing programs are available to promote emotional and economic independence and help create long-term change in the lives of homeless persons.

Economic Development

Dayton and Kettering place a high value on economic development projects that create jobs for low-income individuals. Also important, especially in light of recent layoffs, is the preservation of existing local jobs. Fostering job growth, business expansion and the creation of new businesses can help raise the standard of living for the low-income residents of the entire community.

The City-led Earned Income Tax Credit/Child Tax Credit (EITC/CTC) Outreach Campaign is a major component of Dayton's Poverty Reduction Strategy. The EITC rewards work, provides tax relief to low-wage workers, lifts many eligible families and their children out of poverty, and boosts the economy of Montgomery County by over \$75M annually. Since 2002, the Dayton Coalition has sponsored free community-based tax preparation for EITC-eligible families, individuals and low-income seniors. In 2009, the average adjusted gross income (AGI) of the taxpayers served by the Coalition's tax sites was \$15,170. The Coalition's 11 free community based tax preparation sites served 3,266 low-income households, who received a total of \$4.2 million dollars in refunds. In 2010, the Coalition continued to support IRS-certified community tax preparation sites in conjunction with the Community Action Partnership, Dayton Urban League, The Job Center, Sinclair Community College, and other community-based organizations. Free tax preparation reduces reliance on costly commercial preparers and seeks to reduce the use of high cost, predatory refund anticipation loans. The City will continue to work with its Coalition partners to continue to increase the number of lower-income working families receiving free tax preparation services during the next five years. The Coalition will also work to increase financial literacy and build financial assets of EITC-eligible households.

The City of Dayton views workforce development as another key strategy for reducing poverty among City residents. In 1998, Dayton was selected as one of five cities to work with the National League of Cities in designing local workforce development strategies to help move neighborhood residents into living wage jobs. Although the NLC project ended in 2001, annual funding provided by Montgomery County since 2001 has enabled job coaching services to continue in the initial three areas within the City of Dayton, and to expand to other City neighborhoods. The City is also actively involved in Montgomery County's Economic Self-Sufficiency Outcome Team, the Community Initiative to Reduce Gun Violence, and the

Community-Wide Ex-Offender Reentry Task Force to increase employment opportunities for both homeless adults and ex-offenders. Both the Specialized One-Stop Employment Center and the provision of transitional green collar jobs are being targeted to these populations during 2010.

The City Commission adopted a Living Wage Policy for the City of Dayton organization in 1998 as part of its Poverty Reduction Strategy. The Policy was expanded in 2003 to include the full-time employees of private sector contractors who provide direct and substantial services to the City through contracts totaling at least \$100,000 within a calendar year. In addition, members of the City Commission will continue their Living Wage advocacy efforts with public and private sector employers throughout the Dayton area. The City will also continue its advocacy efforts to regulate predatory credit offered by alternative lenders, whose financial products and services strip away the assets of lower income households in our community.

34. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. As single units of government, the cities of Dayton and Kettering have only limited influence on the overall factors that cause poverty. However, the cities have chosen to maximize their resources to provide quality services to low-income residents to help them improve their incomes.

The percentage of households in both cities that live in poverty has decreased modestly since 1990. However, the problem of poverty remains substantial. According to Dayton's CitiPlan 20/20, City residents are four times as likely to be living in poverty as persons living elsewhere in Montgomery County.

Through the methods described above, the cities can positively influence the likelihood of poverty-stricken residents of moving up and out of poverty, reducing the number of residents living in poverty by minimizing threats to individual and family financial stability and by extending services that will provide adequately for those in need. Ultimately, federal and state policies on welfare, health care, and the minimum wage are also crucial factors in the fight to address and reduce poverty. Dayton and Kettering will continue to support organizations that provide supportive services, to encourage local economic development, and to preserve and improve affordable housing options as part of its strategy to prevent and alleviate poverty.

INSTITUTIONAL STRUCTURE 91.215 (K)

35. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

The Department of Planning and Community Development of the City of Dayton is responsible for managing the vast network of public agencies, private service providers and local non-profit organizations through which it will carry out the Consolidated Plan. This office has the lead responsibility for coordinating the development of the CP and the development and timely implementation of each annual action plan. In administering its programs, the City works cooperatively within a landscape of local, state and regional agencies.

The general institutional structure, as it relates to the implementation of the CP, is as follows for both cities.

City of Dayton

The City of Dayton depends on close collaboration with neighborhoods, the business community, schools, faith-based organizations, public agencies, housing providers, human service agencies, Montgomery County, suburban neighbors and other community organizations to build its assets and reach the goals outlined in the CP. The recommendations contained in this strategic plan speak to what the City of Dayton must do to implement the 2011-2015 Consolidated Plan, but it cannot accomplish these things alone. The City of Dayton and the region must initiate, nurture, and commit to the partnerships and collaborations that are critical to the plan's success.

In 1975, Dayton's current Priority Board system was officially established as the direct result of a tradition of citizen involvement in City government and decision-making. The Priority Boards include citizens from every Dayton neighborhood and representation from individual neighborhood groups. Through priority boards, Dayton citizens participate in solving citywide and neighborhood problems and charting a course for the future.

While the City of Dayton's Department of Planning and Community Development has led the oversight and production of the Consolidated Plan, the goals, objectives, and strategies in the plan are based on the needs of the community as a whole. It is the Department's responsibility to ensure that the outcomes listed in the 2011-2015 Consolidated Plan are planned for, monitored and reported. Other key departments involved in the implementation of the CP include the Office of Economic Development, Department of Public Works, Department of Recreation and Youth Services, Department of Building Services, Department of Management and Budget, Dayton Municipal Court, and the Dayton Human Relations Council. The Dayton Metropolitan Housing Authority will continue its role as primary provider of low-income public housing and administrator of Section 8 programs. The Shelter Policy Board will be the lead agency with which the City will partner to provide policy guidance and oversight for addressing the needs of the homeless. Many other agencies will be involved in assisting the City to

implement the adopted strategies to address the goals of the Consolidated Plan. Several of those agencies are listed below:

Citizen Partners

Priority Boards
Neighborhood Associations
DMHA Resident Councils
Neighborhood Business Associations

Housing Partners

Dayton Metropolitan Housing Authority (DMHA)
CityWide Development Corporation
COUNTY CORP/Housing Trust Fund
Neighborhood and Community Development Corps.
Local Lenders
Home Builders Association
National Association of Minority Contractors
Montgomery County
Montgomery County Housing Advisory Board
Improved Solutions for Urban Systems (ISUS)
Habitat for Humanity
Homeless Service Partners
Homeless Solutions Policy Board
Homeless Continuum of Care Provider Agencies
Miami Valley Housing Opportunities
Emergency Housing Coalition
ADAMHS Board
Samaritan Homeless Clinic

Community Partners

Family and Children First Council
United Way of Greater Dayton
Dayton Area Chamber of Commerce
Workforce Investment Board
Faith-Based Organizations
Miami Valley Hospital
Greater Dayton Regional Transit Authority
Good Samaritan Hospital
Grandview Medical Center
Children's Medical Center

Health, Human Services and Workforce Development Partners

Public Health Dayton & Montgomery County
Center for Healthy Communities
Family Services Association
Dayton Urban League

CITIES OF DAYTON AND KETTERING

Wesley Community Center
Dayton Public Schools
East End Community Services Corp.
Dayton Christian Center
The Job Center
Local Colleges and Universities

City of Kettering

The City of Kettering is an inner-ring suburb that works hard to participate in discussions on a variety of issues that reach beyond City boundaries. The City staff serves on a variety of county and state boards to promote coordination and cooperation. Presently, staff serves on the Montgomery County Housing Advisory Board, the Miami Valley Fair Housing Center, the Miami Valley Regional Planning Commission Vacant Structure Project, and the Mayors and Managers Association. The City staff has an excellent working relationship with staffs in Montgomery County, the cities of Dayton and Fairborn; COUNTY CORP and City Wide Development, numerous banks and realtors. To address the needs of the homeless and populations with special needs, staff has served on review committees and communicates with the various agencies providing services and housing to this diverse population.

Additionally, with the social worker in the schools and the Senior Service Coordinator, the City will continue to build capacity to link residents to the local and regional services and programs that will address not only the housing needs of each family but the personal needs. With limited funding and staff resources, Kettering will continue to network and seek partnerships with a variety of local, state and federal agencies that provide housing and services specifically for the low income, the homeless and persons with special needs.

36. Provide an assessment of the strengths and gaps in the delivery system.

The development and implementation of federally funded housing and community development programs in the cities of Dayton and Kettering benefit from a shared belief in extensive citizen and community involvement in public decision-making, as demonstrated by the aggressive outreach efforts that led to the goals and priorities identified in this CP. Many neighborhoods in both cities have dedicated and vocal advocates, and the cities ensure that as many opportunities as possible are available for engagement in widely-sourced community development strategies.

Additionally, both cities benefit from active participation in a regional network of local governments and service providers that in many respects recognize the beyond-boundaries nature of housing and social problems. The fate of Dayton is inextricably economically linked to the City of Kettering and other contiguous communities, a fact that has brought about a collaborative approach to policymaking. While disparities in neighborhood conditions and quality of life exist throughout the region, DMHA and the cities have worked to maximize housing opportunities for all types of current and potential residents.

Both cities have acknowledged challenges in adequately meeting the housing needs of its lowest-income residents. In Dayton, an ongoing population exodus has left a weakened tax base and many deteriorating abandoned structures, which have exerted negative pressure on property values and invite nuisance activity. This has resulted in a surplus of affordable but substandard housing stock. Dayton has previously set aside large CDBG allocations for code enforcement, but in light of the limited effectiveness of providing more tagging than fixing, the City will now shift its focus to activities that more directly impact the quality of stock. During the next five years, this will take the form of an aggressive demolition program and substantial resources for housing rehabilitation.

As a first-ring suburb, Kettering must handle urban problems while remaining competitive with outlying communities. The City has noted in the past that insufficient and unstable funding streams have made it difficult to effectively address the foreclosure and vacancy issues that plague Kettering, causing decreased home values and disincentives for home maintenance. In order to achieve dramatic community revitalization results during the next five years, the City plans to focus a sizable portion of its CDBG resources in a targeted investment area in its LMI-concentrated northeast end.

37. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))

See response to Question 71 (same question).

COORDINATION 91.215 (L)

38. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.

In its latest Five-Year and Annual Plan, the Dayton Metropolitan Housing Authority has made a specific objective of improving the degree to which it communicates and cooperates with local public, private and nonprofit service providers with the ultimate goal of creating a seamless support network for its clients. Specifically, DMHA plans to do the following:

- Continue to partner with the local community as it relates to eliminating chronic homelessness and reducing homelessness
- Partner with the Dayton Consortium as a part of the NSP-2 program
- Partner with Montgomery County as a subrecipient of the county's NSP funds

- Continue to work with American Red Cross on occupying the 15 units of project-based vouchers set aside for housing homeless families
- Continue to expand on developing relationships with the City of Dayton and Montgomery County to purchase and rehabilitate units using NSP funds
- Continue to be a strong partner with local governments by participating on many other community issues. DMHA's recent receipt of the Pioneer Award from Nan McKay & Associates demonstrates the results that strong community relationships can have.
- Support a "good neighbor policy" with priority boards, local neighborhood organizations and local governments

39. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

In 2009-10 the Continuum of care took three primary steps to create additional permanent supportive housing for the chronically homeless:

1. A new Housing First facility opened to provide supportive housing for up to eight chronically homeless individuals.
2. A CofC housing provider obtained site control for a new 10-unit permanent supportive housing project targeting chronic substance abusers,
3. The City of Dayton was awarded a new Shelter+Care grant that will provide 13 sponsor based permanent supportive housing units for chronically homeless individuals.

Across Montgomery County there are currently 183 units available for chronically homeless singles. The CofC anticipates that there will be 191 units available within 12 months, and 217 after five years.

Using the 10-Year Plan as a guide, the Homeless Solutions Affordable Housing Committee has developed a plan to create 150 units of permanent supportive housing through a partnership with Dayton Metropolitan Housing Authority. DMHA will designate 150 project-based Section 8 Vouchers. Montgomery County has committed HOME funds for a portion of the capital costs associated with these units. The CoC Committee is examining all funding in the Continuum to identify dollars that could be reallocated to support services in housing, along with mental health and Human Services Levy funding.

The Committee has identified geographic areas to be targeted and those with substantial concentrations of low and moderate income housing that should be avoided. A community

education campaign is being implemented to educate and encourage neighborhoods to support / not be hostile to permanent supportive housing.

40. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

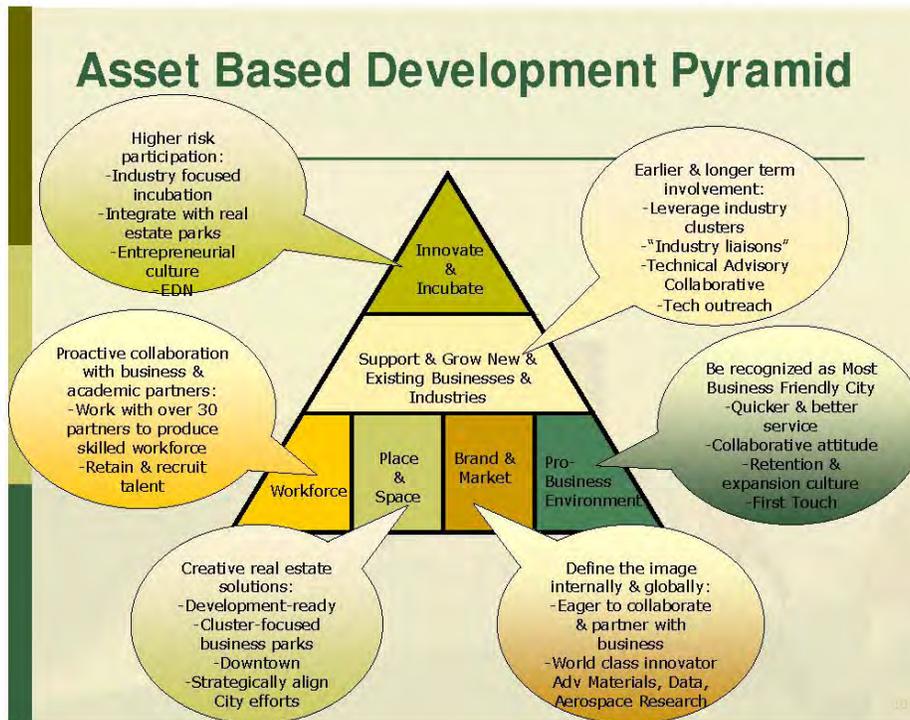
Dayton and Kettering participate in a variety of intergovernmental collaborations to carry out the goals and objectives of their community development and housing programs. These partnerships are both horizontal (among local governments) and vertical (among levels of government). In addition to participating in large-scale projects with multiple funding streams – infrastructure improvements, for example – the cities create and implement policies through collaboration via such regional bodies as the Miami Valley Regional Planning Commission, the Dayton/Kettering/Montgomery County Continuum of Care, RTA, the Homeless Policy Solutions Board, and DMHA. Both cities have a strong and productive relationship with Montgomery County and often collaborate, such as in applications for NSP-1 and NSP-2 resources.

41. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

Dayton adopted a sophisticated economic development partnership strategy as a component of its CitiPlan 2020 comprehensive plan. This component, adopted by the City Commission in 2008, builds upon the general policy direction established in CitiPlan 2010 by developing more detailed objectives and strategies designed to grow economic development opportunities.

The City's asset-based development strategy is particularly relevant to the implementation of the CP. This strategy forms the foundation of the City's economic development policy, designed to support and grow existing businesses while specifically targeting the development of existing and emerging industry clusters. Partnership with academic contributors, business, neighborhood anchors and other institutions is critical to the success of asset-based development. Dayton's approach includes various efforts that fall into three tiers, as illustrated in the following figure.

Figure 48



Dayton has identified four first-tier components that are necessary for economic development to occur: human assets (a qualified workforce), physical assets (development-ready places and market-appropriate spaces), government support assets (a pro-business environment) and marketing assets (image intangibles). The City provides these in the following ways:

- Effective workers are developed through the City’s proactive work with workforce development partners, such as Dayton Public Schools. The City and its partners will also work to retain and attract the region’s “creative class.” Dayton’s effort to make homeownership accessible to more first-time buyers serves this end.
- The City will provide an inventory of “shovel-ready” commercial and industrial land and space. Cluster-focused business parks cater to core industries and supportive cluster tenants, and the Tech Town district will nurture the development of new technologies and small tech businesses. The City will leverage the resources of existing areas, such as the airport’s transportation infrastructure and the University of Dayton’s institutional and private-sector anchors, to develop such areas to their highest and best potential. The City will create 2,000 new market-rate housing units Downtown by 2015 to assist the safe-guarding and growth of this important job base.
- In order to establish the City’s reputation as a business-friendly City, Dayton plans to realign resources in City departments and at CityWide Development to streamline approval processes and improve efficiency. The ultimate goal is to provide a pre-eminent public service delivery system to the City’s business customers.

- To support and grow existing businesses, Dayton will work with existing businesses and the Dayton Area Chamber of Commerce to develop better relationships with business customers and link area businesses to regional technology initiatives.

The second tier of the strategy requires supporting and growing new and existing businesses and industries. Dayton's key industry cluster opportunities are advanced materials/manufacturing, aerospace/aerospace medicine, data management/sensors technologies, health care services, and heritage/cultural/recreational tourism. Dayton plans to work with existing businesses to adopt new technologies and to identify new markets. Additionally, the City will participate in regional efforts to grow jobs in all of its targeted industries, work to retain Downtown jobs and work with regional economic development partners to attract national and international investment.

Finally, the third tier of the strategy calls for incubating and nurturing small and new businesses. To do this, the City plans to establish an entrepreneurial manager position to connect entrepreneurs to appropriate resources and support services and work with regional partners to ensure that adequate investment capital is available to assist entrepreneurs to commercialize promising new technologies and businesses.

Kettering's Comprehensive Plan (2002) identifies the City's most important economic development priority as attracting investment to the area so that new businesses are encouraged to grow and older businesses are encouraged to change toward more efficient processes, higher-skilled labor and more commercially viable products. Kettering will continue to ensure that sites are available for retail, but this is not a high economic development priority, as the City seeks to attract and retain higher-paying jobs that serve a global marketplace. In order to achieve this goal, Kettering will continue to participate in aggressive regional efforts to improve and market the local business environment. The City will coordinate its land-use planning efforts with cooperative economic growth strategies that encompass the collective competitive strengths of the entire Dayton-Springfield area.

42. Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The Greater Dayton Regional Transit Authority (RTA) operates 29 fixed-route bus transit lines throughout the greater Dayton region, scattered transit centers and Park-n-Ride lots, as well as more than 50 token and pass sales outlets. All RTA buses include bike racks and are wheelchair accessible.

Existing transit infrastructure is an important consideration for Dayton and Kettering in planning for the provision and maintenance of housing, especially as it relates to connecting workers between affordable housing and major employment destinations locally. Every effort is made in

Dayton and Kettering to ensure that new housing developments are sited conveniently to public transit access points. Both cities benefit from a robust regional transit system and work closely with RTA staff.

A major example of governmental/RTA collaboration occurred in 2006, when RTA established the Wright Stop Plaza Transit Center to occupy private property next to the existing downtown office tower on Main Street. With help from the City of Dayton, Montgomery County, Miami Valley Regional Planning Commission and from key federal representatives, RTA established a modern transit center in the former Market Street area, improving the flow of pedestrian traffic downtown and resolved the issues of excessive bus queuing along Main and Third Streets. In addition, the project aligned with the City of Dayton's aims for economic development downtown.

In general, RTA encourages broad public participation in its planning activities. Its Riders' Advisory Council meets monthly to convey opinions and priorities to the organization's trustees.

MONITORING 91.230

43. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Monitoring and Evaluation Procedures

The City of Dayton utilizes a method of monitoring and evaluation to ensure that programs are being carried out in accordance with the approved Consolidated Plan. This process enables the City to evaluate program accomplishments in light of the established strategies. The monitoring process will allow the City to review projects to assess strengths, weaknesses, the ability to perform, and accomplishments.

Evaluation is focused on the impact that a given project has on meeting the goals and purposes of the HUD programs as outlined in their respective legislation. It is also focused on the results achieved by the project and whether or not the objectives set forth in the program proposal and work agreement between the City and the recipient are met.

Monitoring will emphasize the timely and effective conduct of activities delegated to the subrecipient. The City has the responsibility to monitor each project to make sure that applicable rules and regulations are being followed. The City is also responsible for ensuring that the work being done produces something of value to the community's low and moderate income residents and/or aids in the prevention or elimination of slum and blighting influences.

Monitoring Goals

The City's Monitoring Plan for the Consolidated Plan and each annual Action Plan will achieve three primary goals:

1. Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan.
2. Ensure that an accountable subrecipient implements all activities and initiatives funded in a timely and financially prudent manner; and that all funds expended are in compliance with federal regulations.
3. Ensure that all activities and initiatives funded are evaluated and monitored regularly, and that performance is assessed and reported.

Monitoring Tools and Strategies

By February 1 of each year, the City will develop its monitoring action plan for the current year. The monitoring action plan will:

- Update the master list of all subrecipients by adding new ones and deleting agencies whose programs/contracts have been closed and completed in the previous year;
- Update the type of monitoring that will occur for each subrecipient;
- Review existing agreements to determine when scheduled monitoring visits are to be completed and by whom;
- Develop the monitoring schedule for new subrecipients and assign appropriate staff to conduct the monitoring and incorporate this information into the subrecipient agreements;
- Update list of all the project managers and contact persons;
- Set date to complete evaluation and report for year-end analysis; develop recommendations for the next year.

Monitoring Areas

The City will monitor all programs in the following areas:

- Construction Requirements (labor standards, women and minority contractor participation, bidding and procurement procedures)
- Acquisition and Relocation Compliance
- Housing Rehabilitation Guidelines
- Economic Development Guidelines
- Financial and Program Eligibility Records Management
- National Objective Compliance

Conducting On-Site Monitoring

Implementation of on-site monitoring will follow these steps:

1. The subrecipient agreement contains the items to be monitored, the date that monitoring is to be completed and the City staff person who will conduct the monitoring and/or evaluation.

2. Depending on the level of performance and whether or not the subrecipient is low or high risk, ascheduled monitoring visit will occur at least once during an one-year contract and at least every six months for multiple-year agreements.
3. The project manager contacts the subrecipient at least 30 days prior to the intended monitoring visit to schedule an appropriate time for both parties.
4. A letter is sent to the subrecipient that enumerates the specific areas that will be monitored and verifies the date and time of the visit. At minimum, all agreements are monitored for financial record keeping and maintenance of eligibility records and documentation.
5. On the first day of the scheduled visit, a conference is held with the subrecipient at the beginning of the visit to answer questions or concerns. Following the conference, the audit is conducted with the appropriate personnel from the subrecipient agency.
6. After the site visit, a letter is sent to the subrecipient indicating the results of the monitoring visit. If findings are noted, the City defines the necessary corrective action and gives the deadline for taking those actions. Once the subrecipient responds to the corrective action, the City acknowledges the subrecipient's efforts and if satisfactory, considers the monitoring closed.
7. If there are no findings, but concerns are noted, then the City gives the subrecipient 30 days to respond to the concerns. Once an acceptable response is received, the City considers the monitoring closed.

The City's monitoring process will enable the City to evaluate program accomplishments and their relationship to the approved strategies and outcomes adopted within the Consolidated Plan. Further, the process will allow the City to review programs and project providers in order to assess their strengths, weaknesses, performance, and accomplishments. Information gained will serve as a basis in assessing, directing, or refocusing programs to meet the stated goals.

In 2010, the City of Dayton, Division of Housing and Neighborhood Development, will update the policies and procedures related to the monitoring of federal funded projects. This update will strive to standardize all aspects of monitoring to allow staff to efficiently and effectively monitor all Subrecipients at a minimum of annually. **Updates to the monitoring policies and procedures were completed in early 2010. [Anything new to include?]**

In Kettering, CDBG program activities are monitored annually to determine each program's performance in addressing a specific need. After this review, programs are adjusted or redesigned as deemed appropriate to address the needs of residents. Kettering's Planning and Development Department administers most of the projects defined in its CDBG Annual Action Plan. Actions to ensure compliance include both desk monitoring monthly and at least one on-site visit with all subrecipients. The timeliness of expenditures is also monitored on a monthly basis, with adjustments made as needed.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

**Refers to the HOPWA Table in the Needs.xls workbook.*

Questions 74 through 81

Not applicable – Dayton and Kettering do not receive a HOPWA allocation.

OTHER NARRATIVES AND ATTACHMENTS

- 82.** Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Affirmatively Furthering Fair Housing

The cities of Dayton and Kettering, along with Montgomery County, contracted with Wright State University to update and prepare a new Analysis of Impediments to Fair Housing, which was adopted in PY 2010. The following impediments were identified:

- Racial segregation/clustering still exists
- Disparities still exist for minorities when trying to obtain a home loan, particularly for black applicants
- Housing discrimination persists
- Populations of seniors and persons with disabilities are expected to continue growing through 2030, and the lack of available, accessible homes for these populations will also grow
- There exists a lack of available, accessible homes. Zoning and building codes do not require the construction or rehabilitation of housing units in compliance with fair housing standards
- Montgomery County and Kettering do not collect data regarding compliance with Section 804(c) of the Fair Housing Amendments Act from all periodical publications
- Lack of currently available affordable housing
- Foreclosure rates are on the rise

In response, the City of Kettering entered into an agreement with the Miami Valley Fair Housing Center (MVFHC), an organization that receives and investigates complaints of housing discrimination on the basis of race, sex, color, nationality, religion, disability or familial status. MVFHC also performs outreach and educational activities by distributing educational material

and conducting fair housing seminars to the Board of Realtors and the Greater Dayton Apartment Association.

Dayton will join Kettering and Montgomery County a regional effort to address the impediments to fair housing through a partnership with Dayton's Human Relations Council and the Miami Valley Fair Housing Center. These efforts will include fair housing testing, and coordinated efforts between jurisdictions in the production of affordable housing. Additionally, Dayton's Human Relations Council reported the following recent efforts to promote fair housing choice:

- Maintained and advocated for federal funding to implement a comprehensive fair housing program
- Provided programming focused on addressing housing discrimination. Programs included the annual Fair Housing Fair to disseminate information on available services and the annual Community Reinvestment Institute
- Continued to enforce federal and local fair housing laws in the City of Dayton. In FY 2009, the Council closed 6 fair housing cases with the majority disability cases
- Presented to Latino Connection, the Wesley Center, the Red Cross, YWCA, the Access Center, Montgomery Family & Children First's Positive Living for Special Populations, DMHA's Section 8 participants
- Participated in Mayor's Walk to hear residents concerns
- Served on local apartment complex Residence Council
- Participated in the African American Realists Conference
- Strengthened relationship with the Miami Valley Fair Housing Center
- Participated in the annual City Links conference
- Participated in the Neighborhood Leadership graduation activities
- MVFH provided education in zip codes with high minority concentration on how to seek relief when faced with residential housing related discrimination
- MVFH provided education in zip codes with high majority population on the fair housing prohibitions against steering
- CityWide continues to offer Home Improvement Loans for low to moderate income families that live within the city limits of Dayton
- CityWide works to help people stay in their homes by providing much needed monies for repairs to improve living conditions and improve the conditions of the city's neighborhoods
- Worked with CityWide Development Corporation to re-establish the Nationwide Loan Program to provide low-interest rate loans to eligible homeowners in impacted areas
- Addressed housing and code enforcement policies consistent with enhancing the availability of safe, sanitary and affordable housing
- Strengthening internal relationship with Planning & Community Development to enhance and/or ensure safe, sanitary, assisted and affordable housing
- CityWide continues to offer Home Improvement Loans for low to moderate income families that live within the city limits of Dayton
- Conducted educational programs for residents on the Community Reinvestment Act (CRA) to spur equitable lending throughout the community

CITIES OF DAYTON AND KETTERING

- Performed and published the annual Home Mortgage Disclosure Act (HMDA) analysis and evaluated lending practices of local financial institutions
- Attended the annual National Community Reinvestment Coalition conference and funded a CRI participants travel
- Participated in the regions Foreclosure Prevention/Assistance Campaign
- The City of Dayton continues to work on issues confronting the disabled by establishing a relationship with the Access Center and the Deaf Community Resource Center and sent staff to additional training on the ADA law
- Participated in Inclusionary Zoning training
- Attended additional ADA training
- Worked with Planning & Community Development Homeless Solutions Committee to address potential disability issues

HOME Affirmative Marketing Procedures

As prescribed in 24 CFR 92.351, HOME regulations require that affirmative marketing procedures are followed for any rental or home buyer projects containing more than 5 HOME-assisted housing units. The majority of the projects where these requirements are applicable are in large rental projects. The home buyer projects done by the CHDOs and the direct home buyer assistance (down payment assistance) program do not fit the criteria; however, processes to assure affirmative marketing are also in place for these projects.

The City of Dayton ensures that for every program assisted with HOME moneys, actions are taken to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the Dayton housing market area to the available housing.

The majority of the large rental projects to date have included a partnership with the Dayton Metropolitan Housing Agency (DMHA) and/or funding through the tax credit program administered by the Ohio Housing Finance Agency (OHFA). Through these agencies and the City's efforts, information on availability of units assisted through the HOME program is disseminated through many different avenues.

For HOME projects involving five (5) or more units:

- If a real estate agent is involved, they will be required to have on file a signed copy of the "Affirmative Marketing Agreement" developed by the National Board of Realtors.
- A copy of the Federal Fair Housing Laws will be a part of informational packets for those using HOME Funds.
- The property owner who secures HOME funds will be required to advertise available units in the media and by letters to appropriate agencies in the community.
- Developer/Owner will display the Department of Housing and Urban Development (HUD) Equal Opportunity logo and slogan in the building and in any written advertising.
- Owners will use other means to reach persons who are eligible, but not likely to apply for the housing without special outreach. These may include but are not limited to; use of neighborhood organizations, advertising in City of Dayton Priority Boards, places of

worship, employment centers, Montgomery County Fair Housing Agency, and human service agencies or those involved with emergency shelters. This could include agencies such as Children Services, Salvation Army and St. Vincent's.

- Vacancies should be posted at a minimum with the Dayton Metropolitan Housing Authority and the Montgomery County Community Action Agency.

All these requirements shall be applicable for the appropriate term of the affordability of each project.

For single family renovation and direct home buyer assistance, both standard marketing and "outreach" marketing activities are used. Standard marketing includes Realtor advertising through the Multiple Listing Service (MLS). Outreach activities include those activities listed above pertinent to home buyer opportunities such as; use of neighborhood organizations, advertising in City of Dayton Priority Boards, advertising at home buyer fairs, places of worship, employment centers, Montgomery County Fair Housing Agency, and human service agencies. The non-profits also have access to class participants and graduates of the City's Mortgage Credit Counseling classes. Through these efforts, the City is insuring that even those not normally in the marketing "pipeline" are being made aware of these opportunities.

Section 3 Voluntary Compliance Agreement

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) contains provisions to ensure that employment and other economic opportunities generated by certain HUD financial assistance are directed to low- and very-low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide economic opportunities to these populations. Section 3 applies, among other activities, to training, employment, contracting and other economic opportunities arising with the expenditure of housing and community development assistance. The City of Dayton is currently drafting a Voluntary Compliance Agreement with HUD in regard to the administration of its federally supported housing and community development programs within the parameters of Section 3. The outcomes of the final agreement will be publicized and discussed in detail in subsequent Annual Plans.

83. Section 108 Loan Guarantee: If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

Not applicable.

84. Regional Connections: Describe how the jurisdiction's strategic plan connects its actions to the larger strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan transportation, economic development, and workforce investment?

The Miami Valley Regional Planning Commission (MVRPC) serves as the federally recognized metropolitan planning organization for Montgomery, Miami and Greene counties, plus a portion of Warren County. The Commission is a voluntary association involving many local governments and non-governmental organizations that develop regional public policy and implement collaborative strategies.

In 2007, MVRPC initiated “Going Places,” a regional land-use planning initiative designed to develop a shared future land use vision, with the ultimate goal of identifying areas desired and appropriate for future development, redevelopment or preservation. Thus far, the Commission has completed an assessment of existing physical and other conditions. The project is currently in the “future landscape exploration” stage, which involves the identification and visualization of future land use scenarios. The project will conclude with a third stage, to involve building a clear and shared regional land use framework.

The cities of Dayton and Kettering have remained conscious of this ongoing process in the development of the Five-Year Consolidated Plan. Both have undertaken the tasks of housing and community development from a regionally responsible perspective, with goals that serve ultimately to retain population and investment in the region’s urban core. The CP goals call for the prioritization of rehabilitating or replacing suitable housing and infrastructure within developed areas, a policy alternative to sprawl. Dayton and Kettering are at the heart of the region and will remain critically important to the economic health and national competitiveness of the entire Miami Valley.

Appendix A

EVIDENCE OF CITIZEN PARTICIPATION

- **Public notice**
- **Public hearing notes**
- **Online survey analysis**
- **Summary of citizen comments**
(to be included in final draft)

Stivers School for the Arts Program Showcase Students



Workshop orchestra performs.

By Gene Singleton
Staff reporter

Photo By Tom

Students of the Stiver School for the Arts showcased the results of their June 21 through July 2, summer workshop programs. Students grades 4-12 were fully engaged in summer arts programs.

The workshop program classes included orchestra, band, piano, ceramics, print-making, creative writing, painting, drawing, musical theatre, sculpture, dance, jazz, film and video produc-



THE PUBLIC IS INVITED !!!

The Cities of Dayton and Kettering are sponsoring
Town Hall Meeting
Thursday July 15, 2010
7:00-9:00pm
Dayton Convention Center
22 E. 5th St. Room #306

The Town Hall will be an opportunity for residents and other community stakeholders to provide comments on a draft of the Cities' 2011-2015 Consolidated Plan - the framework for the allocation of federal Housing and Urban Development (HUD) funds.

If you plan to attend, please call 333-3670 to RSVP.

If you are unable to attend this session, you can still review the draft plan available at the City of Dayton and City of Kettering websites at www.cityofdayton.org and www.ci.kettering.oh.us.



CITY OF KETTERING

Report: Harvard Scholar's Arrest At Home Avoidable

By Russell Contreras and
Mark Pratt

BOSTON — Harvard scholar Henry Louis Gates Jr. and the police sergeant who arrested him last July





in a rundown by Quad Cities' Michael Blazek at
 Staff photo by Teesha McClam

ings setback Dragons' skid

er Bandits 8, Dragons 5 (16 innings)

HIGHLIGHTS: First baseman Jonathan Kaskow clocked a good time for his first Midwest League game run, increasing the Dragons' lead to 5-2 with a bases-empty shot in the sixth. Mark Fleury and Andrew Means each had two hits and drove a pair. The Dragons stole five bases.

KEY POINT: In the ninth inning, Means walked, and LaMarre (three hits) bunted his way on and Henry Rodriguez executed a perfect sacrifice. But neither Cameron Satterwhite nor Frank Pfister could come through with a game-winning hit.

KEY STORY: Jacob Johnson, a 19-year-old left-hander from Lake Worth, Fla., held Quad Cities to two runs over six innings. Kevin Arico then led to the Dragons' Midwest League-leading win save total (22) by allowing three runs in an inning and two-thirds, including a tying homer to Jarrod Larsen in the eighth. First baseman Tommy LaMarre, who pitched some at Miami University, was warming up in the 16th in case the game continued.

CHECK: Ricky Bowen (2-4, 4.81 ERA) follows, pitcher Bailey to the mound tonight as the Dragons try to salvage a game from Quad Cities win at home for the first time since June 28.

- Sean McClelland, staff writer

ATTENTION LEGAL ADVERTISERS

Listed below are the deadlines for placing legal advertisements with the Dayton Daily News. Deadlines may vary during holiday periods.

To Run Monday	Thurs. 2:00 pm
To Run Tuesday	Fri. 2:00 pm
To Run Wednesday	Mon. 2:00 pm
To Run Thursday	Tues. 2:00 pm
To Run Friday	Wed. 2:00 pm
To Run Saturday	Thurs. 2:00 pm
To Run Sunday	Thurs. 2:00 pm

To place your legal notice, please fax to 225-2043 or e-mail to legals@coxohio.com. For any questions concerning placement or problems, please call our Legal Advertising line at 937-225-7367. You can view Legals online at www.DaytonDailyNews.com.

Notice to Bidders

LEGAL NOTICE NO. 2420-196

Sealed bids will be received by the Director of Public Works of the City of Dayton, State of Ohio, until 12:00 Noon, **THURSDAY, AUGUST 12, 2010** for the following improvement:

NEIGHBORHOOD STABILIZATION PROGRAM NUISANCE ABATEMENT RESIDENTIAL - FEDERAL DEMOLITION 1 - 2010 REBID (10% MBE, 5% FBE AND 10% HUD SECTION 3 PARTICIPATION) (FEDERAL N.S.P. FUNDS)

Information and instructions to bidders may be obtained at the City Engineers Office.

A pre-bid conference will be held at 11:00 o'clock a.m., Dayton time, **TUESDAY, AUGUST 3, 2010**, in the City Commission Meeting Room, located on the Second Floor of the City Hall, 101 West Third Street, Dayton, Ohio. Companies desiring to bid on this project as a Prime Contractor must attend the pre-bid conference in its entirety. Any company not present for the entirety of the pre-bid conference will be prohibited from bidding on this project as a prime contractor. The purpose of the pre-bid conference is to explain Section 35.14 of the City of Dayton's Revised Code of General Ordinances (R.C.G.O.) regarding Equal Employment Opportunity provisions and the rules of the Human Relations Council regarding the utilization of MBE Participation (MBE), FBE Participation (FBE), and HUD Section 3 Participation (HUD Section 3). The City of Dayton follows the **Responsive Bidder** approach and will evaluate listed Participation and Good Faith efforts. Each bidder must subcontract at least 10% of this project to certified MBE contractors, 5% to HUD Section 3 contractors, Prime contractors/bidders not utilizing 10% MBE participation, 5% FBE participation, and 5% HUD Section 3 participation must submit a waiver request for a partial or total waiver of the MBE, FBE, & HUD Section 3 at the time of the bid opening. All MBE, FBE, and HUD Section 3 firms must be pre-certified and pre-qualified through the City of Dayton Human Relations Council. The MBE, FBE, and HUD Section 3 participation must be submitted with your bid proposal on the MBE, FBE, and HUD Section 3 Participation forms provided by the City of Dayton Human Relations Council. This form must be completely filled out in accordance with the instructions listed on the form.

Frederick M. Stovall, Director
 Department of Public Works
 12698501 7-26, 8-2/10

LEGAL NOTICE NO. 2420-197

Sealed bids will be received by the Director of Public Works of the City of Dayton, State of Ohio, until 12:00 Noon, **THURSDAY, AUGUST 12, 2010** for the following improvement:

NEIGHBORHOOD STABILIZATION PROGRAM NUISANCE ABATEMENT RESIDENTIAL - FEDERAL DEMOLITION 1 - 2010 REBID (15% MBE, 5% FBE AND 10% HUD SECTION 3 PARTICIPATION) (FEDERAL N.S.P. FUNDS)

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Public Auctions/Sales

NOTICE OF PUBLIC SALE

The following are delinquent in their rents to the **SPACE PLACE STORAGE at 5618 POE AVENUE, DAYTON, OHIO 45414**. The contents of their spaces are due to be sold at public sale on **WEDNESDAY, August 18 at 10 AM at 5618 POE AVENUE, DAYTON, OHIO 45414**. Contents to be sold by the unit, sealed bid.

- 26-5625** Patrick Baldwin, 226 Kettleville Rd., Ringhartton, NY 13901. Washer, dryer, clothes, end tables, playmate cooler, kitchen knives, boxes of misc. items.
- 21-5612** Kysiah Favors, 5926 Cutzear Dr., Trotwood, OH 45426. Mattress, box springs, 2 window air conditioners, baby bed, boxes of misc. items.
- 37-5612** Keith E. Kaylor, 3195 Stop Eight Rd., Dayton, OH 45414. Table, chairs, mattress, box springs, lawn mower, toys, boxes of misc. items.
- 52-5618** Dennison W. Kelly, 7388 Coldwater Ct., Centerville, OH 45459. Honda TL-125 motorcycle, VHS tapes, fishing poles, bike, tool box, scroll saw, lanterns, camping items, misc. items.
- 25-5625** Diana C. Moorman, 3826 Ackerman Blvd., Kettering, OH 45429-1639. Sofa, toaster, coffee table, end table, bags and boxes of misc. items.
- 30-5612** Lesa D. Offill, 2720 Oneida Ave., Dayton, OH 45414-5127. VHS Tapes, stuffed toys, toy alligator, baby swings, boxes of misc. items.
- P11** Gregory Pritchard, 1208 Linden Ave., Dayton, OH 45410. 2 1985 Chevrolet Blazer 70 box trucks.
- 56-5618** Richie A. Quinn, 503 S. Adams, Raymore, MO 64083. CD's, clothes, slow cooker, grilling machine, Pepsi crates, bags of misc. items.
- P3** Thomas J. Ridel dba Tee Jay Enterprises, PO Box 1372, Youngstown, OH 44501. 1984 Chevrolet van 20.
- 6-5606** Richard M. Smith, 3543 Spanish Villa Dr., Dayton, OH 45414-2782. Trash can, dresser, hula hoop, planter, misc. pieces of wood, misc. items.
- 58-5618** Joel Trosper, 116 Edmund St., Dayton, OH 45404-1733. Recliner, end table, microwave, mattress, box springs, clothes, boxes of misc. items.
- 15-5625** Patricia Williams, 2163 Jimike Dr., Dayton, OH 45414. Bird bath, statuary, 2 boxes of misc. items.
- 38-5612** Kristina Wright, 220 26th Street NW, Apt. 8203, Atlanta, GA 30309-1943. Doll house, pictures, child's rocking chair, boxes of misc. items.

7-26, 8-02/10
 12698906

Public Hearings

**PUBLIC NOTICE
 CITY OF DAYTON, OHIO
 Public Hearing on the
 City of Dayton/Kettering
 2011-2015 Draft Consolidated Plan**

The City of Dayton will hold its first public hearing on the draft needs, priorities and strategies identified in the proposed City of Dayton/Kettering 2011-2015 Consolidated Plan. The plan requires Dayton City Commission and Kettering City Council approval and will be submitted to HUD on November 15, 2010. **The Public Hearing will be held on Monday, August 9, 2010 at 6:00 p.m. in the 6th Floor Training Room, City Hall 101 W. Third St. Dayton, Ohio 45402.**

The Consolidated Plan serves as the City's framework to establish a comprehensive vision and strategy for housing and community development, utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) funds.

A copy of the draft plan is available at the Montgomery County Main Library (Downtown Dayton), on the City's website at www.cityofdayton.org, or by contacting Paula Powers in the Department of Planning and Community Development, Sixth Floor, City Hall, 101 W. Third St., Dayton, Ohio 45402, (937) 333.7377, paula.powers@cityofdayton.org. **The City will take comments on the proposed plan until 1:00 p.m. August 10, 2010.** Written comments may be forwarded to Ms. Powers, 12704066 7-26/10

Public Hearings

LEGAL NOTICE NO. 2420-198

Sealed bids will be received by the Director of Public Works of the City of Dayton, State of Ohio, until 12:00 Noon, **THURSDAY, AUGUST 12, 2010** for the following improvement:

NEIGHBORHOOD STABILIZATION PROGRAM NUISANCE ABATEMENT RESIDENTIAL - FEDERAL DEMOLITION 1V - 2010 (15% MBE, 5% FBE AND 10% HUD SECTION 3 PARTICIPATION) (FEDERAL N.S.P. FUNDS)

Information and instructions to bidders may be obtained at the City Engineers Office.

1st
 Public Hearing
 Notice

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plans to replace the bridge
around the time the Inter-
state 35W bridge collapsed
in Minneapolis, killing 13
people and injuring 145.
The project is now on a fast
track as the structure reach-
es the end of its 50-year life
span, said Stefan Spinosa,
an engineer with the Ohio
Department of Transporta-
tion.

The bridge is actually a
set of twin two-lane spans
supported by a steel truss
underneath the deck. It
opened for traffic in 1965,
running a length of 2,224
feet — about half a mile —
and rising 240 feet over the
Little Miami River. It carries
about 60,000 vehicles a day,
serving as a major freight
corridor between Columbus
and Cincinnati.

But repairs are becoming
more frequent, and a recent
inspection said 80 gusset
plates, which hold beams
together, need to be stiff-
ened before allowing over-
weight trucks to use the
bridge again.

FLUID Corporation, which along the river, Price said.

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7:00-9:00pm

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CITY OF KETTERING



Come early at 6pm for an update on Dayton's "Lot Links" program for acquiring abandoned properties at a low cost to bring them back into productive use.

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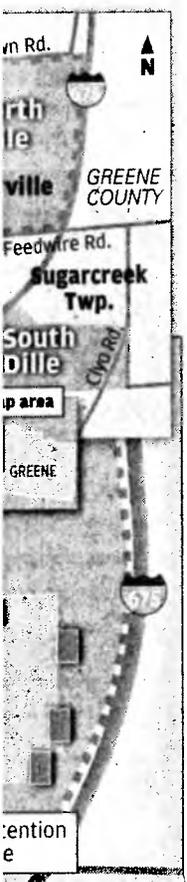
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Thur 7.8.10 DDN

gins on that site. exempt from real taxation 75 percent assessed value of the tracts, he said. Township has a 10-year plan that begins this year. A 225-acre tract of privately-owned land to the west of I-675, annexed to the city. The land was under development. The township stalled the development and financial plan in 2006. The township board in Kettering is awaiting a judge's decision on whether the township is entitled to the land from that TIF. The township board of Bellbrook is making the argument that the township is the owner of the two government-owned tracts. The township board would be required to buy the newly created Bellbrook, ending the township, with Centering the property on any new development at 225 acres, estimated up to \$1 million according to Tiffany, said and done.

reporter at kullmer@DaytonDailyNews.com.



as asthma are at increased risk during a heat wave because smog levels often climb with the temperature and can impede respiration, said Bill Whar-

ness," Wharton said. "Making sure fluid goes in you is key," he said. "Always drink a little more than you think you need." However, he cautioned people to avoid

Glenarm Ave., have been designated as emergency centers during heat waves. Contact this reporter at (937) 225-0611 or eturan@DaytonDailyNews.com.

in which they excel and to help limit unnecessary competition within the state. Eric Fingerhut, Ohio Board of Regents' chancellor, recounted Ohio's rich history of flight Tuesday, July 6, at the University of Cincinnati, calling the Wright brothers and astronaut Neil Armstrong "daring bookends" who "speak volumes of the role aerospace has in the history and future of Ohio."

The aerospace and advanced transportation research centers represent strong ties to the expanding Wright-Patterson Air Force Base and the designation of Dayton as the state's aerospace hub, both of which aim to partner with universities and spur business development. "Intellectual capital is the currency of the global economy," said Fingerhut. This was the fifth round of Centers of Excellence announced since the state adopted a 10-year master plan for higher education.

Kettering school board delays Schoenlein retire-rehire plan

President Jim Trent said board expects to give him a contract in the 'near future.'



James Schoenlein

By Jeremy P. Kelley
Staff Writer

KETTERING — At a short but busy meeting Tuesday, July 6, the Kettering Board of Education took the first step toward a November levy, laid off three support staff workers and indefinitely postponed the retire-rehire hearing for Superintendent James Schoenlein.

School board President Jim Trent said the time spent on levies and cuts in the past two months left the board insufficient time "for study and discussion" on Schoenlein's case, so the July 13 hearing was canceled.

School board officials had touted the move as a money-saver, as Schoenlein would take a \$40,000 cut in annual salary and benefits

once his state retirement benefits began. Trent said Tuesday that levy public relations had nothing to do with the decision.

"We think he's ... leading the school system in the right direction. We fully anticipate giving him a multi-year contract in the near future," Trent said.

Schoenlein, who just completed his first year as superintendent, will serve on another one-year, \$155,000 contract, but he said he expects a multi-year deal to be done this summer or early fall.

"I am disappointed, of course, but I understand the board's concern and the need for more study," Schoenlein said. "My first order of business is to pass a levy, to provide a top-quality education for all of our kids, and to run an efficient

and effective organization." The board unanimously approved a first resolution toward putting a five-year, 4.9-mill property tax levy on the Nov. 2 ballot. The levy would cost the owner of a \$100,000 home an extra \$150 annually. Schoenlein said if all goes well, the levy would carry the district for three years.

The board voted to lay off two custodians and a secretary as part of continuing cuts for next school year. Schoenlein said the district also plans to eliminate the positions of 10 teachers, an assistant principal, and four other staffers.



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Wed 7-7-10 DDN

Grand opera was presented at a pavilion from 1920 to 1971.

By John Johnston
The Cincinnati Enquirer

CINCINNATI — Barking sea lions, shrieking peacocks and braying donkeys are hardly what come to mind when people think of opera — unless they're reminiscing about 52 years of Cincinnati Opera performances at the Cincinnati Zoo and Botanical Garden.

Ten-week seasons of grand opera were presented at an outdoor pavilion at the zoo from 1920 to 1971.

As part of its 90th-anniversary celebration, Cincinnati Opera returns to its first home for a free Back to the Zoo concert at 6 p.m. Tuesday, July 13, at the Wings of Wonder Theater. A dessert reception follows. The opera said no seats remain and reservations are no longer being accepted.

ture soprano Meghan Dewald, tenor John Christopher Adams and baritone Nathan Stark with accompaniment by pianist Carol Walker.

"It was very prestigious for us to have the opera there," said Ed Maruska, who retired as zoo director in 2000 after 38 years in the post. "It was kind of a unique marriage."

And it produced some interesting challenges for performers.

Maruska recalled an evening when opera great Beverly Sills was "just hitting her crescendo — real high — and a donkey started braying. She cracked up. Her sides were splitting."

Performers sometimes had to compete with peacocks, which Maruska noted are beautiful birds. "But once they open their bills, it's awful, or can be. It's loud; it's screeching."

From their pool near the opera pavilion, barking sea

on the act, he said.

Cheetahs, elephants and other animals occasionally were invited on stage, as was the case with performances of "Aida."

The opera moved into a renovated Music Hall in 1972.

"We were very sad to see the opera go," Maruska said. "It brought a gamut of different people to the zoo."

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Fri 7.9.10 DDN

Dayton Daily News

Residents offer ideas for cities' use of HUD funds

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By [Jim DeBrosse](#), Staff Writer

10:12 PM Saturday, April 17, 2010

DAYTON — About 50 residents of Dayton and Kettering showed up for a public forum Saturday morning, April 17, to tell officials of the two cities how they would like millions of dollars in federal housing and community development grants to be used over the next five years.

Cynthia Ferguson, 64, of Dayton said more money should be spent on job creation in local communities and for “demolition of vacant housing that is boarded up, and some of it has been boarded up for years.”

Jerry Bowling III, president of the McCook Field Neighborhood Association, said the two cities need to reinvest in dying neighborhoods, “whether it’s with new housing or parks, or even more services for that matter.”

The town hall meeting was the final step before Mullin & Lonergan Associates, a consulting firm based in Pittsburgh, drafts a five-year master plan of funding priorities for each of the two cities to be submitted to the U.S. Department of Housing and Urban Development.

“We’re asking residents to think not just about their own neighborhoods but the bigger issues and the larger trends” in housing and development that affect both cities, said Eric Fulmer, chairman of the consulting firm.

Dayton and Kettering agreed to draw up their master plans in tandem because they share many of the same issues of “poverty, population loss and housing conditions,” said Aaron Sorrell, manager of housing and neighborhood development for the city of Dayton. “The problems just don’t stop at the jurisdictional boundaries.”

This year, Dayton and Kettering will share a \$1.9 million grant from HUD for the HOME program, designed to provide affordable housing for low-income groups.

The two cities, however, receive separate funding and will develop separate master plans for their Community Development Block Grants, a flexible HUD program that addresses the unique needs of each community, including parks, housing rehabilitation, social issues and economic development.

In 2010, Dayton received \$6.9 million CDBG funds while Kettering obtained \$619,000, according to HUD data.

Dayton, Kettering share ideas on housing, jobs

Joint plan details how the cities will allocate \$40M from HUD through 2015.

By Katie Wedell
Staff Writer

DAYTON — The cities of Kettering and Dayton held a town hall meeting Thursday, July 15, to present the highlights of a five-year consolidated plan for housing and community development.

About 50 people attended the session at the Dayton Convention Center and provided input on the first draft of the plan that will be submitted to the U.S. Department of Housing and Urban Development. The plan must outline how the cities will allocate an estimated \$40 million in HUD funds through 2015.

Marjorie Williams, a consultant who helped draft the plan, explained that the overall goals including increasing the quality of housing stock while maintaining affordability, and decreasing nuisance housing.

Many in attendance seemed pleased with the plan and its aim to target specific areas in need instead of spreading money evenly through the cit-

Highlights of the Consolidated Plan

By 2015, Dayton will:

- Acquire and demolish 2,000 dilapidated units.
- Assist 300 homeowners with property rehabilitation.
- Create 300 rental and 100 single family units through redevelopment, replacement and rehab.
- Make 20 percent of all new construction units accessible for people with disabilities.
- Rehab at least 250 rental housing units for low and moderate income households.
- Annually assist three small businesses with the potential for increasing the number of living wage jobs.

ies.

This was the second town hall meeting to discuss the plan. Suggestions from the first meeting, held April 17, as well as focus groups, an online public opinion survey, and demographic information was used by consultants in creating the plan.

Suggestions from Thursday's meeting will be used to revise the 102-page plan, which is available for review on both cities' web sites: cityofdayton.org (search planning and community development); and ci.kettering.oh.us (search the home page under events).

The draft will also be

displayed at public hearings next month in both cities prior to the adoption of a final plan in September or October.

In addition to that broad five-year plan, each city has to develop a one-year action plan on how they will use their money starting Jan. 1. Williams said those plans should be available for public review in early September and must be approved by the city councils before being submitted to HUD on Nov. 15.

The cities can use the money for housing, social services, facilities like parks and streets or economic development.

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RULES OF ENGAGEMENT

1. Be open to new and innovative ideas.
2. Think without limits and beyond traditional boundaries.
3. Only one person should be speaking at any given time.
4. Allow others to voice their ideas and opinions before you speak a second time.
5. Be mindful of the tight timeframe for this morning's agenda.
6. Listen carefully to the moderator's instructions.
7. Think BIG. Today's session is an opportunity for IDEAS more than COMPLAINTS. We are more interested in your vision for the community. For the purposes of this particular meeting, we are less interested in maintenance issues (such as potholes in the street).

INSTRUCTIONS FOR MODERATORS

Be mindful of the time throughout this morning's break-out sessions. We want to end promptly by noon today. In order to keep to this timeframe, please start and end sessions according to the schedule below. If participants are mingling outside in the hall, begin on time anyway; they can join in or not.

Welcome everyone to this session. Remind everyone of the Rules of Engagement previously reviewed.

10:10 - 10:25 Begin brainstorming session on the specific topic, asking for challenges. You could say, "In terms of [state topic], what are the most significant challenges being faced by Dayton and Kettering residents today?" Record comments on flip charts, writing large enough for people to read from a few feet away. Adhere completed flip chart sheets with ideas to surrounding walls. Do not overlap sheets. Leave enough room between ideas so colored dots can be placed on sheets. Write legibly.

10:25 – 10:40 Change course and brainstorm on solutions and strategies to address the challenges. Start on a new flip chart sheet and use a different color marker to distinguish from challenges.

10:40 – 10:50 Stop all brainstorming. Distribute color dots: every individual gets two red dots, two yellow dots and two green dots. Instruct everyone to review the challenges and strategies. Then prioritize the challenges with one set of dots, and the strategies with the second set of dots. The dots represent:

- Red for highest priority
- Yellow for second-highest priority
- Green for third-highest priority.

10:50 – 11:10 Announce a 20-minute break, after which everyone will reconvene in the large meeting room (where we began the meeting at 9:30). During the break, tabulate the dots. Report the top three challenges and the top three strategies to Marjorie ASAP for inclusion in the Powerpoint summary.

Preserve all flip chart sheets and deliver to Paula after you have tabulated the dots.

11:10

Everyone re-convenes in the large meeting room to wrap-up.

GOVERNMENT FRAMEWORK

CHALLENGES

Insufficient resources to fund current processes	5
Process re-engineering to align with resources	1
Utilization of resources	
Inconsistent practices	
Government is incenting/providing additional housing when there is already excess supply	9
Use of better regulations and incentives (i.e. flipping and resale)	9
Accountability	4

STRATEGIES

Regionalize government (eliminate duplication)	10
District elected officials rather than “at large”	4
Inventory agencies funded by public monies to increase efficiency	1
Pay for performance – consequences for non-performance	
Incorporate volunteerism for impact (and eliminate restrictions)	1
Obtain more flexibility from HUD sources specific to needs of our community (i.e. senior housing)	6
Flexibility in building and zoning codes	
Urban growth boundaries to help reduce excess supply	5
Property tax credit to incent “boomers” to move back in the city – create value	(red dot?)

City of Dayton
 Five Year Consolidated Plan
 Kick-off Meeting
 April 17, 2010

ECONOMIC DEVELOPMENT (Including job development and downtown initiatives)

CHALLENGES

Parking	
Groceries	
Perception	10
Zoning	1
Government +	2
Eating	1
Allied Service – can't read the writing after this comment	3
Youth programs	5
Competition for funds	2
Jobs:	
Education workforce	6
Tal???? Retention	
Finance	
Partnerships	1
Public input to decision making	4
Marketing – public relations – portal – joint marketing – HUB	6
Jobs / Workforce Development	
Downtown – too much focus?	
Perception	6
Vacancy	
Economic sense	

STRATEGIES

Assets / Not Problems	
Historic neighborhood	5
River transportation	1
River – theater district	1
Hospital	2
University	3
WPATD	3
Water	2
Cost of living	2
Parks	3
Public involvement	6

Meetings people can attend	
Daytime / downtown	
Connect the Dots – small pockets of development separated by disinvestment	9
Transportation	
Lighting	
Landscaping	
Other	
National conferences	4
Economic Development – not just moving funds	4
Workforce Development – technology / service / ??	12
Workforce Retention	1
Retention is good / attraction not very good	3

City of Dayton
 Five Year Consolidated Plan
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NEIGHBORHOOD REVITALIZATION (Including housing and public safety)

B = Both Dayton & Kettering

D = Dayton only

B	More jobs	
D	Working with neighborhood association to identify the problem – grants to neighborhood associations	11
D	Getting consistent response from city on who is responsible	3
B	Communication of rules and responsibilities	2
B	Put responsibilities on paper	3
B	Engage banks in the community	4
B	Strict code enforcement for bank-owned properties	6
B	Encourage banks to put homes on market	
B	Better cooperation with courts and inspectors	1
B	Force banks to demolish their own properties	1
B	Facilities/services	
B	Neighborhood watch	7
B	Police cooperation	
B	Adjust (decrease) property taxes to help people sell	2
D	Education regarding community reinvestment area	
D	Increase funding for demolition	6
B	Remodeling of homes instead of demolition	6
B	Bank walk-aways legislation	11
B	Granny flats – live in elderly	
B	Tenant based rental assistance	3
B	Rental rehab assistance to assist accessibility needs	9
B	More funding for home modifications – rental and owners	6
D	Restore service - code enforcement, waste collection	9
B	Increase visitability – improves neighborhood	9
B	Home ownership mechanism	
D	Exterior improvement grants for code violations	2
B	Beautification programs	1
D	More active nuisance abatement program	9
B	Education regarding what it takes to be a home owner	5
B	Sidewalks are terrible in certain neighborhoods	5
B	Crime – prostitution, drugs, breaking & entering	20
D	Disclosure ordinance – banks and mortgage companies are excluded	11
D	Historical designation is often not disclosed	1

D	CDBG funding may be targeting low-income by inspections and re-inspections	3
B	Vacant housing owned by banks and absentee landlords (toxic title)	17
B	Blighted and nuisance structures	5
B	Vacant lots – what to do with them?	2
B	Lack of affordable and accessible housing	20
B	Negative equity	
B	Civility is gone	
B	More jobs	31
D	Neighborhood schools are needed	
B	Zoning and housing code enforcement	22
B	Deteriorating infrastructure – sidewalks (ex: handicapped difficulties)	17
D	Foreclosure – vacancy – vandalism – fire – demolition	2
D	Little activity for young people	2

HOMELESSNESS AND HUMAN SERVICES

CHALLENGES

Appropriate permanent housing for homeless persons with variable needs	8
Need to increase priority for younger people with disabilities (currently a low priority)	5
Decent, safe, and affordable rental housing with access to amenities and services	5
Density of number of units in Dayton	
Availability of bus service; grocery stores	2
Institutional bias – need for services to be delivered in multiple settings	
Adequate level of support services connected to people where they live	5
Some homeless individuals don't want to live in a shelter or a homeless facility (transitional housing, permanent housing, etc.)	1
Issues with returning veterans	
If people won't accept the help, should prioritize those who do want the help	2
What responsibility does the VA have with this population?	
Increase information to newly poor about available services in the community	
Concern that Dayton/Montgomery County is drawing homeless persons from other communities	
Foreclosures – hidden homeless	
Identify and locate funding sources to provide services to help and house the homeless	3
People use multiple food pantries every week – no tracking of this	3
No comprehensive one-stop service center for services	4

STRATEGIES

More discussion about the issue of homelessness / persons with disabilities in the school system so children are better educated and more willing to assist persons with these needs	10
Olmstead decision – need implementation steps for integrating persons with disabilities within the neighborhoods	8
Clearinghouse of services / recruitment of volunteers	7
Follow zoning, HUD guidelines for establishing housing	5

City of Dayton
 Five Year Consolidated Plan
 Kick-off Meeting
 April 17, 2010

PARKS & COMMUNITY FACILITIES

CHALLENGES:

Gap in facilities/programs for kids between 16-20 (too heavily weighted toward one end or the other age-wise)	2
Neighborhood festival funding is much less	2
Closure of neighborhood recreation centers	6
New recreation centers receive transportation kids and seniors don't have	2
Maintenance of small parks	1
Programming for small parks	1
Fear/possibility of closure/loss of smaller parks due to the larger recreation centers	5
Cost of facilities/programs is prohibitive for some	2
Park landscaping has suffered	
Parks need new equipment, or repair of existing equipment	3

STRATEGIES:

Landscaping grants by volunteer groups	
Adopting areas to maintain or beautify with volunteers	3
More adolescent-g geared programs and younger at recreation centers	4
Work out issues of volunteers helping with maintenance due to staff union rules	2
Utilize schools in the neighborhoods (even if not a "NH" school) by City staff arranging programming at those facilities	2
Sliding scale for payment of programming at facilities	
In order to keep some facilities open, try to get groups to locate there and provide programming (like Boys Club)	3
City to work closer than ever with neighborhoods regarding plans for parks/centers – volunteers can be a resource for ideas besides taking them out of commission	6

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Cities of Dayton and Kettering, Ohio
Housing and Community Development Needs Survey
Survey Results and Analysis
May 2010

Background

As part of the process of developing its FY 2010-2014 Strategic Plan for submission to the U.S. Department of Housing and Urban Development, the Cities of Dayton and Kettering administered a survey for City residents, business owners, and service providers to complete regarding their views and opinions on important housing and community development needs. The Cities of Dayton and Kettering plan to use the results of the survey to help direct funds to the most critical needs in both areas. Furthermore, the results of the survey will enable City officials to establish budget and program priorities for the next several years, specifically how to allocate federal funds received for housing and community development activities. The respective City Councils of Dayton and Kettering encourage all residents to become involved in the planning process, as public feedback is essential to ensure that the most critical needs are identified.

Survey Overview

The City of Dayton and City of Kettering Housing and Community Development Needs Survey was available on the Internet via www.zoomerang.com, an online survey tool. The survey posed a total of 51 questions. The survey was officially launched on March 31, 2010 and closed on May 7, 2010, giving area stakeholders and residents approximately five weeks to complete the survey. The survey was accessible from the following URL link:

<http://www.zoomerang.com/Survey/WEB22AE74JG6KJ>

The link above was advertised on the City of Dayton's website (<http://www.cityofdayton.org>) and on the City of Kettering's website (www.ketteringoh.org). The link was announced at various stakeholder and public meetings throughout the planning process for the Five-Year Strategic Plan. A total of 293 responses were received and analyzed.

Methodology

The City of Dayton and City of Kettering Housing and Community Development Needs Survey contained 51 questions. The first three questions asked for specific information regarding the individual who was completing the survey. The majority of survey questions posed a series of statements on economic development needs, public service needs, housing needs, recreation and public infrastructure needs, and neighborhood needs, asking survey participants to express their level of agreement or disagreement with the statements provided. In addition, there were several ranking questions which asked the respondent to rank a series of programs from highest to lowest need. These ranking questions were mandatory and the survey was voided if these were left unanswered.

There were also three open-ended questions that provided comment boxes for participants to express their comments and ideas. A brief summary of the results of these questions is

included in this analysis. A full list of responses received for the open-ended comment box questions can be found in the appendix. Survey participants were not required to answer every question. Therefore, some questions contain fewer than 293 responses. In addition, certain questions gave participants the “check all that apply” option, in which case there may be more than 293 responses.

Analysis of Survey Results

Tell Us About Yourself

The first three questions asked if the survey participant was a resident of the City of Dayton or the City of Kettering, if they owned a business in either of the two cities, and if they represented a service provider, housing provider, or public agency that provides services in Dayton or Kettering. Of the 293 respondents, 68% were residents of the City of Dayton, 15% were residents of the City of Kettering, and 17% did not live in either city.

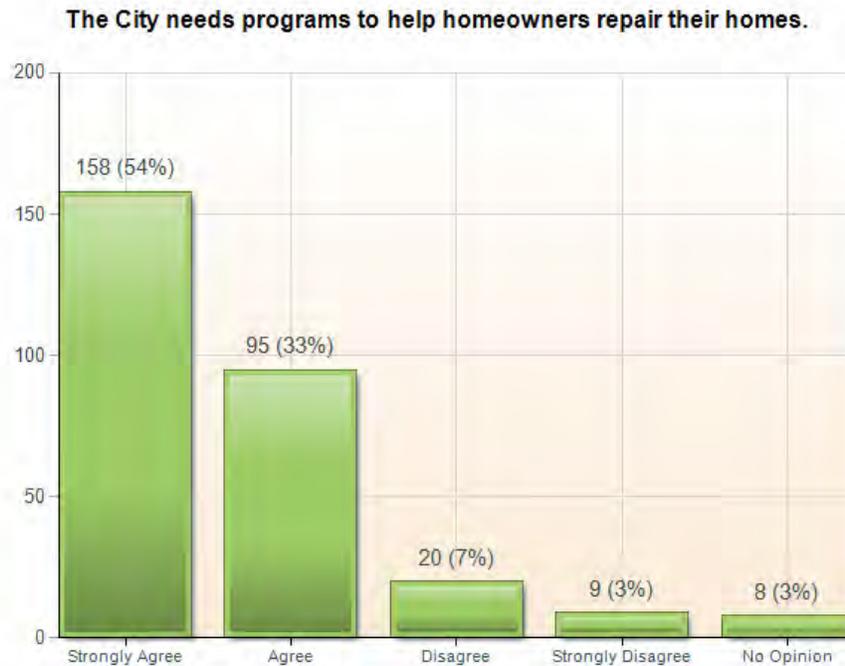
In addition, 9% of respondents owned a business in Dayton while 2% owned a business in Kettering. Of the respondents, 29% represented a public agency, housing provider, or service provider in Dayton, compared to 4% who represented similar agencies and service providers in Kettering.

Housing Needs

Question 4: The City needs programs to help homeowners repair their homes.

A combined 87% of survey respondents either agreed (33%) or strongly agreed (54%) that the two cities need programs to help homeowners repair their homes. In contrast, only 29 respondents, or 10%, disagreed on some level with the statement and 3% of participants indicated they had no opinion on the subject. Overall, the survey responses indicate a very high level of support for programs that help homeowners repair their homes. The following graph highlights the results for this question.

Figure 1 – Homeowner Repair Programs



Question 5: The City needs programs to stimulate repairs to rental units.

Overall, a combined 85% of participants either agreed or strongly agreed, indicating a high level of support for programs to help stimulate repairs to rental units in Dayton and Kettering. Specifically, 39% agreed with the statement while another 46% strongly agreed. On the contrary, only 13% of survey participants either disagreed (9%) or strongly disagreed (4%) with the statement. Another 2% of participants expressed they had no opinion.

Question 6: There is a need for financial assistance for families seeking to purchase a home in the City.

Seventy-six percent (76%) of survey respondents either agreed (45%) or strongly agreed (31%) there is a need for financial assistance programs for families seeking to purchase a home in either city. On the contrary, 13% of respondents disagreed while another 5% strongly disagreed with the statement. An additional 6% of respondents expressed no opinion. Overall, there is a fairly high level of support for homebuyer assistance programs, as a combined 76% of participants agreed on some level with this statement.

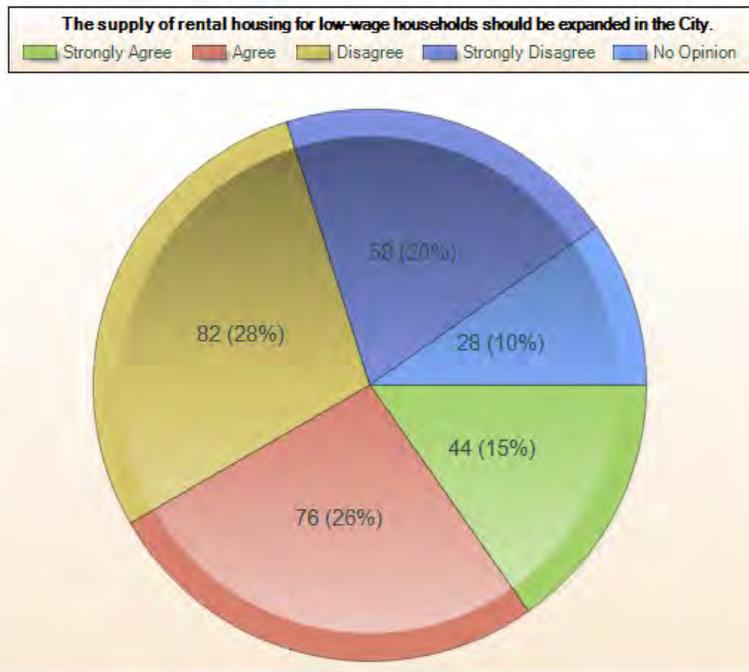
Question 7: Additional affordable housing for seniors is needed in the City.

Seventy-five percent (74%) of respondents either agreed (42%) or strongly agreed (32%) that additional affordable housing for seniors is needed in the Cities of Dayton and Kettering. In contrast, 12% of respondents disagreed while another 3% strongly disagreed. Eleven percent (11%) of survey respondents indicated they had no opinion. Overall, almost three-fourths of all respondents agreed on some level with the statement, indicating a very strong level of support for additional senior housing in the Dayton-Kettering area.

Question 8: The supply of rental housing for low-wage households should be expanded in the City.

A combined 48% of survey respondents disagreed on some level with this statement, indicating a lack of majority support for efforts to expand the supply of rental housing for low-wage households. In contrast, 26% of respondents agreed and another 15% strongly agreed that rental housing for low-wage households should be expanded. The remaining 10% of survey participants expressed no opinion. The following chart highlights the results for question eight.

Figure 2 – Expansion of Rental Housing for Low-Wage Households



Question 9: There is a need to provide rental assistance to lower income households living in the City.

A majority of participants either agreed (37%) or strongly agreed (18%) there is a need to provide rental assistance to lower income households in the area. On the contrary, a combined 36% either disagreed (23%) or strongly disagreed (13%). There were 26 respondents, or 9%, who expressed no opinion. Overall, there is a moderate level of support for rental assistance programs for lower income households, as a combined 55% of participants either agreed or strongly agreed with this statement.

Question 10: The City needs programs that prevent individuals from becoming homeless.

Eighty-one percent (81%) of survey respondents either agreed (47%) or strongly agreed (34%) there is a need for homeless prevention programs. In contrast, 8% of respondents disagreed while another 7% strongly disagreed with the statement. Four percent (4%)

expressed no opinion. Overall, the survey results indicate a high level of support for homeless prevention programs in Dayton and Kettering.

Question 11: There is a need for homeless shelters and transitional housing facilities in the City.

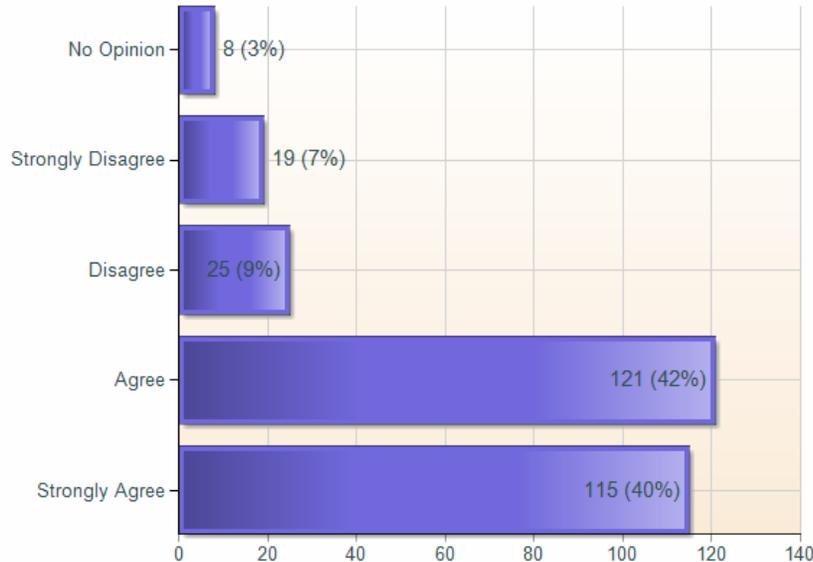
Two-thirds of all respondents either agreed (41%) or strongly agreed (26%) there is a need for homeless shelters and transitional housing facilities. In contrast, 27% of participants either disagreed or strongly disagreed, and 6% indicated they had no opinion on the topic. Overall, there is a moderate level of support for additional emergency shelters and transitional housing facilities in Dayton and Kettering.

Question 12: The City needs more programs aimed at helping the homeless become self-sufficient.

A combined 82% of respondents either agreed (42%) or strongly agreed (40%) with this statement, indicating a high level of support for homeless self-sufficiency programs in the two cities. On the contrary, a combined 16% of participants disagreed on some level with the statement provided. Only eight respondents expressed they had no opinion. The following graph provides a summary of the results for this question.

Figure 3 – Homeless Self-Sufficiency Programs

The City needs more programs aimed at helping the homeless become self-sufficient.



Question 13: There is a need for programs aimed at overcoming housing discrimination.

A strong majority of respondents either agreed (40%) or strongly agreed (22%) there is a need for programs aimed at overcoming housing discrimination. On the contrary, 14% of respondents disagreed while an additional 9% strongly disagreed. Forty respondents, or 14%, stated they had no opinion. Overall, a combined 62% of survey respondents agreed on some

level with this statement, indicating a strong level of support for anti-discrimination programs in Dayton and Kettering.

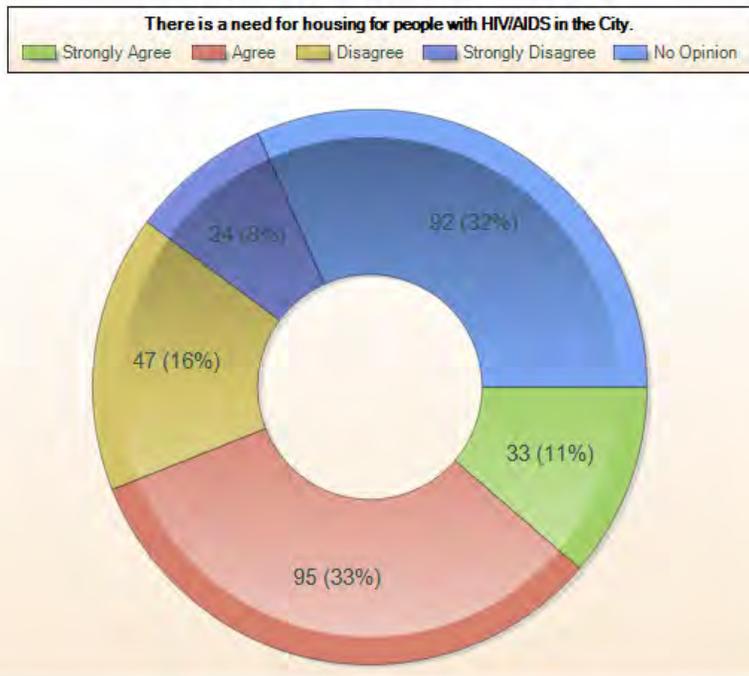
Question 14: There is a need to expand the supply of housing accessible to persons with disabilities (for example, mobility impairments, mental illness, etc.) in the City.

Nearly three-fourths of all respondents either agreed (36%) or strongly agreed (38%) there is a need to expand the supply of accessible housing. In contrast, 8% of survey participants disagreed and another 6% strongly disagreed. There were 37 respondents, or 13%, who expressed no opinion. Overall, a very strong majority (74%) of the participants favorably viewed this statement, indicating a high level of support for expanding the supply of housing accessible to persons with disabilities.

Question 15: There is a need for housing for people with HIV/AIDS in the City.

Forty-four percent of survey participants either agreed (33%) or strongly agreed (11%) there is a need for housing for persons living with HIV/AIDS in the Dayton-Kettering area. On the contrary, a combined 24% of respondents disagreed on some level. A large percentage of participants, 32%, expressed they had no opinion. Overall, less than a majority of survey respondents agreed on some level with the statement, indicating a lower level of support for housing for people with HIV/AIDS. The following graph highlights the results received.

Figure 4 – Housing for People with HIV/AIDS



Question 16: The housing needs of City residents should be met through new housing construction.

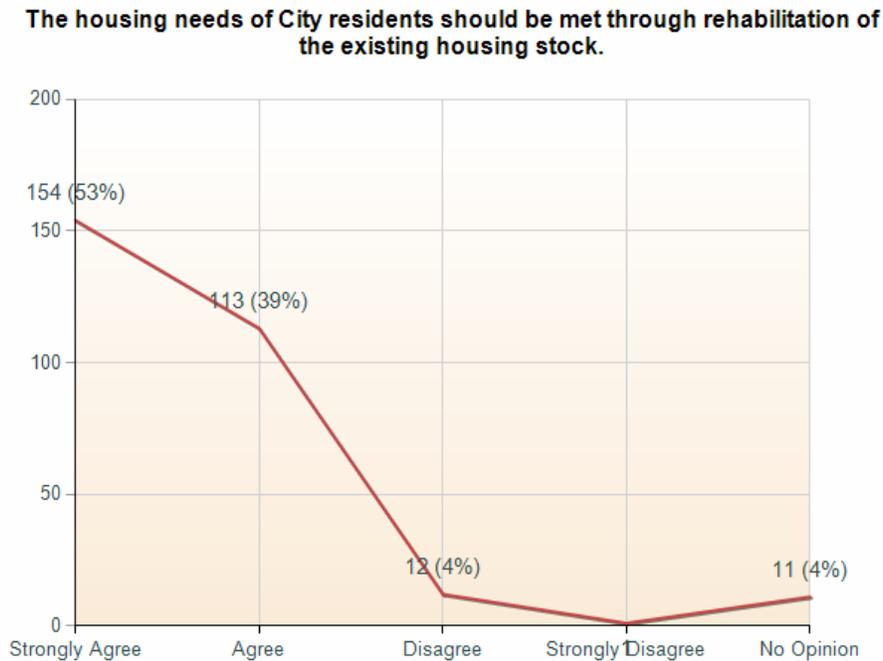
A combined 63% of respondents either disagreed (40%) or strongly disagreed (23%) that the housing needs of Dayton and Kettering residents should be met through new housing

construction. In contrast, 24% of respondents agreed with this statement while another 8% strongly agreed. Five percent (5%) of participants indicated they had no opinion. Overall, there is a strong lack of support for meeting the housing needs of residents through new construction.

Question 17: The housing needs of City residents should be met through rehabilitation of the existing housing stock.

Nearly all respondents (92%) agreed on some level with this statement, indicating almost unanimous support for housing projects focused on the rehabilitation of the City’s existing housing stock. On the contrary, a combined 4% of participants disagreed on some level with the statement while another 4% had no opinion. The following graph provides a summary of the results received.

Figure 5 – Rehabilitation of Existing Housing Stock



Question 18: Rehabilitation and new construction of housing using federal funds should incorporate, where possible, sustainable design, energy efficiency, and green technology, even if the cost of “green building” is slightly greater than that of traditional construction.

A combined 84% of survey respondents agreed on some level with this statement, indicating a very high level of support for the incorporation of green building principles in housing projects taking place in Dayton and Kettering. Specifically, 53% strongly agreed while an additional 31% agreed with the statement. In contrast, 8% disagreed while another 4% strongly disagreed. Another 4% of respondents indicated they had no opinion.

Question 19: In order to help the City prioritize funding strategies, please numerically rank all the programs and activities mentioned in the housing needs category. A rank of “1” would be the highest priority and a rank of “15” would be the lowest priority.

Survey participants indicated that the top three housing priorities in the Dayton-Kettering area should be homeowner repair programs, rental repair programs, and homebuyer assistance programs. Programs and activities receiving a moderate level of support included additional affordable housing for seniors and meeting housing needs through rehabilitation of the existing housing stock. By comparison, there was a lack of support for housing for persons with HIV/AIDS and for meeting housing needs through new housing construction. In addition, there were mixed results in support of incorporating green building principles into housing projects. A full list of the results received for this question is included in the appendix. While the results of this ranking question vary slightly from the results of the preceding individual housing needs questions, it is clear that housing rehabilitation programs, for both owner-occupied and renter-occupied units, are a high priority in the two cities.

Recreation and Public Infrastructure Needs

Question 20: There is a need to improve existing parks and recreation facilities in the City.

A combined 77% of survey respondents either agreed (46%) or strongly agreed (31%) with this statement, indicating a high level of support for improvements to existing parks and recreation facilities. In contrast, 15% of participants disagreed while another 3% strongly disagreed. There were 13 respondents, or 4%, who expressed they had no opinion.

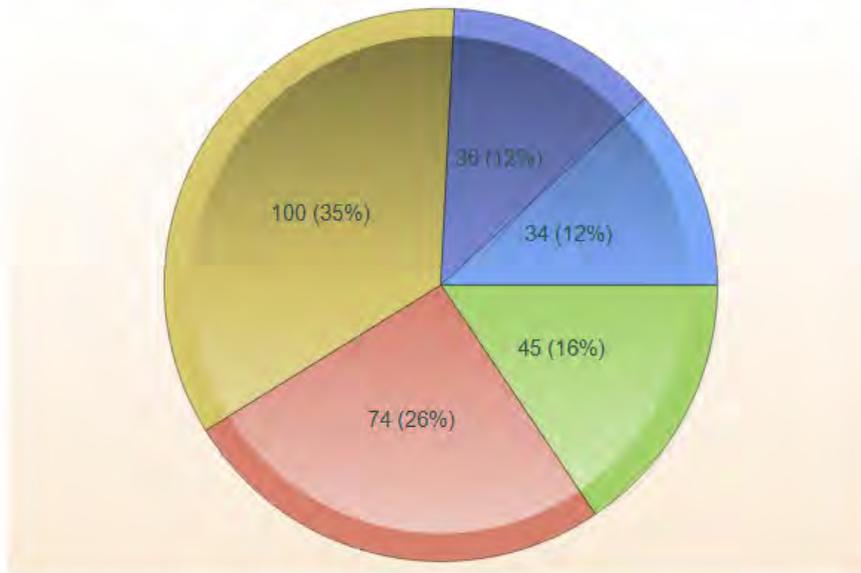
Question 21: There is a need to create new parks and recreation facilities in the City.

A combined 47% of respondents either disagreed (35%) or strongly disagreed (12%) with this statement. However, only a slightly lower percentage of respondents either agreed or strongly agreed (42%). An additional 12% of respondents expressed no opinion. Overall, more respondents disagreed than agreed with this statement, but there was no majority opinion. Based on the comparison between the results received for questions 20 and 21, survey participants prefer improving existing parks and recreation facilities over creating new facilities. The following graph provides an overview of the results received for question 21.

Figure 6 – Creation of New Parks and Recreation Facilities

There is a need to create new parks and recreation facilities in the City.

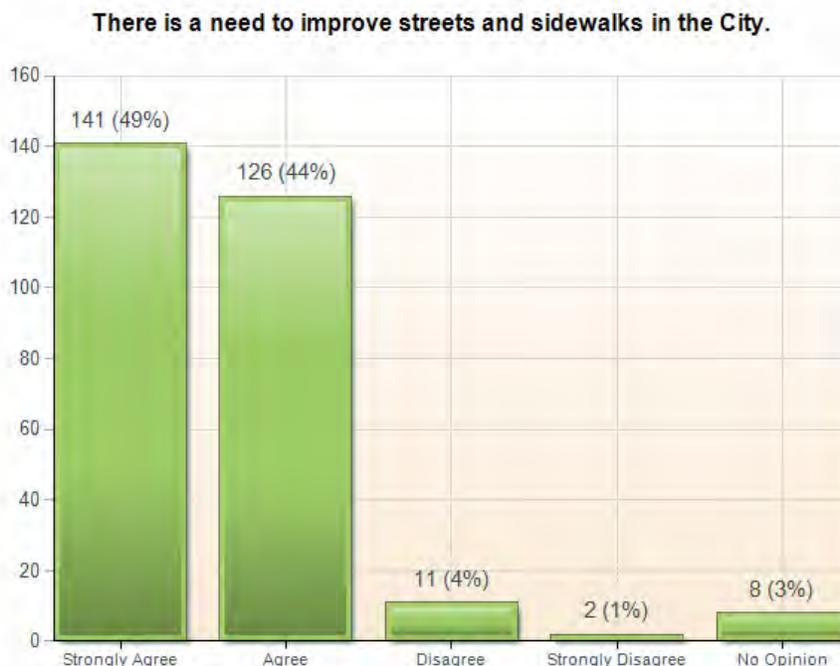
Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
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Question 22: There is a need to improve streets and sidewalks in the City.

Nearly all survey respondents (93%) agreed on some level with this statement, indicating a very high level of support for the need for street and sidewalk improvements. Specifically, 49% of respondents strongly agreed while another 44% agreed. Only 13 respondents, or 5%, disagreed on some level with the statement and 3% had no opinion. The following chart provides a summary of the results received.

Figure 7 – Street and Sidewalk Improvements



Question 23: There is a need to improve street lighting in the City.

Seventy-five percent (75%) of survey respondents either agreed (42%) or strongly agreed (33%) there is a need to improve street lighting in Dayton and Kettering. In contrast, 14% of respondents disagreed while only 1% strongly disagreed. An additional 11% expressed no opinion. Overall, the survey results indicate a strong level of support for street lighting.

Question 24: There is a need to expand or improve water and sewer service in the City.

Forty-one percent (41%) of participants either agreed (27%) or strongly agreed (14%) there is a need to expand water and sewer service in the City. On the contrary, 28% of respondents disagreed while another 3% strongly disagreed. Twenty-eight percent (28%) of respondents, a very high percentage for this category, expressed no opinion on the matter. Overall, there is moderate support for water and sewer improvements in Dayton and Kettering.

Question 25: In order to help the City prioritize funding strategies, please numerically rank all the programs and activities mentioned in the recreation and public infrastructure needs category. A rank of “1” would be the highest priority and a rank of “5” would be the lowest priority.

Respondents indicated that the most important recreation and public infrastructure need in the cities of Dayton and Kettering is street and sidewalk improvements. Furthermore, there was moderate support for both improvements to existing parks and recreation facilities and street lighting improvements. Based on the survey results for this question, the lowest priority project in this category was the creation of new parks and recreation facilities. A full list of the results for question 25 is included in the appendix. The results of this ranking question

vary slightly from the results of the previous individual questions regarding recreation and public infrastructure needs. Specifically, new parks and recreation facilities were favored over water and sewer improvements in the individual questions.

Public Service Needs

Question 26: There is a need for literacy programs in the City.

Overall, a combined 78% of survey respondents either agreed (44%) or strongly agreed (34%) with this statement, indicating a high level of support for literacy programs. In contrast, 11% of respondents disagreed and another 3% strongly disagreed with the statement. There were 21 respondents, or 7%, that expressed no opinion.

Question 27: There is a need for programs for seniors in the City.

Seventy-six percent (76%) of survey respondents either agreed (50%) or strongly agreed (26%) there is a need for programs for seniors in Dayton and Kettering. On the contrary, 11% of respondents disagreed with the statement while another 2% strongly disagreed. There were 35 respondents, or 12%, who expressed no opinion. Overall, there is a high level of support for senior programs.

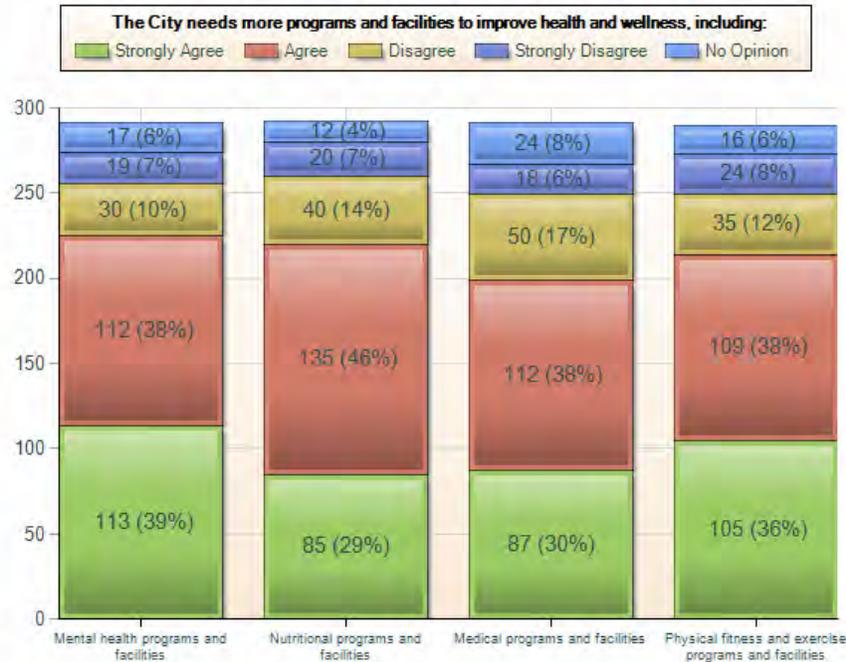
Question 28: There is a need for more community centers in the City.

A combined 60% of respondents either agreed (36%) or strongly agreed (24%) there is a need for more community centers. In contrast, 19% of respondents disagreed while another 8% strongly disagreed. Twelve percent (12%) of respondents had no opinion. Overall, there is a moderate level of support for additional community centers in Dayton and Kettering.

Question 29: The City needs more programs and facilities to improve health, and wellness, including: mental health programs and facilities, nutritional programs and facilities, medical programs and facilities, and physical fitness and exercise programs and facilities.

In regard to mental health programs and facilities, a combined 77% of survey respondents either agreed or strongly agreed that the cities of Dayton and Kettering need more of these types of programs and services. Furthermore, 75% of respondents agreed on some level that the two cities need more nutritional programs and facilities. Of the respondents, 74% also agreed there is a need for more physical fitness and exercise programs and facilities. Lastly, 68% of survey respondents agreed, on some level, that more medical programs and facilities are needed. *Overall, the survey results indicate there is a moderate to high degree of support for miscellaneous health and wellness programs.* The following graph provides a full listing of the responses received for question 29.

Figure 8 – Miscellaneous Health and Wellness Programs



Question 30: There is a need for more programs for youth in the City.

Eighty-four percent (84%) of survey respondents either agreed or strongly agreed with the statement posed in question 30, indicating a high level of support for additional youth programs in Dayton and Kettering. On the contrary, 7% of respondents disagreed and another 4% strongly disagreed. Five percent (5%) of participants expressed no opinion.

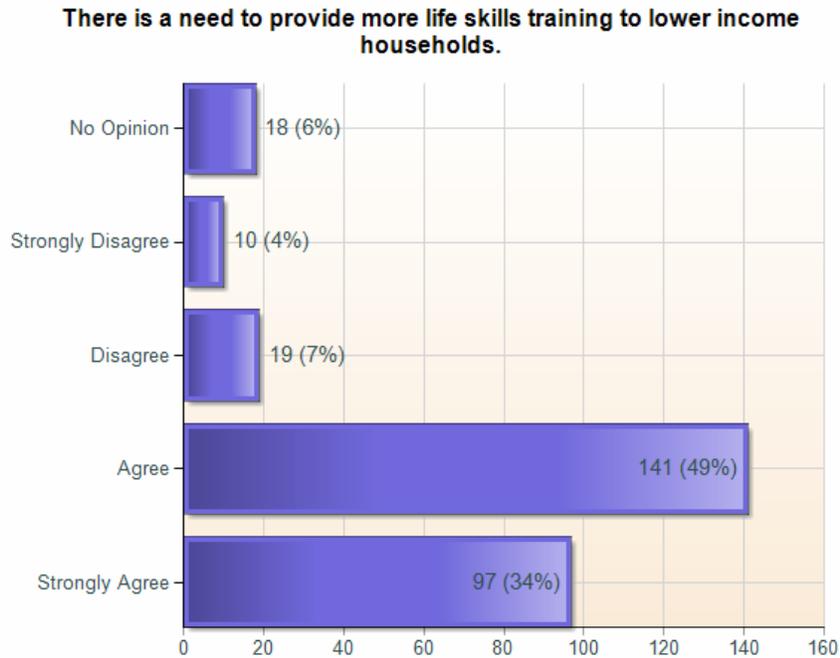
Question 31: Additional day care facilities and programs are needed in the City.

A combined 51% of participants either agreed (34%) or strongly agreed (17%) there is a need for additional day care facilities and programs. In contrast, 19% of participants disagreed that the City needs such programs while 6% strongly disagreed. Lastly, 23% of respondents indicated they had no opinion. Overall, a moderate level of support exists in Dayton and Kettering for additional day care facilities and programs, as a combined 51% of participants agreed on some level with the statement.

Question 32: There is a need to provide more life skills training to lower income households.

Eighty-three percent (83%) of survey respondents either agreed (49%) or strongly agreed (34%) with this statement, indicating a very high level of support for life skills training programs for lower income households. On the contrary, a combined 11% of participants disagreed on some level, and 18 respondents, or 6%, indicated they had no opinion. The following graph provides a summary of the results received.

Figure 9 – Life Skills Training for Lower Income Households



Question 33: There is a need to provide more transportation programs in the City.

A combined 60% of respondents either agreed (36%) or strongly agreed (24%) there is a need for more transportation programs. On the contrary, 22% of respondents disagreed and another 7% strongly disagreed. There were 32 respondents, or 11%, who expressed no opinion. Overall, the survey results indicate a moderate level of support for more transportation programs.

Question 34: In order to help the City prioritize funding strategies, please numerically rank all the programs and activities mentioned in the public service needs category. A rank of “1” would be the highest priority and a rank of “11” would be the lowest priority.

Survey participants indicated that the top three public service priorities in the Dayton-Kettering area should be programs for youth, literacy programs, and life skills trainings for lower income households. Programs and activities receiving a moderate level of support as top priorities include programs for seniors and mental health programs and facilities. By comparison, participants indicated that the lower priority needs in this category were transportation programs, additional day care facilities and services, and more community centers. A full list of the results for question 34 is included in the appendix. These ranking question results correspond with the preceding individual questions regarding public service needs.

Economic Development Needs

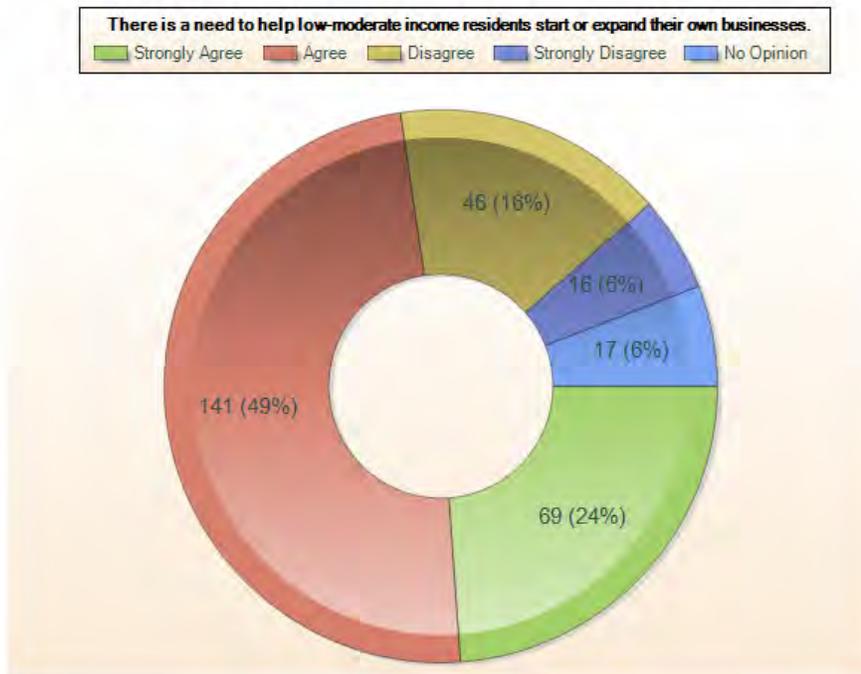
Question 35: There is a need to provide financial assistance to upgrade existing commercial buildings.

Nearly three-fourths of all participants agreed on some level there is a need to provide incentives to upgrade existing commercial buildings throughout Dayton and Kettering. A total of 42% agreed and another 30% of respondents strongly agreed with this statement. In contrast, 15% of participants disagreed while another 4% strongly disagreed. There were 23 respondents, or 8%, who expressed no opinion. Overall, there is a very high level of support for programs that provide financial assistance to aid with improvements and upgrades to existing commercial structures.

Question 36: There is a need to help low-moderate income residents start or expand their own businesses.

A combined 73% of survey participants either agreed (49%) or strongly agreed (24%) there is a need to help low- to moderate-income (LMI) residents start or expand their own businesses. On the contrary, a combined 22% of respondents disagreed on some level with the statement provided while 6% expressed no opinion. Overall, the survey results indicate a high level of support for helping low- to moderate-income residents start or expand their businesses. The following chart highlights the results received.

Figure 10 – Help LMI Residents to Start/ Expand Their Businesses



Question 37: There is a need to help businesses purchase machinery and equipment.

Fifty-seven percent (57%) of survey respondents either agreed (42%) or strongly agreed (15%) there is a need to help business purchase machinery and equipment. On the contrary, 20% of respondents disagreed with this statement while another 4% strongly disagreed. Eighteen percent (18%) of respondents expressed no opinion on the subject. Overall, there is a moderate level of support for programs that help area businesses to purchase machinery and equipment.

Question 38: There is a need to provide employment training to City residents.

A combined 83% of survey respondents either agreed (47%) or strongly agreed (36%) there is a need for employment training programs. In contrast, 10% of participants disagreed with the statement while only 2% strongly disagreed. An additional 3% of respondents had no opinion on the topic.

Question 39: In order to help the City prioritize funding strategies, please numerically rank all the programs and activities mentioned in the economic development needs category. A rank of “1” would be the highest priority and a rank of “4” would be the lowest priority.

Based on the results received for question 39, survey respondents indicated the highest economic development priority should be the provision of employment training programs to City residents. By comparison, participants identified the purchase of machinery and equipment to assist area businesses as the lowest priority economic development need in Dayton and Kettering. A full list of results received for this question is included in the appendix. The results of this ranking question are consistent with the results of the previous individual questions concerning economic development needs.

Neighborhood Needs

Question 40: There is a need to provide financial assistance to preserve historic homes and buildings.

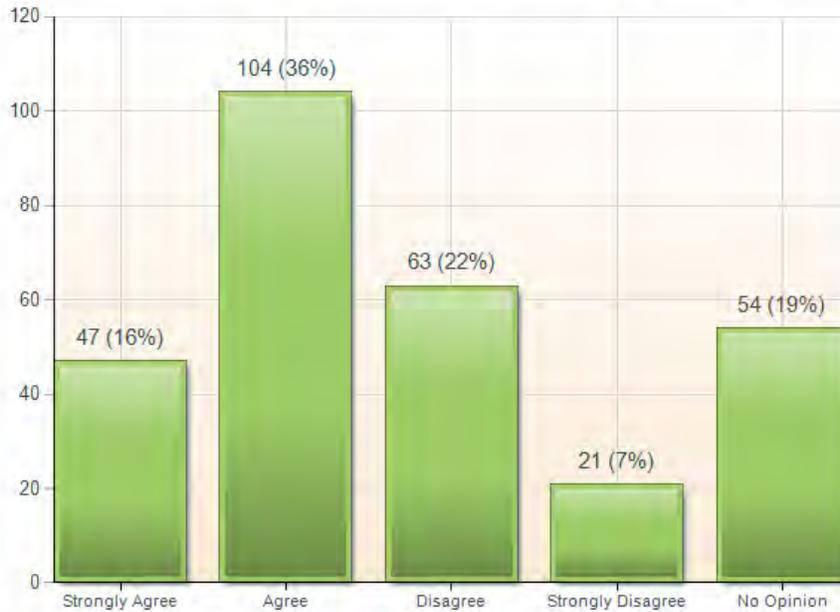
More than two-thirds of survey respondents either agreed (38%) or strongly agreed (31%) there is a need to provide financial assistance to preserve historic homes and buildings. In contrast, 17% disagreed while another 5% strongly disagreed. There were 24 respondents, or 8%, who expressed no opinion. Overall, a large majority (69%) of survey respondents agreed on some level with the statement, indicating a strong level of support for historic preservation programs.

Question 41: There is a need for more fire stations and equipment.

A majority of participants either agreed (36%) or strongly agreed (16%) there is a need for more fire stations and equipment. On the contrary, a combined 29% of survey respondents disagreed on some level with this statement. Nineteen percent (19%) of respondents indicated they had no opinion. Overall, there is a moderate level of support for more fire stations and equipment. The following graph provides an overview of the results received.

Figure 11 – More Fire Stations and Equipment

There is a need for more fire stations and equipment.



Question 42: There is a need to provide a higher level of code enforcement.

Seventy-seven percent (77%) of survey respondents either agreed (39%) or strongly agreed (38%) there is a need to provide a higher level of code enforcement. By comparison, a combined 12% of respondents disagreed on some level with the statement. Specifically, 8% of participants disagreed while another 4% strongly disagreed. Eleven percent (11%), or 31 participants, stated they had no opinion. Overall, there is a strong level of support for better code enforcement.

Question 43: There is a need to demolish vacant and deteriorated structures.

A combined 91% of survey participants either agreed (26%) or strongly agreed (65%) there is a need to demolish vacant and deteriorated buildings. On the contrary, 5% of respondents disagreed with this statement while an additional 2% strongly disagreed. There were four (4) respondents that expressed no opinion. Overall, there is a very high level of support for the demolition of vacant and deteriorated structures.

Question 44: There is a need to undertake targeted neighborhood revitalization projects.

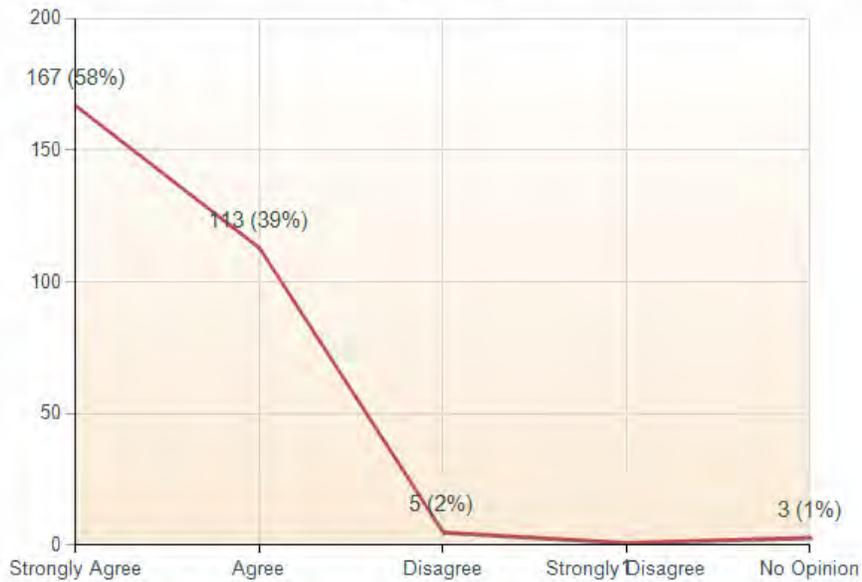
A combined 94% of survey respondents either agreed (33%) or strongly agreed (61%) there is a need for targeted neighborhood revitalization. In contrast, 3% of respondents disagreed with this statement while only 1% strongly disagreed. There were four (4) respondents who indicated they had no opinion. Overall, the survey results indicate a high level of support for targeted neighborhood revitalization projects.

Question 45: There is a need to support neighborhood crime awareness and prevention activities.

Nearly all survey participants (97%) agreed on some level with this statement, indicating a very high level of support for crime awareness and prevention activities. By comparison, only 2% of respondents disagreed. The remaining 1% of respondents had no opinion. The following graph provides a full summary of the results received.

Figure 12 – Crime Awareness and Prevention Activities

There is a need to support neighborhood crime awareness and prevention activities.



Question 46: In order to help the City prioritize funding strategies, please numerically rank all the programs and activities mentioned in the neighborhood needs category. A rank of “1” would be the highest priority and a rank of “6” would be the lowest priority.

Survey respondents indicated the top two neighborhood needs priorities should be targeted neighborhood revitalization and the demolition of vacant, deteriorated structures. In addition, a moderate level of support was given for neighborhood crime awareness and prevention activities and for additional code enforcement efforts. Lastly, the lowest priority neighborhood needs, as indicated by the survey results, were fire stations and equipment and the preservation of historic homes and buildings. A full list of results received for this question is included in the appendix. The results of this ranking question vary slightly from the results of the preceding individual neighborhood needs questions. Specifically, crime awareness and prevention activities ranked the highest in the individual questions.

Other

Question 47: What other kinds of housing and community development needs require attention in the City?

A total of 136 responses were received. Some of the additional needs identified or reemphasized include the following: better and more stringent code enforcement, additional accessible housing for persons with disabilities and the elderly, business assistance and incentive programs for small “mom and pop” businesses and businesses owned by LMI households, maintenance of vacant homes, additional housing downtown, more housing options (i.e. condos), enhancements to existing public transportation system, the negative image and perception of Dayton, more grocery stores in town, and making the area more bicycle and pedestrian friendly, including the installation of bike lanes and bike paths. A full list of comments received is included in the appendix of this analysis.

Question 48: Which statement comes closest to representing your budget and program priorities? (Check only one box.)

Fifty-five percent (55%) of survey respondents stated they believe federal funds should be concentrated in deteriorated areas or neighborhoods of the City. In contrast, 45% indicated that federal funds should be distributed somewhat uniformly throughout the City so that all residents can enjoy the benefits of the public investment.

Question 49: From the list below, please select all programs or activities that you feel should be a high priority in the City of Dayton and/or the City of Kettering over the next five years.

The following chart provides a list of the top priority needs selected by 50% or more of the survey participants. The results indicate that the top three priorities over the next five years should be 1) demolition of vacant and deteriorated structures, 2) owner-occupied housing rehabilitation programs, and 3) targeted neighborhood revitalization projects. In contrast, programs and activities that received the lowest support as top priorities were new housing construction and historic preservation. A full list of responses is included in the appendix.

Figure 13 – Five Year Priority Needs

Activity	# of Responses	% of Responses
Demolition of vacant/deteriorated structures	203	70%
Owner-occupied housing rehab programs	188	65%
Targeted neighborhood revitalization	179	62%
Crime awareness and prevention activities	166	57%
Youth programs	159	55%
Infrastructure improvements	149	51%
Economic development to assist businesses	145	50%

Question 50: Which areas or neighborhoods within the City require revitalization? Please list specific neighborhoods, areas, streets, or blocks.

A total of 176 responses were received. Some of the neighborhoods and areas identified as being in need of revitalization include the following: Five Oaks, Santa Clara, Dayton View (Upper, Lower, and Triangle), Twin Towers, South Park, Old North Dayton, East Kettering, West Kettering, West Dayton, East Dayton, Westwood, Kettering Square, and Huffman. The

areas receiving the most mention in the comment boxes for this question were Five Oaks, Dayton View, and Santa Clara. In addition, several streets were mentioned frequently, including Xenia Avenue, Salem Avenue, North Main Street, and Wanye Avenue. A full list of comments received is included in the appendix of this analysis.

Question 51: In your opinion, what is the most significant housing and community development issue facing the City of Dayton and/or the City of Kettering in the next five years?

A total of 197 responses were received. Some of the most significant housing and community development issues identified include the following: the creation of more affordable housing, the need for more accessible housing, the need for additional jobs and business development to address unemployment, homeless services and housing for the homeless, neighborhood revitalization, neighborhood consolidation, business development, better school system, an aging infrastructure, and crime. While many needs were identified by participants in the comment boxes for this question, an underlying theme evident throughout the comments was the need to address Dayton's deteriorated, aging housing stock and the number of abandoned and vacant homes due to foreclosures. In addition, several programs and initiatives to address these two problems were identified, including housing rehabilitation, better code enforcement, and demolition of vacant and deteriorated structures. A full list of responses received is included in the appendix.

Summary of Findings and Conclusions

The City of Dayton and City of Kettering Housing and Community Development Needs Survey was developed to gather feedback from area residents, business owners, and housing and service providers on the most critical housing and community development needs and issues facing the area. The results of 293 completed surveys were reviewed for this analysis. Overall, the survey responses indicate a higher level of support for housing rehabilitation programs, homeowner repair programs, programs for youth, neighborhood crime awareness and prevention activities, targeted neighborhood revitalization, demolition of vacant and deteriorated structures, improving streets and sidewalks, general infrastructure improvements, homeless self-sufficiency programs, higher levels of code enforcement, rental repair programs, small business assistance programs, more life skills training for lower income households, and homebuyer assistance programs. A summary of survey responses that ranks the percentage of respondents that agreed or strongly agreed by question category is included in the appendix. The following conclusions can be made regarding the level of support for specific programs and services:

Housing Needs

- A combined 92% of survey respondents either agreed or strongly agreed that the housing needs of residents should be met through the rehabilitation of the existing housing stock.
- In regard to preserving and enhancing the existing housing stock, there is strong support for programs aimed at helping existing homeowners repair their homes and for programs that help to stimulate repairs to rental units.

- There is a moderate level of support for additional senior housing, expanding the supply of accessible housing for persons with disabilities, programs aimed at overcoming housing discrimination, and for rental assistance programs for lower income households.
- In regard to homeless programs, there is a high level of support for homeless self-sufficiency programs and for homeless prevention programs. In contrast, survey responses indicate a moderate level of support for additional emergency shelters and transitional housing facilities.
- An overall lack of support exists for housing for persons with HIV/AIDS and expanding the supply of housing for low-wage households.
- Overall, survey respondents preferred rehabilitation of the existing housing stock over new housing construction. There was also strong support for the incorporation of green building principles in new construction projects.
- In terms of ranking the most important housing needs, participants ranked the top three housing needs as follows: homeowner repair programs, rental repair programs, and homebuyer assistance programs.

Recreation and Public Infrastructure Needs

- Ninety-three percent (93%) of survey respondents either agreed or strongly agreed there is a need to improve streets and sidewalks.
- There is a high level of support for improvements to existing park and recreation facilities as well as street lighting improvements.
- A moderate level of support exists for water and sewer improvement/expansion projects.
- A lack of support exists for the creation of new parks and recreation facilities.
- In terms of ranking the most important public infrastructure and recreation needs, the survey responses indicated that street and sidewalk improvements should be the top priority.

Public Service Needs

- A combined 84% of respondents agreed on some level there is a need for more youth programs in the Dayton-Kettering area.
- There is a high level of support for literacy programs, more mental health programs and facilities, senior programs, and life skills training for lower income households.

- Survey responses indicate a moderate level of support for more nutritional programs and facilities, more medical programs and facilities, additional community centers, more transportation programs, additional day care facilities and services, and more exercise and physical fitness programs and facilities.
- In terms of ranking the most important public service needs, respondents indicated the top three priorities should be youth programs, literacy programs, and life skills training.

Economic Development Needs

- Eighty-three percent (83%) of survey participants agreed on some level there is a need to provide employment training to city residents.
- There is a moderate level of support to help upgrade existing commercial buildings, to help businesses purchase machinery and equipment, and to provide financial assistance to help low to moderate income residents expand their businesses.
- Survey participants ranked employment training programs as the top economic development need.

Neighborhood Needs

- There is a very significant amount of support regarding the need for crime awareness and prevention activities. Specifically, 97% of survey respondents either agreed or strongly agreed there is a need for such programs.
- Participants indicate a high level of support for the demolition of vacant and deteriorated structures, increased code enforcement, and targeted neighborhood revitalization efforts.
- A moderate level of support exists for more fire stations and equipment and the historic preservation of homes and buildings.
- Respondents ranked targeted neighborhood revitalization and the demolition of vacant, deteriorated structures as the top two neighborhood needs.

APPENDIX A

RESPONSES TO OPEN-ENDED COMMENT BOX QUESTIONS

Questions 47, 50, & 51

City of Dayton and City of Kettering, OH - Housing & Community Development Needs Survey



Results Overview

Date: 5/18/2010 1:07 PM PST

Responses: Completes

Filter: No filter applied

47. What other kinds of housing and community development needs require attention in the City of Dayton and/or the City of Kettering?

#	Response
1	Reorganize the housing inspection division of Dayton to stop high salaries being paid to over 20 generalist union inspectors out of the CDBG funds. Instead hire a small number (5) of entry level lower-paid non-union employees to address routine code enforcement issues with residents living in properties that need repairs. Then hire a small number (3) of non-union paralegals (at a salary still less than the current inspectors) to work on the caseload of housing inspection issues where routine enforcement efforts are ineffective - i.e. either the property owners are "playing the system" (typically absentee landlords) or foreclosure and/or abandonment situations make enforcement difficult-to-impossible because of legal ownership/responsibility issues.
2	Adult Day Care has been in short supply. As the population ages, the need will increase. The Day Care option allows a good alternative to nursing homes or assisted care, when families want to be actively engaged or are striving to save money and at the same time provide good care. In the past Kettering has had a strong neighborhood pride program. When the City supports neighborliness and encourages home improvements, their house becomes more of a priority. If that relationship is lost, then the house is only a sleeping structure that can be discarded like a used car! The neighborhood connection is lost and the opportunity for neighborhood reinvestment is lost. Storm water runoff is a problem in some areas. The streets and yards have problems. More and more people have electric wheel chairs and independently travel for a mile or so for groceries, coffee, banking, pharmacies. Targeting proximate neighborhoods for housing improvements to make them more accessible would be an asset. Acquiring a couple four-plex units to be retrofitted to be accessible to wheel chairs would be a possibility. The apartments could be resold as condo units or rented. Demographics are changing and there are more older residents. With time and stress, there are many side effects that result in mental health issues. Hoarding is just one. Drug addiction (prescription or recreational) is another. The state is providing less funding, even though social service and mental health needs are increasing. This will impact neighborhood health.
3	I am in total agreement that the city needs to help fund low/moderate income individuals that wish to open/operate their own business OR individuals wishing to purchase homes/buildings/duplexes, etc. for the sake on income rental property!
4	Volunteer program partnership with surrounding businesses to foster community development.
5	enabling seniors to stay in their homes by making them accessible
6	According the HUD's Consolidated Plan Guide, CDBG/HOME funds are to be used to help low income people. I believe that the millions of dollars spent on inspections/reinspections (other than vacant properties) have actually targeted low-income people for displacement, when there are no funds available to assist homeowner's to make necessary repairs. This was clearly not HUD's intent for use of the monies.
7	The disabled community needs more affordable housing not just seniors.
8	reopen Riverbend Art Center at Wegerzyn
9	There needs to be a way to make landlords responsible to keep building up to code. Stiff fines for these awful eye sores. Tear buildings down and charge the owner for the demo.
10	greater variety of housing options (condos, lofts, row houses) for Dayton
11	Accessible Housing and People coming out of nursing homes should get a high priority and considered Homeless
12	Direct funds/programs to young and first-time home buyers. Take advantage of low real estate prices to entice young and first-time homebuyers to invest in the City of Dayton.

13	Public sector needs to provide gap funding to private developers only, and not otherwise compete with the private sector. Tech Town being a prime example...
14	Alternative dispute resolution, or community mediation services should be offered and supported in both Dayton and Kettering to reduce one-track services provided by the justice system.
15	Assistance to homeowners who live next to a vacant house that will not be demolished but needs repairs (like deteriorating fences, grass cutting).
16	In the City of Dayton, a community collaboration to upgrade Dayton Public Schools.
17	Housing Code enforcement!!!! Harsher penalties for delinquent rental property owners who do not maintain the property they own!!!!
18	Survey Ranking Questions unfair : Many are linked to a single end result and cannot be seperated or the entir revityalization project is endangered
19	Code enforcement HARSH absentee landlord crackdowns and targeted revitalization efforts in Five Oaks surrounding commerical business areas ie; fewer check cashing places and cell phone places and car washes-and independent sketchy convienince stores and more established non-low-end retail.
20	The city of Dayton, Near North of the River (west) needs retail and grocery opportunities
21	ma
22	City Inspectors who actually take pride in their job, are consistant, and show up.
23	When demolishing vacant or blited homes redevelopment should be considered and made accessible by incorporating Visitability Features or Universal Design. These homes need to be targeted towards very-low income people.
24	Affordable Accessible Housing
25	Energy-efficient homes
26	Develope areas that attract upper income (People who pay taxes).
27	I don't agree with the "merging" of Kettering and Dayton. We live in Kettering because we like it and would like to see it keep it's individuality.
28	Decrease the number of establishment allowed to sell alcohol, especially in residential areas.
29	Provide assistance to maintain the current good stock of housing, don't let a neighborhood go to pot, then look at ways to redevelop it. Have conservative districts, instead of historical districts.
30	Illegal dumping and better alley cleanup are real problems that need attention.
31	lighting in the neighborhoods, especially where crime activity is taking place.
32	help low income and disabled homeowners repair their properties
33	make it easier to turn over vacant lots to nearby homeowners for free, more communication about the state of nearby vacant homes so neighbors can work together, stiff penalties for leaving a home vacant, turn vacant lots into street level playgrounds, community meeting places, or community gardens. Help us start our own credit unions and co-op grocery stores in vacant commercial properties, help us be more green. Get us the larger recycling bins, and free if we want 2. Teach us how to conserve water.
34	City of Dayton needs to relax some codes to encourage small and home based businesses and make it easier for people to be self employed.
35	co-ops
36	additional police presence in every sector of city
37	Shopping amenities centrally located.
38	small business mentoring programs, neighborhood integration programs - uniting neighborhoods across the city and region.
39	Vancant homes should be maintained even if they are bank owned and not just by mowing - they need to clean up the mess made when they mow and keep the house up as the others around it. Landlords should be made to keep their properties up regardless of the fact that they are vacant or rented.
40	Develop a better program or enforce the current housing code violations. Old North Dayton is a mess. Where is the inspector? If I can see it, can't the inspector? When I submit a violation, I have asked for a return call or follow-up and only once have received it.

41	We need a regional campaign to increase the use of public transportation.
42	Why is Kettering doing this with Dayton? I do not live in Dayton, never have and never will. If Kettering allows Dayton to push it around I may have to move else where. If I wanted Dayton problems then I would move to Dayton. What has Dayton done for its citizen except move them out.
43	Deteriorating structures and neighborhoods
44	Partner with Rebuilding Together and Habitat to create a regional collaborative of support for existing homeowners. Stem the tide on foreclosure by working with the banks to provide loan forgiveness programs that can accommodate homeowner issues based on current economic downturn.
45	More Section 8 housing in Kettering.
46	Housing for low income single men and women who are homeless or almost homeless
47	We need more diverse and modern type housing stock for singles and young adults who may not want to commit to an older house, nor be in a low-income housing project. Townhouses and Townhouse communities with amenities are needed.
48	Support businesses so they can hire more people and stimulate the economy.
49	Not sure.
50	More market-rate rentals in the downtown area. More folks are looking at renting as a viable alternative.
51	There was no mention of the Schools getting funding for their needs.
52	More facilities related to serving alcohol and other drug prevention and treatment services are needed in both Dayton and Kettering.
53	Owner-occupied rehab for low-income homeowners, especially for those unable to pay for loans
54	visitability utilized in all new construction and rehabilitation housing projects
55	No additional comments.
56	Clean up of vacant properties bringing down surrounding properties includes properties being mowed with regular frequency and clean up of residential area alleys.
57	We need to help the residents develop safe, clean neighborhoods. Vacant homes need to be rehabbed or demolished depending on their historic value and condition.
58	Free arts programs, instruments and lessons for ALL kids of all ages, races and income levels.
59	Petty crime is a big problem in Dayton communities. I am planning on moving to South Park this summer and having second thoughts due to the large amount of break ins in the area
60	Assistance to middle income city homeowners. A need for conds with more moderate price points and with the aging parent and adult child in mind in designing the same.
61	There needs to more housing placed through out Montgomery County and not just in the City of Dayton. Many of the needs were low because the needs need to be in all of the county.
62	The city of Dayton needs affordable and safe places for their familes to call home. The city of Kettering needs to stop acting as a separate entity.
63	think you've covered them
64	Dayton needs to be part of a commuter rail line that goes through Cincinnati, Columbus and Cleveland. Public transportation is crucial.
65	CUT THE RED TAPE for citizens wanting to start small business. our "inspectors" bleed motivated sm biz to death before they can even get started. relax building codes for existing structures, but outlaw NEW BUILDS, there are plenty of vacant buildings to use. music programs for youth. convert the useless art galleries to music spaces. quit dumping money into stupid projects like that big dinosaur skeleton on main st./downtown.
66	Activities to attract more people of all income levels to become residents and/or stay residents of the city. Also there is a big need for more grocery stores - even if they were smaller urban grocery stores. It's one thing to redevelop areas for low income, seniors and disabled, but we also need to provide easy access (i.e., within the neighborhood--not miles away on a bus route) to facilities that support their basic food needs.

67	We need community centers and/or parks in neighborhoods that have none! We could benefit from transportation to safely shuttle youth (free) to available community centers/parks BOYS/GIRLS CLUB or after school programs until there are safe neighborhood centers/parks.
68	Kettering roads are really bad. We need to find ways to attract business, and keep companies here. Make it very affordable for a company to take over an abandoned building like the old gm plants.
69	Counselling for homeowners with negative equity, e.g. \$80,000 mortgage on a \$40,000 house.
70	The HUD program that assists low income families with vouchers are desperately needed more than anything listed in this survey. The homeless shelters can only hold families for a short time before it will cause over crowding an dangerous situations.
71	more emphasis on the 45405 and 45406 zip codes where housing deterioration and crime plague the area, rentention efforts made to keep good Dayton residents
72	Financial assistance in targeted neighborhoods for those w/ moderate to high income. These individuals pay more taxes, are better educated, less prone to commit crimes, spend money in the city, maintain their homes.
73	Enforcement of Handicap Accessible building codes
74	Law Enforcement needs revitalization by evaluating DPD sworn officers by performance ratings. Each officer MUST perform according to what they are sworn to do, investigate crimes and MV accident, write traffic citations, patrol neighborrhods and each category needs ratings for the officers to be objectively evaluated. I would suggest more in this area...thanks!!!
75	tax incentives for business and industry investment; better neighborhood amenities in underserved/less commercially attractive areas
76	Many of the homes in Dayton that are being demolished appear to be homes that could be refurbished and used for rental properties or properties for the homeless.
77	Funding support for inner city businesses and "mom and pop" stores.
78	I believe we (Dayton) should increase the partnership we hvew already started with our education partners (UD and Wright State and the other techinccal colleges) to encrease the educational opportunities and improve the quality of life in the Dayton area. I also believe we should increase encouragement of the arts such as athe Dayton Philhasrmonic, the Dayton Opera, shows at the Schuster Center, Victoria Theater and other venues.
79	There are almost no nice apartments and NO condos in NorthWest Dayton.
80	A clearinghouse for neighborhood to neighborhood contact by issue. Centralized, trackable TRACKABLE complaint process that is online.
81	accessible Housing for person with disabilities
82	Large numbers of well-maintained single-family properties in the city cannot be sold in the current market. Vacancies become associated with neglect,vandalism and crime.
83	dayton has an issue with perception. there are people within (and in surrounding communities) the city who are more skilled at deriding the city's accomplishments and potential, than they have in contributing things of value to the city, however, it is those limited viewpoints still carry a lot of mileage. this city really needs to develop strong social and economic support for it's regrowth. people need to have reasons to come into the city that outweigh fears about safety and boredom. we do a great job of this in the warm months with cityfolk, urban nights and baseball. people want a city feel in terms of liveliness and we have small pockets of this in smaller areas. can we find ways to extend vitality into broader communities of dayton?
84	Group homes and homes for people with disabilities.
85	More and Better Housing for the Disabled
86	I believe that neither city should spend money to do jobs that private or non-profit agencies are already doing!
87	provide homeless shelters and affordable housing for low income families with bank owned or abandoned structres.
88	Help with housing physicaly or mental handicap people to be self suficiant.
89	Housing assistance and support for those with disabilities.

90	Targeting programs *NOT* uniformly or in the most deteriorated areas, but in the areas that have the best chance for a turnaround!!!
91	Housing to accommodate disabled members of the community in small group home settings.
92	for people who are getting out of prison for any crime. There is nothing to help these people now both local and state. The only thing that you care about is getting that tax dollar from them without helping them fine homes to live in.
93	More green space, ability to purchase adjacent vacant land for existing property owners, Improved street repair.
94	Special needs population is exploding. You must provide accessible and appropriate housing options, recreational, and work opportunities to these individuals.
95	Although addressed, I want to reemphasize the continue need for road improvements, crime awareness & code enforcement.
96	Get rid of ice cream trucks. They're loud, and disproportionately selling fatty foods at inflated prices to the poorest children in our community.
97	We need more people to move downtown. Dayton is a great city, has a lot to offer but people leave town after work.
98	We need more money for parks and lighting in urban neighborhoods. We need better downtown public transportation such as rent a bike or free shuttle to and from UD and Sinclair. Building Codes need to be changed to allow business to start up in older buildings more easily.
99	Focus on groups who have a proposal together for revitalization.
100	Pedestriand and bicycle friendly thoroughfares.
101	We need programs that help small businesses develop and prosper within the city. Programs that help train people to work in these small businesses. We need to leverage the benefits of having UD, Wright State and Sinclair colleges within such close proximity. And we need to find uses for older, historical structures like Memorial Hall and the Arcade... Perhaps uses that turn them into destinations that draw people and money to downtown.
102	Homes for the disabled
103	more services for the disabled
104	Early intervention programs that show the underprivileged how they may honestly and favorably achieve better lives. Need to be well funded, competent leaders and last from early childhood through college years or functional adult years.
105	Grant monies for drug elimination and kids at risk that may not graduate high school. Youth programs/community centers.
106	Change Dayton's image to that of a "green city" so young college grads will want to work, play, and live downtown. I think we are on our way. More downtown employers are needed.
107	Housing specifically for younger (under 50) disabled citizens
108	Bike Path to downtown and bike lanes on city streets. Maintain library system. Improve school systems. Anything that will make Dayton attractive to new businesses coming here.
109	Code Enforcement with programs to assistance homeowners or rentals with code violations
110	We need to attract employers to the downtown core to fill all the vacant space downtown. We also need to make sustainability a priority, with projects that would encourage employers to re-tool existing industrial infrastructure for green economy jobs like wind turbine manufacturing, solar panel manufacturing, and hybrid car manufacturing.
111	Programs that overlap both cities to encourage regional development and common interests.
112	Mow and clear out vacant/foreclosure properties; use volunteers/retired/homeless vets.
113	Vacant homes
114	More collaboration from various community resources is needed -- schools, churches, businesses as well as government.
115	Do something about the lack of mental health facilities in the area.
116	Demolition to create areas that look like the suburbs: large yards, and so forth.

117	Making sure that all new construction is energy efficient and built with sustainability of the planet in mind
118	More polic on the streets
119	Assistance for the unemployed to keep from loosing their homes. Help for mentally ill and homeless individuals.
120	More downtown housing options are needed--affordable to young, middle class residents.
121	none
122	Attracting young professionals to live and work in the city! Attracting people who go out and spend money seems like a good move to me considering the state of our economy. Invest where people will make the most out of the investment and it will be in the best financial interest of the city long-term! Investments should surround the economic drivers of our city. Our downtown and largest employers NOT distributed evenly and especially not to deteriorated areas!
123	The Cities need to stop building house so crammed together. Families want decent sized yards where their kids can play and their pets can use. Most of the new houses that are being built are not meeting this need.
124	reuse existing structures
125	Storm and Sanitary sewer existing infrastructure requires updating!!
126	revitalizing older homes and old businesses that are falling apart now.
127	Exterior improvement low interest loans, insulation loans
128	Absentee landlords drain the equity and life out of our urban neighborhoods. Anything that encourages them to maintain their properties would complement the private investments going on in historic districts.
129	I haven't lived here long enough to know. This also means that all the rankings I was required to make are meaningless, since I'm not familiar enough with existing services to know which ones desperately need help.
130	The two cities should NOT be linked together. It is bad enough that Dayton is slowly eroding Kettering away ... why encourage that?
131	n/a
132	I think you've got the main ones! Maybe add increased availability of housing for non-low-income seniors, not necessarily totally ADA-accessible but with potential?
133	street and curb repair energy efficient street lights cosmetic repairs (tree trimming and residential trash collection)
134	We need more work programs for high school and post college students. Not only to teach about the interview and employment processes, but assist and place them in jobs, that would help start their incomes. Bring back old high school work programs. i.e. O.W.E -Occupationald work experince; O.W.A. - Occupational work accessment. B.O.E. - Business office Education
135	The City needs to promote programs that encourage small investor participation in rehabilitation of existitng real estate. The need to become more investor friendly. That is the only way to renew existing home stock. Big companies are only interested in new construction. The small investor is the one that will improve your housing stock (through rehabbing, etc). The city ned to promote programs and policies that support that.
136	Landlords need to be made to take more responsibility in maintaining their property. The renters the same.

City of Dayton and City of Kettering, OH - Housing & Community Development Needs Survey



Results Overview

Date: 5/18/2010 1:08 PM PST

Responses: Completes

Filter: No filter applied

50. Which areas or neighborhoods within the City require revitalization? Please list specific neighborhoods, areas, streets, or blocks.

#	Response
1	Suggest a triage approach to RANKING of all neighborhoods within the City so that: 1) most (not all) programs can be directed to neighborhoods most likely to respond positively to infusion of funds 2) remainder of programs directed to neighborhoods that will probably survive but continue to deteriorate without an infusion of funds. 3) no programs directed to neighborhoods that are so far gone that it is a waste of funds to spend anything there.
2	Not sure
3	Wiles Creek, Flowerdale neighborhood, Rolling Fields
4	Area near Woodman and Research Park Blvd/Patterson Road Area near Woodman and Dorothy Lane Wiles Creek Neighborhood NE of Dorothy Lane and Wilmington Shopping Center (underutilized or vacant or declining exteriors) on Bigger Road and another on Wilmington Pike.
5	Flesher, Bataan, Wiles Creek, Vale dr. neighborhoods
6	East Kettering (Woodman between Dorothy Lane and Patterson) and West Kettering (the neighborhoods across the street from Southdale... adjacent to Community Golf Course.
7	Wiles Creek
8	North of Dorothy/East of Woodman
9	West-Dayton near Home Ave, up/down James H. McGhee. Parts of East Dayton beyond Keowee.
10	wiles creek
11	The Main Street area from Delaware to Siebenthaler Ave need more attention. This area is very much in need of revitalization.
12	Wiles creek Southern Hills
13	historic districts
14	East Dayton
15	Historic St. Anne's Hill's Keowee/Fifth St. to Terry St. East side of Wayne Ave from Wilmington to Xenia Ave. Xenia Ave east to Linden. Fifth St Area to Burkhardt both north and south. Huffman Historical area
16	Santa Clara, Five Oaks, Roosevelt, Edgemont, McCook Field, Dayton View, Greenwich Village, Newcom Plain, Linden Heights, Eastern Hills, Arlington, Westwood, Highview Manor, Esidence PArk, Western Hills
17	Five Oaks
18	HISTORIC NEIGHBORHOODS TO ENCOURAGE CONTINUED INVESTMENT AND THE STABILITY OF DOWNTOWN...DOWNTOWN...MAJOR THOROUGHFARES.
19	DOWNTOWN!!!
20	I think there should be some invigorated renovation in the historic inner east, to help better connect the communities of St. Anne's Hill and Huffman, as well as a focus on Dayton View and helping to establish a little more community pride there.
21	Kettering Square (Trails of Oak Creek area)

22	Santa Clara, creeping into Five Oaks.
23	Wright Dunbar Village--finish developing area with well-built homes and planting of street lighting
24	Santa Clara
25	Walnut Hills, Twin Towers, Linden Heights
26	All neighborhoods that are borderline but could still be saved with some funding and have active neighborhood participation. Otherwise the investment will not be significant enough to improve the area.
27	Five Oaks. Salem Corridor. Santa Clara. There are entire blocks that need dealt with. The closer an area is to Salem Av or N. Main, the worse the blight is.
28	Five Oaks, Santa Clara, Twin Towers, Huffman neighborhoods. Specifically clean up of Delaware, Richmond and North Main St
29	Burkhardt/Springfield, Newcom Plain,
30	Five Oaks, Riverdale, West Dayton
31	Dayton View & Upper Dayton View Huffman District Wright-Dunbar
32	Five Oaks - Five Oaks Park, Richmond, Harvard, Ferndale, on and on...
33	All withing the Jurisdictions
34	North Main Street
35	None, let the die and then the areas could be completely rebuilt after the bulldozers are done.
36	The first block off of main street heading north for many blocks long, Many of these areas are drug, gang and prostitute driven.
37	North Main Salem Ave Wyoming St
38	Dayton View
39	all west dayton
40	From my 40 years as a Dayton resident, I think they need to work on all neighborhoods. Look around without code enforcement they are all going to pot.
41	Twin Towers, Walnut Hills, South Park, Belmont, Downtown.
42	santa clara, five oaks and main street business area.
43	Santa Clara, Victor Ave, Marathon Ave, Niagara, Linda Vista
44	Invest in neighborhoods that professionals want to live in: South park, Downtown, UD area and others. Also address the most severely distraught low income areas. All residents will reap the benefits of a strategic development approach, and should be educated to recognize we are not competing neighborhood against neighborhood, but against cities that are far away (Seattle, Atlanta).
45	Santa Clara, commercial properties all up and down Salem Ave, commercial properties all up and down north Main St., west third st. and gettysburg commercial areas. It makes it hard to drive into our beautiful neighborhoods when the businesses on the way to home are frightful.
46	inner suburbs (east dayton and west dayton)
47	Five Oaks
48	lower dayton view
49	Riverside neighborhood. Salem and Wayne Avenues.
50	five oaks - santa clara, old north Dayton, Paul Laurence Dunbar, North main street, lower Riverdale (between main and riverside, south of I75)
51	Grafton Hills, Five Oaks Grafton Ave, Rockwood Ave., Grand Ave.
52	From the Oakwood border David Road. The area around the Kroger on Stroop and those homes in the Delco Park Area. The Apartments (just before Delco park heading east on Dorothy Lane) on Dorothy Lane need to take better care of their grounds.
53	Old North Dayton, McCook, FROC, Riverdale. Drive any alley in any section of town...deplorable. It is extremely embarrassing to have out of town family or friends drive the city streets to either get to my home or a party facility. I purposely define the driving route to take the people off the bad streets. In particular,

	drive North Main towards Seibenthaler. How embarrassing! And this is our Main Street? Quit micromanaging divisions to save a buck. Improve the streets and curb appeal. Enforce the code violators on East Bruce Avenue. I personally reported some. Actually, the code inspectors need to write tickets and go to Court. If they don't want to go to Court, give the job to someone who will go to Court. I'll submit for that job.
54	Five Oaks - Delaware, as it is the main entrance to several adjoining neighborhoods. If this street is greatly improved and up to code, then it will have a ripple effect.
55	The area east of Shroyer consisting of four family apartments should be demolished and redeveloped as single family housing.
56	We need to put the breaks on the deterioration in recently stable neighborhoods. We need to reduce the number of neighborhoods eligible for federal funding. Neighborhoods that are on the verge of deterioration should be top priority, followed by those that have already become blighted. The blighted neighborhoods are an unending drain on city finances and as we spend money on them, other neighborhoods that once were stable deteriorate. We should not wait until a neighborhood has deteriorated into a blighted condition to begin revitalization.
57	East and West Third Street Grafton Hill Historic District St. Anne's Historic District South Park Historic District
58	East Dayton
59	Five Oaks, Grafton Hill, Inner West
60	Westwood area; N. Gettysburg Ave. West Dayton neighborhoods
61	Residential along East and West Third St; Edgemont area,
62	downtown
63	East Dayton, around MVH
64	My neighborhood, Patterson Park, is in pretty good shape. But so many other areas in Dayton need help. I'm sorry I can't name specific streets, necessarily.
65	Five Oaks, Fairview/Phoenix
66	Dayton View Historic, FROC
67	Middle St 300 and 400 Block Salem Ave near United Way (100-400 block)
68	Westwood (entire especially Delphos & Second Street areas)
69	South Park, Twin Towers, Huffman. Unfamiliar with other communities at this time.
70	Main Street north of downtown bridge. (north of 75 overpass) Lower East Dayton, bordered by Smithville all the way to downtown. Linden Heights, Twin Towers, etc..
71	Edgemont, Westwood, Lakeview Avenue area off of Fleetfoot there are huge dilapidated apt buildings and distress in an otherwise fairly residential area.
72	West 3rd Street, East and West Fifth Street, the outer streets of Old North Dayton (light St, Air St Bickmore and all of the McCook Neighborhood
73	Twin Towers, Riverdale, Five Oaks, Inner East
74	There are lots of areas in Dayton/Kettering with dilapidated or vacant buildings. I believe that focusing on revitalizing and rehabilitating neighborhoods and houses is the key to bringing new residents to Dayton, instead of people moving to the suburbs.
75	East Dayton specifically Xenia ave. To Huffman ave. North Dayton. Salem ave.
76	South Park, Huffman Historic and Walnut Hills have always needed help, but I can only list the ones I'm familiar with and see daily.
77	All of them? Xenia Ave./Twin Towers is gross. The sidewalks need to be replaced in South Park. Wayne Ave. needs to be cleaned up. Revitalization should focus on the center city and work its way out.
78	South Park, St Anne's Hill, Webster Station, Huffman- All so much potential, just need more investment and more new businesses!
79	Old North Dayton, Mc Cook, Santa Clara, Xenia Street area, East Third Street area
80	wayne/wyoming: KROGER ISN'T COMING HERE- IT'S BEEN 12 YEARS. make oregon district safer for nightlife.

81	Upper Dayton View is an architecturally significant area which seems to lack the focus of redevelopment activities.
82	Northern Redcrest River has NO youth venue. We have no park. There are no skating rinks or bowling alleys within the city limits. Lighting is dim to none in most neighborhoods within the city which invites crime! Also, people with low vision have problems seeing in the dark whether riding, driving or walking.
83	Most of dayton
84	The 100 Block of Fountain Ave. has had the most foreclosures of any block in the country.
85	North dayton
86	Five Oaks needs more demolition that what neighborhood leaders are telling us, There are far too many nuisance areas such as Harvard, Neal, Wroe, Viola, Delaware, Richmond, Ferndale, Salem, than good ones. Weed out vacant housing that has been vacant more than 2 years which is a great deal of it.
87	The entire city.
88	Lower Dayton view, Third street (East & West),
89	0 - 200 block of Central Ave.
90	Dayton View Triangle, FROC, Five Oaks, Univeristy Hill...Thanks!
91	Areas served by Westwood, Innerwest, and East Dayton Priority Boards
92	The entire westside of Dayton. West Third Street and a five mile radius.
93	east end of dayton
94	Since I can only speak for the east side, I will say the Twin Towers and Burkhardt/ Springfield
95	Northwest
96	The Dayton View Triangle has been allowed to decline and have such deteriorating housing stock as to come close to destroying the character and amenities of this key neighborhood in the City. Remember how much of the tax load they carry.
97	For certain all of Salem Ave and Gettesyburg. Twin Towers. Progressive Southern Dayton View should largely be bulldozed..
98	Louise Troy Elementary neighborhood Wogaman Elementary " Cambridge Avenue
99	Hisotric districts, downtown Dayton
100	Greenwich village area of west dayton
101	neighborhood by children's hospital
102	Dayton View Triangle has a large surplus of unsold homes that weaken the ability of the neighborhood to maintain existing value and quality of life.
103	Roosevelt-Westwood needs abandoned houses removed.
104	the salem avenue corridor and surrounding neighborhoods need to be revitalized for residents and business as well as visitors to the city of dayton
105	Residence Park, Wayne Ave area East Third Street
106	Santa Clara, north Dayton along Main Street
107	West side.
108	Walnut Hills,South Park
109	the whole block of mia ave. the whole block of colgate and there surrounding areas
110	Riverdale, Santa Clara, Lower Salem Avenue/North River Corridor, Main Street Corridor
111	Five Oaks, South Park (especially the 'non-historic' section to the northwest), Downtown, Twin Towers, East McPherson
112	rental units that seem to be getting tore down.
113	All neighborhood require some improvement. Foreclosures and boarded up homes have hit every neighborhood in Dayton.

114	East and West Dayton
115	continued improvement in South Park; Grand Ave., Lexington area; Riverside; Gettysburg area
116	w 3rd street area just west of ECM
117	300/400 middle St Edgewood Ave 1000 to 4000 W Riverview Ave
118	Five oaks is in desperate need.
119	Five Oaks, South Park, McPherson town, East side.
120	Five Oaks
121	Improve the best areas to highlight the thriving part of the city: Oregon District, Loft Areas, South Park, St. Anne's Hill
122	Almost all could benefit in Dayton
123	Wayne Avenue corridor between 5th St and Watervleit. It's a gateway to downtown.
124	Most of the East Side. It looks like the third world over there. West Side improvements, along the Third Street corridor, for instance, seem to be coming along. Dunbar Village is promising.
125	parts of huffman, 3rd st east of keowee all the way to Riverside
126	downtown business district/ arts district
127	All of the Dayton-area historic neighborhoods should have high priority. These are the neighborhoods most likely to experience a renaissance of new residents and have the most economic viability. These neighborhoods should be treated like the "crown jewels" of the Gem City. Once these neighborhoods are in better shape, we would very likely see a renaissance throughout the rest of the city.
128	west side of dayton,oh
129	James H. McGee Blvd,Western Manor Apartments, Dayton View area, Five Oaks area
130	lower Dayton View,Wolf Creek ,Old North Dayton
131	West Third Street Gettysburg Salem Avenue
132	Roosevelt, Westwood, Arlington Heights, Santa Clara, Old Dayton View, Burkhardt, Twin Towers, Historic Inner East, Springfield
133	West Side and East Sides of Dayton
134	Gettysburg & Germantown; Five Oaks; Wyoming to Fifth; Main & Laura.
135	Westwood
136	East side - Xenia ave area, Wayne ave. area
137	Santa Clara, Five Oaks, Greenwich Village, Arlington Heights
138	Pretty much everything west of Main Street seems to be in tough shape. Third Street bewteen Main and St. Clair. The area around 2nd St. Market.
139	Those neighborhood that are on the edge of teetering in a negative direction. Wright View, Eastmont, Linden Heights, Walnut Hills, Hillcrest North riverdale, Old North Dayton, Dayton view Triangle, University Row, Residence Park
140	-The Wayne Avenue corridor from Wyoming St north to the Oregon District. This is a major thoroughfare travelled by people from the south suburbs as they come to the City for work and play. If this corridor could be revitalized, it would give such a positive image of the City to those coming in, not to mention the pride City residents would have. There are so many great historic buildings along Wayne that are boarded up, just waiting to be revived. -The part of Twin Towers that was declared 'blighted' for the failed attempt at attracting a new Kroger store (NE corner of Wayne/Wyoming) -Above all, I think focus needs to be placed on maintaining and improving neighborhoods that are not too far gone to save. If we focus too much energy on neighborhoods that are deteriorated to the point of being vast wastelands, we will allow more viable neighborhoods to slowly meet the same fate.
141	North Dayton -- Santa Clara, Five Oaks, Riverdale, etc. What has happened to this area is shocking and inexcusable.
142	Dayton View area, College Hill
143	Around MVH, Huffman, Linden Heights; deterioration is sprinkled and thus difficult to define.

144	E.3rd St./Huffman Historic District Xenia Ave area Wayne / Wyoming area
145	All the neighborhoods needs revitalization
146	More work needs to be done in the Westwood area, particularly in the area bordered by Hoover, James H McGee and Gettysburg.
147	Santa Clara neighborhood Grafton Hills Five oaks
148	Twin Towers Neighborhood, Wayne Avenue near St. Rt. 35
149	Just look for the boarded windows on every block.
150	Almost every neighborhood in Dayton with the exception of Patterson Park needs either revitalization or pro-active attention to prevent future revitalization.
151	Walnut Hills, East Dayton, Areas in west dayton
152	Lower east Dayton, Wayne/Wyoming area, west Dayton.
153	South Park, Linden Heights, work on areas that can still be turned around if they get enough help.
154	BELMONT DAYTON VIEW
155	Rossevelt neighborhoo
156	Rosedale
157	FROC, University Row, Northern Hills, Greenwich Village-Kings Hwy area
158	Fairlane neighborhood (Glensdel, Eastport, Creekside, Birdland, etc.) Streets are some Jefferson Twp & city of Dayton - some sort of mutual aid program for resurfacing, repair, and snow removal should be developed.
159	St. Anne's Hill
160	Burkhardt-Springfield, Old North Dayton, Five Oaks, Roosevelt, Old Dayton View, McCook Field,
161	all
162	South Park, Oregon District
163	Edgemont; Lower Dayton View
164	FROC, East Springfield St., Inner East Side, Inner West Side, Salem Ave and North Main corridors
165	Belmont/Walnut Hills Nill Ave
166	South Park and the Wayne Avenue corridor need investment to build on a good thing already going. Demolish all motels on north Keowee to help discourage prostitution and crime.
167	I haven't lived here long enough to know in detail, except that clearly many are troubled.
168	Most of Dayton is disgusting. For Kettering -- quit bussing in the Dayton trash.
169	Greenwich Village, housing in the DeSota Bass area. The DeSota Bass need to be demolished.
170	Dayton Historic Distric, Five Oaks
171	Southern Dayton View Cornell Heights North and South Roosevelt Neighborhoods Burkhardt/Springfield Neighborhood Westwood Neighborhood Wesleyan Hills Neighborhood Northern Hills (some parts) Edgemont Neighborhood Newcom Plain Neighborhood Highview Hills Neighborhood Five Oaks Neighborhood Fairview Neighborhood Assoc. Greenwich Village
172	How about the ones who come up with the most volunteers to HELP THEMSELVES, instead of sitting there on their unemployed butts, complaining and waiting for someone else to come and pick up after them, and do everything FOR them????
173	The list would go on for a page! To shoose one, I'd like to see Salem Ave., other than the current Phoenix-eligible blocks, receive more attention. A couple of blocks to either side of it would be nice too....
174	five rivers five points westwood macfarlane roosevelt
175	The Westside, the Eastside.
176	All of them. There are vacant and abandoned housing everywhere in the City. You need to focus on stabilizing areas that are starting to slip, which should require less dollars to stop the slide than those areas that are extremely low and require significant dollars to return that neighborhood to a higher standard.

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City of Dayton and City of Kettering, OH - Housing & Community Development Needs Survey



Results Overview

Date: 5/18/2010 1:11 PM PST

Responses: Completes

Filter: No filter applied

51. In your opinion, what is the most significant housing and community development issue facing the City of Dayton and/or the City of Kettering in the next five years?

#	Response
1	The tendency of the general public to believe - and the politicians to respond to the idea that better housing = better code enforcement = more housing inspectors. Not recognizing that "EFFECTIVELY MANAGING HOW WE DO CODE ENFORCEMENT" should NOT mean paying more housing inspectors more money to do more of what already isn't working now. The same code enforcement model for housing inspection in the City of Dayton has been in place for decades and the nature of the community, the economy, the housing stock, the type of violations, have all changed but the model has not. More than HALF of Dayton's allocation of Community Development Block Grant money goes to pay housing inspector salaries year after year. The money could be better used to make lasting improvements in our neighborhoods rather than to fund what is a "broken" enforcement system. It is a vicious circle of a broken enforcement system - leading to a public outcry for better enforcement - leading to allocations for more inspectors rather than to an examination and redesign of the SYSTEM itself.
2	Blighted structures
3	Deteriorated and abandoned properties.
4	Owner occupied and rental housing improvement
5	In Dayton, there needs to be a residential success story and surge of positive press. Probably an ongoing systematic, organized, planned public relations program that highlights neighborhood success and events that residents organize because they enjoy living in Dayton. In Kettering the neighborhood pride, volunteer oriented population is aging, retiring, and relocating to FL or nursing homes. Kettering will become just one of several first tier suburbs, if they don't plan and re-establish themselves as a better than average place to live. The park improvements and recreation center will be one great step, but it will take more than good P & R to not loose the successful & prominent reputation they enjoyed for their first 60 years since incorporation.
6	Foreclosed homes and lack of maintenance
7	The City needs to find a way to reward those folks that wish to keep or start business in Kettering as well as offer incentives and/or assistance to those wishing to maintain/improve their homes.
8	Old housing stock
9	Increased abandoned homes and foreclosures.
10	Homeowners facing increasing property values, and the continued increase of vacant and abandoned housing.
11	deteriorating housing stock
12	Affordable, accessible housing for people with disabilities. The law requires PHA's to be at 5% for accessible units and DMHA is currently at 1.4% The Cities of Dayton and Kettering need to concentrate on housing, whether it is rehab or new construction
13	Accesible housing made available to the disabled community is the biggest issue the city is facing
14	Rental homes
15	vacant homes

16	Vacant and deteriorating houses in the city of Dayton that need to be taken down. We have lost population and these homes will never be occupied. We need green space in these areas to make those nice homes appealing for people to move into the city again.
17	reducing the number of neighborhoods to match housing stock with population, moving people out of the Behr Plume area, and foreclosure mitigation
18	Demolition and land banking
19	STABILIZING NEIGHBORHOODS AS WE REMOVE THE GLUT OF OBSOLETE HOUSING STOCK.
20	Accessible Housing and Affordable Housing
21	Creating affordable housing
22	For Dayton/Kettering, keeping the neighborhoods on either side of patterson (north kettering and Belmont) from deteriorating further. Both areas have seen decline lately, it needs to stop now, especially around Patterson Park, before it gets worse. For Dayton alone, keep the energy surging in the southeast, and start encouraging the neighborhoods along Salem Avenue. There is beautiful housing stock there and it needs encouragement. For Kettering alone, keep the north side involved with what's going on, it can feel isolated up there, and take their problems seriously!
23	Foreclosed and nuisance properties, residential and commercial.
24	Dealing with the oversupply of housing, both in the C.o.D., and regionally.
25	Even distribution. It seems the most deteriorated neighborhoods get the most funds and yet they don't move forward. Funds should also be allocated according to which neighborhoods have the highest level of commitment by dedicated residents and private investors. This will ensure real revitalization of a good number of neighborhoods and people like me will want to move back to the city.
26	Neighborhood consolodation. Infrastructure. Alternative intervention strategies for people to get along.
27	Addressing vacant housing particularly as it deteriorates and creates the foundation for more crime and property value decline
28	To keep the level of home ownership vs rental as high as possible
29	Continue to market and promote housing options in downtown Dayton. Focus on getting citizens to move downtown.
30	The deteriorating housing stock and the lack of housing code enforcement.
31	Housing deterioration due to unregistered rental units and lack of effective Code and Zoning enforcement
32	You need to dramatically improve the neighborhoods immediately surrounding Downtown, as that is where your best housing stocks are, and potentially high-dollar, and you dont even realize it. This is where the tax base WAS in the city and it's been gone, because the city neglected it and let it die.
33	too many vacant and deteriorating structures along with cracked sidewalks and curbs
34	Housing code un-enforcement and absentee landlords not being accountable. The cycle of girls having more and more babies to continue the welfare income.sometimes 4 generatons and counting.....
35	vacant structures
36	abandoned housing
37	Absent and/or negligent landlords gang crime loss of historically significant architecture
38	Demolishing or Rehabbing the 1000's of abandoned properties.
39	The severe lack of affordable/accessible integrated housing for people with disabilities.
40	Affordable Accessible Housing
41	Code enforcement. The lack of enforcement in Dayton has allowed the city to deteriorate to the state it is in today.
42	Too many abandoned properties that are bringing down property value for existing homes in neighborhoods.
43	The continued promotion of low income programs. Both cities need to retain and attract high income people. High income people pay taxes and tend to be the leaders who know how to have promote success. If all you do is promote low income programs, then eventually that is what you will have.

44	Getting rid of run down housing and convincing people to build or buy in this area. Providing homes for people isnt the answer as they don't take care of them, but if someone buys and works to maintain their asset they do take care of it.
45	Abandoned housing
46	Vacant and deteriorating structures.
47	unemployment and being able to afford to buy a house
48	JOBS
49	You have to attract young, successful people into areas like those mentioned above. These areas are really our last stand.. if they get slummy and unsafe, the city is a goner. We have to focus on areas that are still nice and attract people to them.. then work from there. Let's protect what we have.
50	population and housing.
51	abandoned houses, they should be fixed up and sold like habitat for humanity, there are way to many rentals with absentee landlords who don't care about the neighborhoods and will rent to anyone
52	Attracting residents who will contribute to the tax base and local economy, and not drain it (to be blunt), before this becomes a downward spiril situation.
53	Commercial properties, deteriorating housing, lack of jobs, homeowners and rental properties owners who have less income and ability to keep things up.
54	loss of population due to stagnant local job market and the resulting decline of abandoned property
55	Prevent urban sprawl and attract people from the suburbs to the city. This would solve many of the issues this poll is dealing with.
56	removal of blighted housing - rigid enforcement of housing codes
57	Make the Ballpark Village happen!
58	vacancy from foreclosure or abandonment.
59	Get vacant and deteriorated housing removed, control crime
60	As a resident of the City of Kettering, I have one question, why are we merging our development/decline with the City of Dayton? If I better understood this relationship I might be more inclined to support this partnership. I don't remember being asked as a resident if this was an alignment we wanted!
61	Without saying it, the low income housing units bring certain cliental to a neighborhood. Although the stereotype exists, it is hard to get away from it.
62	Abandonment of homes, whole blocks, and then neighborhoods. Retention of the committed citizens is important and will aid in welcoming new people to fill houses in the community.
63	Kettering- The push by DMHA and County Corp. to put their "clients" in the inner ring suburbs. These people place more demand on city services without paying property and income taxes.
64	Rental housing, like public transportation, needs to become appealing and popular. The city must take a hard line on rental owners and require them to create desirable apartment communities for people who do not want (or should not have) the responsibility of home ownership. It should not be cheaper to buy than to rent.
65	Dayton moving THEIR section 8 people into Kettering. WHY? Did Kettering ask its people if they wanted that to happen? Why is Kettering allowing Dayton to tell it what to do? Is Oakwood being Daytonized? Is Centerville being Daytonized? Kettering needs to keep its high standard of living as well as its high standard of education. If we allow Dayton to send all their unwanted to Kettering our high standard of living will fall. Who wants a GED educated police officer or fireman on the force?
66	deteriorating structures that should be rehabed or demolished and programs for our youth since there seems to be a rise in crimes committed by this age group.
67	Foreclosure and vacancies.
68	Housing rehabilitation & homeless services
69	The high vacancy and deterioration rate of the housing stock and the continued loss of population which is causing whole neighborhoods to decline. Code enforcement and rapid repair of units is imperative.
70	Rehabing existing structures Employment and business development

71	Developing and systematically implementing a coordinated revitalization plan where mass housing stock or commercial structures have been or will be demolished
72	Keeping and supporting businesses so they stay or come to the Dayton area.
73	rental property not kept up Crime
74	I have read in the paper about the diminishing funds for home repairs assistance for low-income homeowners. I think further funding for that program(s) would benefit the city. Homes would be in better shape, making the city more attractive, and the homeowners themselves can use their income on the items they really need: food, medicine, etc.
75	Reducing the number of derelict properties, either through demolition or rehab.
76	Vacant houses that need to be torn down as well as revamping and updating the current housing stock instead of rebuilding.
77	tearing down delapidated buildings
78	Maintaining existing housing stock and keeping people in their homes.
79	Accessible Housing for people with disabilities
80	Economy revitalization and redefining state's core industries. Accessible housing for people with disabilities, rental and repair assistance for those disabled. Crime awareness and prevention and reduction
81	jobs
82	Beautiful old homes and structures need to be recycled for housing and businesses. These should be GIVEN to anyone who can provide proof of rehab funds. Easy loans and incentive programs, grants, etc... should be provided for this. And, to make it even easier, cut the red tape from city hall to do this!
83	No people to live here and pay taxes
84	Housing developments that cater to working singles, couple who have aging parents with or near them. Higher end assisted living options that have some luzuruy amenities.
85	Training the section 8 people to take better care their houses. Once section moves in most of the time, the neighborhoods go down hill
86	Overly aggressive policies that fave demolition over rehabilitation leaving eliminating too much of Dayton's historic housing stock. Once the historic buildings are gone, they can't be replaced.
87	See above.
88	The biggest challenge is getting some of the woefully ignorant people of Dayton to recognize that helping yourself and striving for a better life is not always going to come in the form of a handout.
89	Alleviating the eyesores of abandoned, dilapidated buildings in order to make room for things we NEED, like add'l parking downtown.
90	Crime
91	low level crime
92	Dayton needs to replace GM and NCR and other corporate employers with new, sustainable companies that are more relevant to the changing structure of our economy. If Dayton becomes a tech and innovation center again, the city will boom!
93	Abandoned buildings.
94	remove vacant buildings or make it very easy/attractive to revitalize them. enforce fines for trashy/overgrown yards.
95	Keeping and attracting residents and businesses in the city.
96	Vacant and abandon residential properties. Poor street lighting. weed & seed vacant lots, such as the Kwik & Kold on N Main & Pointview. Looks like a landfill. It could be a nice community landscaped area - well lit with a bench.
97	Keeping jobs here so property values rise. Creating new jobs. We should have never let a company like NCR move 40 years ago. The larger business community is strongly linked. You let one go and the rest follow. Make it affordable and EASY for new companies to come to Dayton.
98	Neighborhood Revitalization

99	The issue of job loss which results in loss of income and the ability to pay rent many who have nowhere else to go end up in shelters. There are currently no funds available in the HUD program to assist these families. They need help before their moral dies and without a positive moral people give up and remain in their circumstance. A little bit of hope goes a long way. When a person has a place to call home it gives them a sense of pride that they are human.
100	the excess amount of housing.
101	Enforcing existing property standards and code enforcement. Too many absentee landlords and rental unit owners are not being held accountable for their property conditions. Make them pay or go to another municipality!
102	Senior housing
103	The idea of providing more housing for the homeless and low income individuals in stable neighborhoods only serves to deteriorate these neighborhoods. The increase in anti-social behavior and crime will continue to cause stable households to leave Dayton. Spread this population out across Southern Montgomery, Greene and adjacent counties or Dayton will not rebound. Hopefully, this socioeconomic approach will erase the concept that Dayton has to assimilate every troubled individual that walks the streets. If we continue to provide Gold Star social programs, then Dayton will continue to see an increase in these individual residents resulting in the continued migration of moderate to high income individuals to the suburbs. The fact is when homeless and antisocial individuals are placed in stable neighborhoods they DO NOT alter their behavior and habits to fit that of the neighborhood, but rather view the residents as potential prey !! I realize this sounds harsh, but during my 30 years in the city of Dayton I have witnessed this first hand and have grown weary of these social experiments that have contributed to the demise of our neighborhoods and for the first time, I'm forced to consider a move OUT of the city and into a more stable suburban environment. I look forward to your response.
104	Property Values
105	Too many housing stock not worth saving and green space that needs evaluated properly accordingly.
106	Attracting neighborhood amenities to serve residents of underdeveloped communities; security and support of neighborhood businesses while striking a balance between local business and national chain businesses.
107	The rehabilitation of the housing stock and not to just demolish them and community businesses like grocery stores.
108	I think the most significant community development issue is the high amount of foreclosures in the city of Dayton and surrounding area.
109	Schools
110	Code enforcement!!!!
111	Thinning out nuisance properties and class4 5 structures. how to keep neighborhoods intact and vital during this process. Adding new businesses.
112	maintaining-raising property value - keeping the market attractive to home buyers
113	The lack of accessible housing
114	Homelessness
115	employment in addition to business and resident retention
116	foreclosures, run down areas that nobody wants to live in
117	Single family houses that cannot be sold in the city due to various housing market conditions in the region.
118	Remove houses that are unoccupied and too costly to repair. Develop sustainable green spaces.
119	occupancy and perceptions of safety in dayton's residential neighborhoods
120	Run down homes that have deteriorated to the point of no return that should be demolished and affordable housing put in its place
121	the number of business and homes being foreclosed on and becoming vacant and deteriorating. Families being unable to afford suitable housing for their family. The jobless rate increase and the increase in crime
122	More and Better Housing for the Disabled, also Demolition of Vacant and Deteriorated Structures
123	The root issues are lack of jobs and too many one-parent households. Everything else is just a symptom.

124	The west side of dayton and need to get rid of low-income apartments, everyone should have to pay some kind of rent and go to school or hav a job.
125	Use existing buildings/homes rather than build new and leave the old empty eyesores
126	homeowners assistant and revitalizing run down neighborhoods
127	Housing for individuals with disabilities
128	vacant housing, structures in disrepair, reinvisioning vacant lots
129	Being able to strategically focus in areas where we can see successes.
130	homeless
131	Special needs population.
132	employment, crime, medical, housing
133	housing vacancies
134	wheelchair accessible Housing; visitability in new construction and housing rehab projects
135	absentee landlords, particularly of vacant lots and abandoned buildings.
136	People are still moving to the suburbs. Living downtown is great but not sustainable in terms of groceries. What can be done to get a grocery store (other than kroger on wayne) downtown?
137	Investment in unreasonably expensive lofts. The focus should be on mid-range housing. Creating affordable lofts will assist in keeping the brain drain effect. Young people want to live in urban areas. We need to improve public transportation and concentrate on making downtown a vibrant and thriving burg. Building lofts for over \$200k is stupid. Older residents and Retirees will never move from the burbs. We need to keep young people in the city by providing them very attractive opportunities. We need to study the Soho Effect and recognize that it is better to bend the rules regarding building codes than have hundreds of vacant buildings!
138	Lack of forward thinking, out of the box leadership.
139	Community development needs businesses. People need jobs downtown so they can live and work downtown. Population vibrancy and business together make a living city.
140	Unemployment. It's a simple matter of the economy... people buy homes and keep them up when they can afford to. Much of the East Side resident population was unemployed and under-educated even before the current economic downturn. They are falling even further behind now.
141	employment. lack of income makes it impossible to rehab older structures.
142	revitalize downtown dayton to make it a destination instead of a dead and dreary pile of buildings.
143	west side of dayton,oh
144	homelessness
145	revitalization of neighborhoods
146	Honesty and unity are great assets - a group that will work together for common good usually has, at least, some measurable success. Citizens need encouragement to work together.
147	The continued deterioration of housing stock and the need to transition the community forward while still respecting the past.
148	Revitalization of Neighborhoods
149	Lack of programs for youth, foreclosure and abandon homes, training programs.
150	keeping our roads/sidewalks safe for all citizens to use (including blind/disabled)
151	The number of vacant homes within the city of Dayton.
152	Demolition and /or repair of vacant and/or run down houses
153	Economic Development and managing the number of vacant and abandoned structures
154	vacant abandoned properties causing housing values to fall, coupled with continued loss of employment (and no buyers for vacant properties).

155	Demolition and Housing Rehab to convert 2 bed 1 bath or 3 bed 1 bath into 3 bed 2 bath. to produce a more desireable housing product.
156	The most significant issue for the City of Dayton in the next five years is the problem of vacant structures and delapidated rental structures. These structures drag down neighborhoods visually and also seem to invite criminal activity.
157	Aging housing stock and excess supply considering population loss and aging population.
158	Too many abandoned/dilapidated homes and buildings; high crime rate(Dayton)
159	Foreclosures resulting in ABSENT LANDLORDS who do not maintain properties. Also, distributed HUD housing, while good in its intention, brings a criminal element to the areas Hud housing is located in. Single mom with a couple of kids needs housing, has a nice house but all her friends, boyfriend and their friends are who ruin the intent because she cannot say no, or they just become squatters and she is back where she started, but now the other neighborhoods deteriorate and it spreads. Unfortunate but true.
160	Foreclosures /vacancies lead to rentals lead to poorly maintained homes lead to deteriorated neighborhoods lead to homelessness lead to crime
161	Educational System, infrastructure
162	Removal of Vacant structures
163	Addressing the issue of vacaant buildings. These become a problem as time goes on and pose a hazard to everyone who has to live around them.
164	The number of vacant homes and lots within the boarders.
165	Bringing individuals and families into the many vacant, but beautiful, homes in our city neighborhoods. Taking care of the parks and businesses in these neighborhoods.
166	Updating property use codes: You've already begun the process of losing the Community Blood Center.
167	The inability to form true regional partnerships within Montgomery County. The turf-oriented, small-minded, territorial attitude of many of our cities and townships will be the ultimate downfall of the Dayton region.
168	abandoned homes, code enforcement
169	Forclosed homes, homeless people, seniors who can't afford housing on their pensions or social security.
170	We've got to tear down ALL the housing stock that is no longer viable, and start rebuilding targeted neighborhoods that can still succeed.
171	attract more market rate homeowners
172	VACANT PROPERTIES
173	vacat land, vacant houses, economic development
174	vacant lots and foreclosures
175	Revitalizing from within...stop looking for someone to come into the area and "save" Dayton.
176	Programs to help current homeowners keep their homes and improve them vs. foreclosure.
177	Investment of funds where there is no return on investment is an issue and should cease.
178	Better housing stock with bigger yards.
179	aging infrastructure/lack of funds
180	Storm and Sanitary sewer infrastructure including the Waste water treatment plant.
181	Many buildings are deteriorating, and they are not being rehabbed. This is bringing down property values. We need to bring more businesses to Dayton.
182	Revitzling the existing neighbors
183	Demolish the vacant and derelict buildings.
184	Too many low income rentals chasing off good citizens
185	Encourage the rehabilitation of historic neighborhoods and commercial properties within both cities. Historic neighborhoods have many individuals within them who are already supportive of the city and have made significant investment. Build on their success.

186	build more fire and police stations... stop the welfare state handouts. people need to be more accountable for thier poverty...its thier own fault let them rise above and do something for themselves.....
187	Continued revitalization of the downtown Dayton area is important, as is helping avoid foreclosures, encouraging small local businesses so that people can shop near home.
188	Bussing! The DAYTON busses running to Kettering and thus crime rates go up and property values go down!
189	Demolition of vacant/deteriorated sturctures and housing rehabilitation of occupied homes
190	The most significant housing and community development issue facing the City of Dayton is the high rate of housing foreclosures job development and retention.
191	That Dayton spends more time and money trying to attract homeless bums, who COST us taxpayers money, than they do to attract businesses...who pay the bills.
192	Helping financially stressed people stay in their houses and maintain them. (Becoming less of a heroin mecca would also be nice!)
193	unsavory communities loitering truancy neighborhood waste
194	We need to make sure neighborhoods stay clean and clear from trash, debris and criminal activities.
195	Housing re-vitalization. and Economic Development for businesses.
196	Code inforcement.
197	Reduction of Housing Stock; Improvement of Dayton Public Schools; and job creation.

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APPENDIX B

RAW RESULTS FOR PRIORITY NEED RANKING QUESTIONS

Questions 19, 25, 34, 39, & 46

19. In order to help the City prioritize its funding strategies, please numerically rank all the programs and activities mentioned in the housing needs category. A rank of 1 would be the highest priority and a rank of 15 would be the lowest priority. Plea

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Homeowner Repair Programs	95 32%	40 14%	27 9%	25 9%	18 6%	16 5%	12 4%	13 4%	7 2%	6 2%	9 3%	6 2%	7 2%	7 2%	5 2%
Rental Repair Programs	9 3%	56 19%	41 14%	33 11%	23 8%	21 7%	18 6%	15 5%	11 4%	13 4%	8 3%	13 4%	10 3%	11 4%	11 4%
Homebuyer Assistance Programs	20 7%	25 9%	46 16%	32 11%	29 10%	27 9%	17 6%	18 6%	11 4%	10 3%	15 5%	5 2%	17 6%	8 3%	13 4%
Additional affordable housing for seniors	9 3%	20 7%	34 12%	48 16%	32 11%	21 7%	28 10%	23 8%	13 4%	19 6%	11 4%	15 5%	8 3%	5 2%	7 2%
Expand the supply of rental housing for low-wage households	10 3%	10 3%	8 3%	19 6%	33 11%	27 9%	15 5%	16 5%	21 7%	22 8%	20 7%	26 9%	21 7%	21 7%	24 8%
Rental Assistance Programs for low income households	7 2%	15 5%	11 4%	11 4%	19 6%	35 12%	23 8%	34 12%	32 11%	19 6%	28 10%	20 7%	15 5%	18 6%	6 2%
Homeless Prevention Programs	9 3%	9 3%	15 5%	14 5%	23 8%	24 8%	43 15%	27 9%	24 8%	31 11%	17 6%	24 8%	23 8%	8 3%	2 1%
Homeless shelters and transitional housing facilities	7 2%	7 2%	11 4%	11 4%	8 3%	17 6%	19 6%	34 12%	28 10%	33 11%	31 11%	25 9%	22 8%	17 6%	23 8%
Homeless Self-Sufficiency Programs	3 1%	14 5%	16 5%	16 5%	17 6%	22 8%	22 8%	29 10%	44 15%	31 11%	34 12%	19 6%	14 5%	10 3%	2 1%
Programs to overcome housing discrimination	6 2%	10 3%	7 2%	5 2%	9 3%	15 5%	18 6%	25 9%	30 10%	40 14%	29 10%	19 6%	32 11%	29 10%	19 6%
Expand supply of accessible housing	27 9%	6 2%	15 5%	19 6%	21 7%	15 5%	22 8%	9 3%	21 7%	25 9%	43 15%	28 10%	16 5%	15 5%	11 4%
Housing for people with HIV/AIDS	3 1%	3 1%	6 2%	9 3%	8 3%	9 3%	9 3%	11 4%	20 7%	17 6%	18 6%	52 18%	30 10%	48 16%	50 17%
Meeting housing needs through new housing construction	12 4%	11 4%	12 4%	6 2%	12 4%	12 4%	12 4%	18 6%	15 5%	15 5%	5 2%	14 5%	38 13%	47 16%	64 22%
Meeting housing needs through rehab of existing stock	51 17%	36 12%	28 10%	26 9%	20 7%	18 6%	16 5%	9 3%	8 3%	5 2%	8 3%	12 4%	21 7%	25 9%	10 3%
Incorporation of green building principles into rehab and construction projects	25 9%	31 11%	16 5%	19 6%	21 7%	14 5%	19 6%	12 4%	8 3%	7 2%	17 6%	15 5%	19 6%	24 8%	46 16%

25. In order to help the City prioritize its funding strategies, please numerically rank all the programs and activities mentioned in the recreation and public infrastructure needs category. A rank of 1 would be the highest priority and a rank of 5 would be the lowest priority. Please provide each item with a rank between 1 and 5. Please note: You cannot rank two needs with the same number. For example, if you code a listed need as a "1" and then down the list code another as a "1", the first item you coded as a "1" will be cleared and will need to be assigned a new rank.

	1	2	3	4	5
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
Improve existing parks and recreation facilities	72 25%	69 24%	60 20%	84 29%	8 3%
Create new parks and recreation facilities	15 5%	28 10%	48 16%	71 24%	131 45%
Improve streets and sidewalks	135 46%	80 27%	55 19%	17 6%	6 2%
Improve street lighting	37 13%	92 31%	72 25%	63 22%	29 10%
Expand or improve water and sewer service	34 12%	24 8%	58 20%	58 20%	119 41%

34. In order to help the City prioritize its funding strategies, please numerically rank all the programs and activities mentioned in the public service needs category. A rank of 1 would be the highest priority and a rank of 11 would be the lowest priority. Please provide each item with a rank between 1 and 11. Please note: You cannot rank two needs with the same number. For example, if you code a listed need as a "1" and then down the list code another as a "1", the first item you coded as a "1" will be cleared and will need to be assigned a new rank.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4	5	6	7	8	9	10	11
Literacy Programs	49 17%	38 13%	36 12%	28 10%	25 9%	24 8%	21 7%	15 5%	23 8%	16 5%	18 6%
Programs for seniors	23 8%	42 14%	35 12%	20 7%	35 12%	23 8%	23 8%	24 8%	27 9%	24 8%	17 6%
More community centers	16 5%	17 6%	23 8%	23 8%	21 7%	26 9%	25 9%	31 11%	34 12%	39 13%	38 13%
Mental health programs and facilities	30 10%	31 11%	27 9%	31 11%	29 10%	29 10%	32 11%	32 11%	23 8%	17 6%	12 4%
Nutritional programs and facilities	21 7%	20 7%	16 5%	36 12%	35 12%	30 10%	43 15%	32 11%	28 10%	23 8%	9 3%
Medical programs and facilities	19 6%	16 5%	27 9%	25 9%	32 11%	42 14%	33 11%	32 11%	22 8%	20 7%	25 9%
Physical fitness and exercise programs and facilities	18 6%	23 8%	26 9%	21 7%	18 6%	29 10%	40 14%	27 9%	31 11%	29 10%	31 11%
Programs for youth	41 14%	40 14%	45 15%	37 13%	26 9%	24 8%	23 8%	32 11%	15 5%	6 2%	4 1%
Additional day care facilities and programs	10 3%	17 6%	19 6%	20 7%	22 8%	25 9%	24 8%	22 8%	46 16%	49 17%	39 13%
Life skills training for lower income households	37 13%	35 12%	25 9%	38 13%	29 10%	22 8%	16 5%	23 8%	21 7%	30 10%	17 6%
More transportation programs	29 10%	14 5%	14 5%	14 5%	21 7%	19 6%	13 4%	23 8%	23 8%	40 14%	83 28%

39. In order to help the City prioritize its funding strategies, please numerically rank all the programs and activities mentioned in the economic development needs category. A rank of 1 would be the highest priority and a rank of 4 would be the lowest priority. Please provide each item with a rank between 1 and 4. Please note: You cannot rank two needs with the same number. For example, if you code a listed need as a "1" and then down the list code another as a "1", the first item you coded as a "1" will be cleared and will need to be assigned a new rank.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4
Financial assistance to upgrade existing commercial businesses	89 30%	64 22%	87 30%	53 18%
Help low-mod income residents start/ expand their own businesses	50 17%	110 38%	72 25%	61 21%
Help businesses to purchase machinery and equipment	13 4%	62 21%	90 31%	128 44%
Provide employment training for City residents	141 48%	57 19%	44 15%	51 17%

46. In order to help the City prioritize its funding strategies, please numerically rank all the programs and activities mentioned in the neighborhood needs category. A rank of 1 would be the highest priority and a rank of 6 would be the lowest priority. Please provide each item with a rank between 1 and 6. Please note: You cannot rank two needs with the same number. For example, if you code a listed need as a "1" and then down the list code another as a "1", the first item you coded as a "1" will be cleared and will need to be assigned a new rank.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4	5	6
Preservation of historic homes and buildings	32 11%	24 8%	30 10%	51 17%	64 22%	92 31%
More fire stations and equipment	29 10%	31 11%	18 6%	36 12%	86 29%	93 32%
Code enforcement	40 14%	55 19%	49 17%	53 18%	51 17%	45 15%
Demolition of vacant/ deteriorated structures	81 28%	56 19%	68 23%	43 15%	26 9%	19 6%
Targeted neighborhood revitalization	57 19%	89 30%	70 24%	40 14%	22 8%	15 5%
Neighborhood crime awareness and prevention activities	54 18%	38 13%	58 20%	70 24%	44 15%	29 10%

APPENDIX C

SUMMARY OF RESULTS FOR QUESTION 49

Activity	# of Responses	% of Responses
Demolition of vacant/deteriorated structures	203	70%
Owner-occupied housing rehab programs	188	65%
Targeted neighborhood revitalization	179	62%
Crime awareness and prevention activities	166	57%
Youth programs	159	55%
Infrastructure improvements	149	51%
Economic development to assist businesses	145	50%
Code enforcement	137	47%
Homeownership assistance	130	45%
Rental repair programs	129	44%
Employment training for City residents	126	43%
Homeless services	112	39%
Senior programs	109	38%
Accessible housing	103	36%
Parks and recreation improvements	103	36%
Health and wellness programs	100	34%
Historic preservation	91	31%
New housing construction	49	17%

APPENDIX D

SUMMARY OF RESPONSES

PERCENT OF RESPONDENTS WHO AGREED OR STRONGLY AGREED BY QUESTION CATEGORY

SUMMARY OF RESPONSES

Housing Needs Responses (Percent who "strongly agreed" and "agreed")	Public Service Needs Responses (Percent who "strongly agreed" and "agreed")
92% housing needs should be met through rehabilitation of existing housing stock	84% more programs for youth
87% programs to help homeowners repair their homes	83% more life skills training for lower income households
85% programs to stimulate repairs to rental units	78% need for literacy programs
84% rehab and new construction should incorporate green technology, energy efficiency, sustainable design, etc. even if it costs more than traditional construction	77% more mental health programs and facilities
82% more programs aimed at helping the homeless become self-sufficient	76% more programs for seniors
81% programs that prevent individuals from becoming homeless	75% more nutritional programs and facilities
76% need for financial assistance for families seeking to purchase a home in the City	74% more physical fitness programs and facilities
74% additional affordable housing for seniors	68% more medical programs and facilities
74% need to expand the supply of housing accessible to persons with disabilities	60% more community centers
67% more homeless shelters and transitional housing facilities	60% need to provide more transportation programs
62% programs aimed at overcoming housing discrimination	51% additional day care facilities and programs
55% need to provide rental assistance to lower income households	Neighborhood Needs Responses (Percent who "strongly agreed" and "agreed")
44% need for housing for people living with HIV/AIDS	
41% expand the supply of housing for low-wage households	97% need to support neighborhood crime awareness and prevention activities
32% housing needs should be met through new housing construction	94% need to undertake targeted neighborhood revitalization efforts
	91% need to demolish vacant and deteriorated structures
	77% need to provide a higher level of code enforcement
Recreation & Public Infrastructure Needs Responses (Percent who "strongly agreed" and "agreed")	69% need to provide financial assistance to preserve historic homes and buildings
	52% more fire stations and equipment
93% need to improve streets and sidewalks in the City	Economic Development Needs Responses (Percent who "strongly agreed" and "agreed")
77% need to improve existing parks and recreation facilities	
75% need to improve street lighting in the City	83% need to provide employment training to City residents
42% need to create new parks and recreation facilities	73% need to help low to moderate income residents start or expand their businesses
41% need to expand or improve water and sewer services	72% need to provide financial assistance to upgrade existing commercial businesses
	57% need to help businesses purchase machinery and equipment

Appendix B

EVIDENCE OF AGENCY CONSULTATION

- **Sample stakeholder survey**
- **Notification letter sent to nearby municipalities**
- **Review of related local plans**

DAYTON/KETTERING, OHIO
GENERAL SURVEY

FY 2011-2015 FIVE YEAR CONSOLIDATED PLAN

The Cities of Dayton and Kettering are in the process of preparing a joint Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in the Cities of Dayton and Kettering from October 1, 2010 to September 30, 2015.

As part of this five-year planning process, the cities are required to identify the housing and community development needs for low-moderate income persons and households, as well as persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process will enable the cities to develop an accurate strategy that addresses the priority needs of these groups and individuals.

Please complete this survey and mail it no later than February 23, 2010 to the address below. Please attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help the cities to identify affordable housing needs, including barriers to affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting the Cities of Dayton and Kettering with completion of their consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

Ms. Paula Powers
Planning and Community Development Department
City of Dayton
101 West Third Street
City of Dayton, OH 45402
Voice: (937) 333-7379
Fax: (937) 333-7382

GENERAL SURVEY

1. Name of organization: _____
2. Name of person completing this survey: _____
3. Title of person completing this survey: _____
4. Mailing address: _____

5. Telephone number: _____ Fax number: _____
6. E-mail address: _____
7. What are the mission, principal activities, and service area of your organization? Attach a brochure, if available.

8. What special needs classification of persons and/or households does your organization serve? (Example: persons with disabilities, persons with HIV/AIDS, etc.)

9. In your opinion, what is the major unmet housing and/or supportive service need *faced by your organization?*

10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

11. In your opinion, what is the major unmet housing and/or supportive service need in the cities of Dayton and Kettering?

12. Please identify your priority needs among the public facility, public service activity, and community development activities listed below. Also, please provide the Cities with an estimate of the cost to provide the facility, service, or activity and the basis for your estimate (architectural/engineering plans and estimate, current service budget, etc.)

Community Development Needs	Quantify Need*	Estimated Dollars Needed to Address
PUBLIC FACILITY NEEDS		
Senior Centers		
Handicapped Centers		
Homeless Facilities		
Youth Centers		
Child Care Centers		
Health Facilities		
Neighborhood Facilities		
Parks and/or recreation Facilities		
Parking Facilities		
Non-residential Historic Preservation		
Other Public Facility Needs: (list: _____)		
PUBLIC SERVICE NEEDS		
Senior Services		
Handicapped Services		
Youth Services		
Child Care Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Health Services		
Lead Hazard Screening		
Crime Awareness		
Fair Housing Advocacy		
Other Public Service Needs (list: _____)		
ECONOMIC DEVELOPMENT NEEDS		
ED Assistance to For-Profits (businesses)		
ED Technical Assistance (businesses)		
Micro-enterprise Assistance (businesses)		
Rehab of Publicly or Privately-Owned Commercial or Industrial Projects		
Commercial/Industrial Infrastructure Development		
Other Commercial/Industrial Improvements		
Other Economic Development Needs (list: _____)		

*Number of centers/facilities, number of person needing services, etc.

13. What is the magnitude of the need? Please attach any statistics, records. Or survey results that substantiate this need.

14. Does your organization *develop* housing? Yes _____ No _____

15. If yes, please provide details in the chart below of the housing developments planned by your organization for the next five years. Attach additional sheets if necessary.

Check all that apply	Type of housing	No. of units	Neighborhood Location	Type of residents served
	Rental			
	For sale			
	Other (assisted living, etc.)			

16. Does your organization *manage* housing? Yes _____ No _____

17. If yes, please check the type of housing your organization manages and the total number of units.

Rental # _____

Other # _____

18. If your organization develops or manages housing, please complete the chart below (Priority Housing Needs). This information will assist the cities in identifying the number of low-moderate income persons and households with disabilities, who are in need of housing

EXPLANATION OF CHART:

Current Need: Number of housing units needed to meet your current demand

Current Inventory: Number of housing units you currently have available to meet your demand

Unmet Need/Gap: Difference between the current need and current inventory

Goals to Address Unmet Need/Gap: Number of new housing units you plan to develop and make available **over the next five years** to address your unmet need/gap

MFI = Median Family Income

PRIORITY HOUSING NEEDS (households)			Current Need	Current Inventory	Unmet Need/Gap	Goals to Address Unmet Need/Gap
<i>Example</i>			20	10	10	5
Renter	Small Related Family (2-4 persons)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	Large Related Family (5 or more persons)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	Elderly (Age 62+)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	All Other	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
Owner	0-30% of MFI					
	31-50% of MFI					
	51-80% of MFI					
Special Needs		0-80% of MFI				
Total Goals						

19. Please describe any partnerships you may undertake to implement your housing projects.

Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist the Cities of Dayton and Kettering in completing their affordable housing and supportive services needs assessment.

Please complete this survey and mail it no later than February 23, 2010 to Ms. Paula Powers.

THE CITIES OF DAYTON/KETTERING
PUBLIC HOUSING AUTHORITY SURVEY

FY 2011-2015 FIVE-YEAR CONSOLIDATED PLAN

The Cities of Dayton and Kettering are in the process of preparing a joint Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in the Cities of Dayton and Kettering from October 1, 2010 to September 30, 2015.

As part of this five-year planning process, the cities are required to identify the housing and community development needs for low-moderate income persons and households, as well as persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process will enable the cities to develop an accurate strategy that addresses the priority needs of these groups and individuals.

Please complete this survey and mail it no later than February 23, 2010 to the address below. Please attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help the cities to identify affordable housing needs, including barriers to affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting the Cities of Dayton and Kettering with completion of their consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

Ms. Paula Powers
Planning and Community Development Department
City of Dayton
101 West Third Street
City of Dayton, OH 45402
Voice: (937) 333-7379
Fax: (937) 333-7382

THE CITIES OF DAYTON/KETTERING
PUBLIC HOUSING AUTHORITY SURVEY

**NOTE: This information is being sought in support of the Dayton/Kettering
FY 2011-2015 Consolidated Plan for submission to HUD.**

PUBLIC HOUSING

1. Total number of public housing units owned and managed by your Authority: _____
Please provide a breakdown of units by public housing development, type of resident (elderly or family), bedroom configuration, occupancy rate, and unit turnovers. Attach additional sheets if necessary.

Example for breakdown format:

Development name	Municipality	# elderly units	# family units	# bedrooms					Current occupancy rate	Annual turnover of units
				0	1	2	3	4+		

2. Are any of the Authority’s public housing developments experiencing chronic vacancies? Yes___ No ___
a. If yes, please identify the development(s) and indicate the Authority’s strategy to increase occupancy rates.

3. What is the date of the Authority’s most recent Physical Needs Assessment (PNA) of its housing stock?
_____ (year)
4. Based on the results of the PNA or other objective data, please summarize the overall condition and needs of the Authority’s public housing stock. Attach additional sheets if necessary.

Development name	Overall condition of housing stock at this development: GOOD (new or recently renovated) FAIR (needs minor rehab or improvements) POOR (needs major rehab or demolition)	Strategy planned: NO ACTION NEEDED MINOR REHAB MAJOR REHAB PARTIAL DEMO FULL DEMO

5. When did your Authority last update its Section 504 needs assessment and transition plan? _____
 - a. What is the status of the Authority’s transition plan? _____
6. Of the total public housing units owned and managed by your Authority, how many units currently meet UFAS accessibility standards? _____
 - a. Number of accessible units for persons with mobility disabilities? _____
 - b. Number of accessible units for persons with sight and hearing disabilities? _____
7. Are accessible units in family public housing available to disabled families with children? Yes___ No ___
8. Of the total number of accessible units reported in Question 6, how many are currently occupied by persons/ households with disabilities? _____
9. Number of non-elderly persons with disabilities currently living in elderly public housing units: _____
10. Please complete the attached **Table A** and return it with your survey response. (This table is similar to the one the Authority must complete for its Agency Plan.)
11. What is the average amount of time that an applicant remains on the waiting list for public housing? _____
12. Is the public housing waiting list currently open? Yes___ No ___
 - a. If no, when was your waiting list last opened and for how long? _____
13. Do you have any local preferences for admission of eligible applicants? Yes___ No ___
 - a. If yes, specify preference(s): _____
14. Please list the top three public housing resident initiatives being carried out by your Authority:
 - a. _____
 - b. _____
 - c. _____

15. Please describe the major unmet public housing needs in your jurisdiction: (For example, an additional 50 three- and four-bedroom public housing units are needed to meet the housing needs of Somali immigrants.)

16. Have you received, or do you plan to apply for, any of the following federal program funds during FY 2011?

	<u>Amount of funding</u>
Annual contributions for Section 8 Housing Choice Voucher Assistance	\$
Public Housing Capital Fund	\$
Public Housing Operating Fund	\$
Replacement Housing Factor	\$
HOPE VI	\$
Mixed Finance without HOPE VI	\$
Capital Fund Financing Program	\$
Energy Performance Contract	\$
Public Housing Operating Fund Program	\$
Other (List: _____)	\$

17. If you have received or plan to apply for any federal funds in funds in FY 2011, please describe briefly what activities will be undertaken with these funds and at which public housing communities.

18. Describe actions to be undertaken in FY 2011 by your Authority to improve the management and operations of public housing and the living environment of public housing residents. If no actions are proposed, clearly so state.

19. Describe the efforts to be undertaken in FY 2011 by your Authority to ensure no net loss in the public housing inventory as a result of demolition, by prepayment or voluntary termination of federally assisted mortgages or any other actions.

20. During the period 2011-2015, does the Authority expect to lose any public housing units through:
- a. Conversion to private market housing? Yes___ No ___ If yes, how many units? _____
 - b. Demolition? Yes___ No ___ If yes, how many units? _____
 - c. Conversion or modernization involving increases or decreases in the existing number of units? Yes___ No ___ If yes, how many units? _____
 - d. Disposition? Yes___ No ___ If yes, how many units? _____
 - e. Other (Specify: _____) Yes___ No ___ If yes, how many units? _____

21. For the period 2011-2015, does the Authority anticipate adding public housing units to its inventory via acquisition and new construction or rehabilitation of rental units? Yes ___ No ___ If yes, please list the proposed projects by name, location, number of units, bedroom size, and funding source(s). (See sample format below.)

Name	Municipality	No. of Units	Funding Source(s)
		1 BR: _____	
		2 BR: _____	
		3 BR: _____	
		4 BR: _____	

22. How would you describe the status of the Authority's transition to site-based management?

23. Please complete the “Priority Public Housing Needs” table below.

EXPLANATION OF TABLE:

High Priority Need Level: Category **will** be funded.

Medium Priority Need Level: Category **may** be funded.

Low Priority Need Level: Category **very unlikely** to be funded.

PRIORITY PUBLIC HOUSING TABLE

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address Category
Restoration and Revitalization		
Capital Improvements		
Modernization		
Rehabilitation		
Other (Specify)		
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency		
Homeownership		
Other (Specify)		
Total		

RESIDENT INITIATIVES

24. Does each public housing community have a resident council? Yes ___ No ___ If no, please list projects that have resident councils:

25. Do resident councils have input/involvement in:

- a. Management operations? Yes ___ No ___
- b. Modernization needs? Yes ___ No ___

- c. Family self-sufficiency program? Yes___ No ___
- d. Homeownership program? Yes___ No ___

For each “yes” response, please indicate the nature of the resident council’s involvement.

- 26. Describe activities to be undertaken in FY 2011 by your Authority to increase the involvement of PHA residents in management. If no such activities are proposed, clearly so state.

- 27. Does the Authority operate a public housing homeownership program? Yes___ No ___
If yes, how many homeownership transactions have been completed to date? _____

- 28. Describe activities to be undertaken in FY 2011 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.

- 29.. Does the Authority operate a Section 8 homeownership program? Yes___ No ___
If yes, how many homeownership transactions have been completed to date? _____

- 30. Describe activities to be undertaken in FY 2011 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.

- 31. Describe the efforts to be undertaken in FY 2011 by your Authority to ensure no net loss of public housing units as a result of conversion of units to homeownership, if applicable.

LEAD BASED PAINT ABATEMENT

32. Does your PHA implement a lead based paint abatement program for its units? Yes___ No ___
If yes, please provide a copy of your Lead Based Paint Abatement Program.
33. Please estimate the number of PHA units suspected or known to contain lead based paint:
Are any of these units currently occupied? Yes___ No ___ If yes, how many? _____

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

34. Total number of Section 8 housing choice vouchers (HCV) administered by your Authority: _____
Please complete attached **Table B** and provide details about current HCV holders.
35. Number of Section 8 HCV that are actually utilized: _____
36. What is the Authority's Section 8 payment standard? (i.e., 100% of FMR; 110% of FMR; etc.)

37. As a result of its Section 504 needs assessment, has the Authority made any changes to its Section 8 Administrative Plan or other policies to address the needs of persons with disabilities? If so, please describe.

38. How many private rental units have been modified to meet the needs of Section 8 tenants with disabilities? _____
39. Do participating Section 8 landlords make accessibility accommodations for persons with disabilities voluntarily, or are special incentives provided? Please describe.

40. Please complete the attached **Table A** on the Section 8 HCV waiting list.
41. Is the Section 8 HCV waiting list currently open? Yes___ No ___
42. Of the total applicants on the Section 8 HCV waiting list, how many are public housing residents? _____
43. Does the Authority have any local preferences for admission of Section 8 eligible applicants?
Yes___ No ___ If yes, specify preferences.

44. What is the approximate time period that a new Section 8 applicant will remain on the waiting list before receiving a voucher? _____

45. Please describe the single most important unmet need of your Authority's Section 8 Housing Choice Voucher program: (For example, insufficient supply of standard rental units in private marketplace, landlords can achieve equal or higher rents without Section 8 assistance, etc.)

46. During the period 2011-2015, does the Authority expect to lose any Section 8 units from its assisted housing inventory through:

a. Landlord withdrawal from Section 8? Yes ___ No ___ If yes, how many units? _____

b. Other? (Specify: _____) Yes ___ No ___ If yes, how many units? _____

47. What percentage of the Authority's housing choice vouchers are project-based? _____%

48. Does the Authority intend to increase the number of project-based units over the next five years? Yes ___ No ___
If yes, how many units? _____

49. During 2011-2015, does your PHA expect to apply for additional Section 8 housing choice vouchers?
Yes ___ No ___ If yes, how many vouchers? _____

50. Are there any other housing activities that you are planning (e.g., tax credit units, resident initiatives, etc.) which are not discussed above? If so, please provide a brief summary of these activities such as the activity, the location, the number of units, the total project cost, the funding sources, etc.

ORGANIZATIONAL STRUCTURE

For questions 51-57, feel free to submit copies of an annual report, previous grant application, or other materials that could provide the requested information.

51. Please describe your agency's relationship with Dayton-Kettering, including the appointing authority for the commissioners or board of your PHA.

52. Please describe any relationships the Authority has established with special needs housing organizations.

53. Has the Authority created a related nonprofit affiliate or instrumentality? Yes ___ No ___ If yes, what activities have been carried out by this organization?

54. Please describe the provision of services to your PHA that are funded by Dayton/Kettering. (i.e., public service activities, public safety activities, etc.)

55. Please describe Dayton/Kettering's role in reviewing your PHA (a) proposed development sites, (b) comprehensive plans, (c) and any proposed demolition or disposition of public housing developments.

56. Does the Authority currently have an ownership interest in or manage non-public housing rental units? Yes ___ No ___ If yes, please describe.

57. Does the Authority intend to participate in any non-public housing residential development or preservation activities during the next four years? Yes ___ No ___ If yes, please describe the nature, location and status of any proposed project.

Thank you for your assistance in defining public housing and related needs in the Cities of Dayton and Kettering.

Please mail your completed survey no later than February 23, 2010 to Ms. Paula Powers.

Table A

**Public Housing Authority
Public Housing and Section 8 HCV Waiting Lists**

Current as of:

	Public Housing		Section 8	
	No. of families	% of total families	No. of families	% of total families
<i>Waiting list total</i>				
Extremely low income (<30% AMI)				
Very low income (>30% but <50% AMI)				
Low income (>50% but <80% AMI)				
Small families (2-4 members)				
Large families (5 or more members)				
Elderly (1 or 2 persons)				
Non-elderly individuals				
Individuals/families with disabilities				
White				
Black				
Hispanic				
Other race				
Characteristics by bedroom size (public housing only)				
0 BR				
1 BR				
2 BR				
3 BR				
4 BR				
5 BR				
5 + BR				

Table B

**Public Housing Authority
Current Public Housing Tenants & Section HCV Holders**

Current as of:

	Public Housing		Section 8	
	No. of families	% of total families	No. of families	% of total families
<i>Total number of Current Tenants/HCV Holders</i>				
Extremely low income (<30% AMI)				
Very low income (>30% but <50% AMI)				
Low income (>50% but <80% AMI)				
Small families (2-4 members)				
Large families (5 or more members)				
Elderly (1 or 2 persons)				
Non-elderly individuals				
Individuals/families with disabilities				
White				
Black				
Hispanic				
Other race				
<i>Characteristics by bedroom size</i>				
0 BR				
1 BR				
2 BR				
3 BR				
4 BR				
5+ BR				

LITERATURE REVIEW

Summary of Recent Local Plan Recommendations as Relevant to CP-Eligible Activities

“Reinventing Dayton and the Miami Valley through Vacant Property Revitalization and Reclamation”

2005 National Vacant Properties Campaign Assessment (commissioned by Miami Valley Regional Planning Commission, COUNTY CORP, Greater Dayton Mayors and Managers Assn.)

Recommends revitalizing community by reinvesting in abandoned properties; Using rehab and housing assistance resources, code enforcement to prevent and stabilize substandard and vacant properties

CitiPlan 20/20

Dayton’s Comprehensive Plan, a vision for redefining the City by building on economic and community strengths, participating in the regional community. Emphasizes importance of developing community identity, with economic health as driver. 4 Rs – redevelopment, reuse, revitalization, retention

Six policy areas:

Downtown – Intervention strategy to focus on strengthening the job base and developing/enhancing a portfolio of amenities that can be supported by downtown residents, workers and regional visitors. Recommends creating jobs by supporting the retention and expansion of existing businesses downtown; attracting new jobs by enhancing downtown amenities; Increasing the number of market-rate housing units downtown.

Youth, Education and Human Services – Strategy to mobilize various stakeholders (young people, adults, community organizations, schools, faith community, businesses and media) to prepare youth for life and leadership, turn Dayton into a learning community, stop cycle of family violence. Recommends prioritizing workforce development; ensuring that technology, information, education, training and support networks are connected to neighborhoods; improving the coverage, quality and participation rates of City programs for youth development during non-school hours.

Community Development and Neighborhoods – Ensure that neighborhoods are stable and diverse, welcome the middle class, and are good places to raise families; retain and grow housing value; nurture the human spirit and civic responsibility. Recommends:

- stronger enforcement of zoning, housing, building, nuisance and yard maintenance codes
- instituting community policing
- advocating regional strategies to accommodate the housing and social service needs of LMI and special needs population
- growing viable business districts by leveraging city resources with appropriate levels of private investment
- providing incentives to community-based developers and the private market to build market-rate housing

- rehabilitating existing homes in older, inner-ring neighborhoods
- supporting model housing programs that target improvements in neighborhoods on several fronts (new construction, owner-occupied loans, rehab) all at once

Economic Development – Concentrate economic development in four hypergrowth areas: tooling/machining, linked manufacturing, air cargo distribution and information technology. Also retain and expand existing business. Recommends providing incentives and infrastructure to support the latter.

Open Space and Quality of Life – Maximize cultural and natural assets by forging regional parks collaborations, creating high-profile image-building effort, developing innovating master plan, completing construction or enhancement of new and existing venues downtown.

City Services – Balance increasing citizen expectations with revenues that no longer keep pace with the cost of providing services. Recommends implementation of multi-year financial planning, including revenue forecasts, to guide budget decisions; Ensuring that budget decisions are linked to CitiPlan 20/20 and Focus: 2010.

Focus: 2010

City Commission priority issues for 2005-2010, to fit within CitiPlan 20/20. Aims to build upon various neighborhood and downtown improvement efforts to create a city that appeals to diverse audiences. As they relate to CP-eligible activities, focus areas include:

- Infrastructure improvements to promote walkability (sidewalks, streets, green space, etc)
- Diverse recreational services
- Youth outreach
- Improve race and cultural relations
- Link neighborhood and community development, leverage public and private investments to stabilize and strengthen neighborhoods and protect community assets
- “Right-size” the housing market
- Intensify code enforcement, remove obsolete and nuisance structures
- Support new housing development
- Participate in regional homelessness and poverty efforts
- Reclaim brownfields
- Facilitate population growth
- Support skilled workforce development
- Maintain, improve efficiency of city services administration
- Prevent and reduce crime

20/20 Land Use Strategy and Principles Update, 2007

This 2007 revision adds new land use principles as context for implementing CitiPlan 20/20. As the principles relate to CP-eligible activities, they include:

- Identify and recognize the four distinct development patterns found in Dayton: urban core, urban mature, urban eclectic and suburban. Promote development that reflects the unique character of each pattern.
- Provide housing that meets the diverse social and income needs of the community.
- Recognize that small commercial areas will grow or decline based on market support and neighborhood compatibility.
- Promote the concentration of dense mixed-use development that takes advantage of existing infrastructure at select major transit nodes or key thoroughfares.
- Create and maintain connectivity through street, highway and transit systems, including sidewalks and bikeways.

City of Kettering Comprehensive Plan, 2002

Provides a long-range vision for development and redevelopment opportunities, housing and urban design; a framework for development plans and policies. Recommends the clearance and redevelopment of blighted properties, maintaining the character of older housing, developing housing opportunities for seniors, focusing on residences as the primary land use. Owner-occupied housing is preferred over rental, and rehabilitation is preferred to new construction. “Aggressive” redevelopment of older residential areas is encouraged. Code enforcement and promoting small businesses are important, as well as mitigating home vacancy/abandonment.

Wilmington Pike Corridor Study, Kettering, 2004

The Comprehensive Plan and 2003 Strategic Plan called for action to stabilize and revitalize key commercial centers in Kettering, including the major intersections along the Wilmington Pike Corridor. This plan outlines short- and long-term goals for each segment of the corridor, a review of recent project developments and an implementation schedule. Recommends preservation of viable residential uses that border commercial areas, locating higher-density residential development south of the Wilmington Pike/Woodman Road Split, diversifying businesses along the corridor.

Property Maintenance Program Improvement Implementation Plan, Kettering, 2008

Produced by the Kettering Property Maintenance Task Force, this plan sets a high standard for property maintenance, with recommendations to shorten timeframes for compliance, strengthen standards and improve the effectiveness of code enforcement. The ultimate goal is to maintain a high quality of community investment and attract new residents and businesses.

Cooper Park Neighborhood Development Plan, Dayton, 1999

Establishes recommendations for the future development of Cooper Park, a historic Downtown neighborhood, including uses for an abandoned Sears store and other vacant and underutilized properties. The plan considers new housing opportunities in multi-story townhouses as well as renovations, locations for multi-story parking garages, and places a high priority on potential rehab and construction projects on the block north of Cooper Park.

Oregon District Strategic Plan, Dayton, 2007

The Oregon District Strategic Plan and Market Study was commissioned by the City of Dayton in direct response to increased business competition from new and proposed entertainment venues. Considers existing conditions including a comprehensive environmental scan and stakeholder expectations to develop a strategic action plan aimed at anchoring the Oregon District as a premier regional entertainment destination.

Dayton Beautiful: Models and Strategies for the Transformed Landscape, Dayton, 2009

This document, produced by Dayton's Department of Planning and Community Development, highlights nine tools for community reinvention:

- Building on assets (infill development, public/private partnerships)
- Landbanking and redevelopment
- Combining lots
- Historic districts and urban conservation
- "City beautiful" concept: exceptional public spaces
- Vacant lot revitalization and reuse
- The Savannah model: integrating formal green spaces with stronger remaining housing stock
- Land cultivation on vacant lots
- Urban environmentalism

Reibold Block Master Plan, Dayton, 1999

Developed by the Department of Planning and Community Development, this focused neighborhood plan is designed to fit within the objectives of CitPlan 20/20. The strategic importance of the Reibold block to its neighbors is as a critical pedestrian/circulation and land-use linkage between the Terra Cotta District/Convention Center and the historic Arcade. The Reibold Block is connected to the strength of the southwest quadrant of the Central Business District given its connection between the downtown core, Sinclair Community College and the Oregon Historic District as well as the South Main Street area to the northern half of the Main Street core.

Wayne and Wyoming Urban Renewal Plan, Dayton, 2009

This plan was also prepared by the Department of Planning and Community Development and fits within the objectives of CitiPlan 20/20. Ultimately, it seeks to grow the local business district by leveraging City resources with appropriate levels of private investment. Particularly, it seeks to eliminate blight, to prevent the recurrence of blight, and to provide a viable opportunity for future commercial uses to take advantage of a site on a major thoroughfare less than one mile from Downtown Dayton, in accordance with CitiPlan 20/20, the zoning code, design guidelines and other adopted policies.

Appendix C

HUD Tables

- **Table 1A** – CofC Homeless Population and Subpopulation
- **Table 2A** – Housing Needs
- **Table 2C** – Summary of Specific Annual Objectives
- **Table 1B** – Non-Homeless Special Needs
- **Table 2B** – Housing and Community Development Activities

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	City of Dayton, Ohio														
		Emergency	Transitional																	
1. Homeless Individuals		353	135	14	502	Data Quality (N) enumerations ▼														
2. Homeless Families with Children		69	43	0	112															
2a. Persons in Homeless with Children Families		219	116	0	335															
Total (lines 1 + 2a)		572	251	14	837															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality (N) enumerations ▼														
1. Chronically Homeless			44	8	52															
2. Severely Mentally Ill			112	0	112															
3. Chronic Substance Abuse			118	0	118															
4. Veterans			75	0	75															
5. Persons with HIV/AIDS			0	0	0															
6. Victims of Domestic Violence			77	0	77															
7. Youth (Under 18 years of age)			7	0	7															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	387	364	23	0	0	0	0	0	0	0	0	0	0	0	0	###	M		
	Transitional Housing	184	162	22	0	0	0	0	0	0	0	0	0	0	0	0	###	H		
	Permanent Supportive Housing	730	624	106	0	0	0	0	0	0	0	0	0	0	0	0	###	H		
	Total	1301	1150	151	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless		283	222																	

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L		
	Transitional Housing	118	84	34	0	0	0	0	0	0	0	0	0	0	0	0	###	H		
	Permanent Supportive Housing	170	106	64	0	0	0	0	0	0	0	0	0	0	0	0	###	H		
	Total	338	240	98	0	0	0	0	0	0	0	0	0	0	0	0	###			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-1 Availability/Accessibility of Decent Housing								
DH-1 (1)	Specific Objective Through partnerships, rehabilitate at least 250 rental housing units for low- and moderate-income households.	Source of Funds #1 HOME	Performance Indicator #1 Number of units rehabilitated	2011	50		0%	
				2012	50		0%	
		Source of Funds #2		2013	50		0%	
				2014	50		0%	
		Source of Funds #3		2015	50		0%	
		MULTI-YEAR GOAL				250	0	0%
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!		
			2012			#DIV/0!		
	Source of Funds #2		2013			#DIV/0!		
			2014			#DIV/0!		
	Source of Funds #3		2015			#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-1 Availability/Accessibility of Decent Housing									
DH-1 (2)	Specific Objective By 2015, provide assistance to 500 low- and moderate-income homeowners for home repair and/or rehabilitation to assist them in maintaining their homes; complete plans to assist moderate-income elderly homeowners; and ensure that all referrals of eligible homeowners needing assistance will be addressed.	Source of Funds #1 CDBG	Performance Indicator #1 Number assisted	2011	100		0%		
				2012	100		0%		
		Source of Funds #2 HOME		2013	100		0%		
				2014	100		0%		
		Source of Funds #3		2015	100		0%		
		MULTI-YEAR GOAL					500	0	0%
			Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
					2012			#DIV/0!	
			Source of Funds #2		2013			#DIV/0!	
					2014			#DIV/0!	
		Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL						0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!		
				2012			#DIV/0!		
		Source of Funds #2		2013			#DIV/0!		
		2014				#DIV/0!			
Source of Funds #3		2015				#DIV/0!			
MULTI-YEAR GOAL						0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-1 Availability/Accessibility of Decent Housing								
DH-1 (3)	Specific Objective Partner with local housing developers and providers to build 300 new apartment units and 100 single units for home ownership by 2015.	Source of Funds #1 HOME	Performance Indicator #1 Number of apartment units built	2011	60		0%	
				2012	60		0%	
		Source of Funds #2		2013	60		0%	
				2014	60		0%	
		Source of Funds #3		2015	60		0%	
		MULTI-YEAR GOAL				300	0	0%
		Source of Funds #1	Performance Indicator #2 Number of single family units built	2011	20		0%	
				2012	20		0%	
		Source of Funds #2		2013	20		0%	
				2014	20		0%	
	Source of Funds #3	2015		20		0%		
	MULTI-YEAR GOAL				100	0	0%	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
Source of Funds #3		2015				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-2 Affordability of Decent Housing								
DH-2 (1)	Specific Objective Provide downpayment assistance to 200 low- and moderate-income households by 2015.	Source of Funds #1 HOME	Performance Indicator #1 Number of households receiving assistance	2011	40		0%	
				2012	40		0%	
		Source of Funds #2		2013	40		0%	
				2014	40		0%	
		Source of Funds #3		2015	40		0%	
		MULTI-YEAR GOAL				200	0	0%
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
Source of Funds #3		2015				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-1 Availability/Accessibility of Suitable Living Environment								
SL-1 (1)	Specific Objective By 2015, over 8,000 youth and 1,000 families from low/moderate-income households will receive recreational, cultural, and after-school services at centers and parks as identified and recommended in the Recreation and Parks Master Plan.	Source of Funds #1 CDBG	Performance Indicator #1 Number of youth served through programming	2011	1,600		0%	
				2012	1,600		0%	
		Source of Funds #2		2013	1,600		0%	
				2014	1,600		0%	
		Source of Funds #3		2015	1,600		0%	
		MULTI-YEAR GOAL				8,000	0	0%
		Source of Funds #1	Performance Indicator #2 Number of families served through programming	2011	200		0%	
				2012	200		0%	
		Source of Funds #2		2013	200		0%	
		2014		200		0%		
	Source of Funds #3	2015		200		0%		
	MULTI-YEAR GOAL				1,000	0	0%	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
Source of Funds #3		2015				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (2)	Specific Objective By 2015, an average of 3,000 households per year will receive free tax preparation services that enable them to file their federal income tax return, and then receive EITC and Child Tax Credits, and avoid commercial filing fees and high cost refund anticipation loans.	Source of Funds #1 CDBG	Performance Indicator #1 Number of households receiving free tax preparation	2011	3,000		0%
				2012	3,000		0%
		Source of Funds #2		2013	3,000		0%
				2014	3,000		0%
		Source of Funds #3		2015	3,000		0%
		MULTI-YEAR GOAL				15,000	0
	Specific Annual Objective	Source of Funds #1	Performance Indicator #2	2011			#DIV/0!
				2012			#DIV/0!
		Source of Funds #2		2013			#DIV/0!
				2014			#DIV/0!
		Source of Funds #3		2015			#DIV/0!
		MULTI-YEAR GOAL					0
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!
				2012			#DIV/0!
		Source of Funds #2		2013			#DIV/0!
		2014				#DIV/0!	
Source of Funds #3		2015				#DIV/0!	
MULTI-YEAR GOAL						0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (1)	Specific Objective The City will shift emphasis from identifying deficient properties to improving them. This will be achieved by reducing the code enforcement allocation annually to free up resources for activities that will directly impact the quality of the housing stock.	Source of Funds #1 CDBG	Performance Indicator #1 Percentage decrease in code enforcement spending	2011	-5%		0%	
		Source of Funds #2		2012	-5%		0%	
		Source of Funds #3		2013	-5%		0%	
				2014	-5%		0%	
				2015	-5%		0%	
		MULTI-YEAR GOAL				-25%	0	0%
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		Source of Funds #3		2013			#DIV/0!	
		2014				#DIV/0!		
		2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		Source of Funds #3		2013			#DIV/0!	
				2014			#DIV/0!	
				2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (2)	Specific Objective Strengthen Dayton's neighborhoods through the acquisition and demolition of at least 2,000 vacant and substandard housing units before 2015. Where possible, the City will assemble sites large enough to create new economic development opportunities.	Source of Funds #1 CDBG	Performance Indicator #1 Number of structures demolished	2011	400		0%	
				2012	400		0%	
		Source of Funds #2		2013	400		0%	
				2014	400		0%	
		Source of Funds #3		2015	400		0%	
		MULTI-YEAR GOAL				2000	0	0%
			Source of Funds #1	Performance Indicator #2	2011			#DIV/0!
					2012			#DIV/0!
			Source of Funds #2		2013			#DIV/0!
			2014				#DIV/0!	
		Source of Funds #3	2015				#DIV/0!	
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (3)	Specific Objective The City will facilitate and increase linked community development opportunities in at least five distressed neighborhoods by 2015.	Source of Funds #1	Performance Indicator #1 Number of neighborhoods improved through strategic partnerships	2011	1		0%	
				2012	1		0%	
		Source of Funds #2		2013	1		0%	
				2014	1		0%	
		Source of Funds #3		2015	1		0%	
		MULTI-YEAR GOAL				5	0	0%
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (4)	Specific Objective The City will carry out the residential asphalt street and alley resurfacing program in low- and moderate-income neighborhoods.	Source of Funds #1 CDBG	Performance Indicator #1 Number of neighborhoods resurfaced	2011	5		0%	
				2012	5		0%	
		Source of Funds #2		2013	5		0%	
				2014	5		0%	
		Source of Funds #3		2015	5		0%	
		MULTI-YEAR GOAL				25	0	0%
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (5)	Specific Objective Design and construct pedestrian-friendly facilities throughout the City of Dayton by the incorporation of wider sidewalks, tree lawns, and pedestrian amenities (benches, trees, green space, etc.) during the design of capital improvement projects.	Source of Funds #1 CDBG	Performance Indicator #1 Increase in the quality of pedestrian amenities in new capital improvement projects	2011	0		#DIV/0!	
				2012	0		#DIV/0!	
		Source of Funds #2		2013	0		#DIV/0!	
				2014	0		#DIV/0!	
		Source of Funds #3		2015	0		#DIV/0!	
		MULTI-YEAR GOAL				0	0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (6)	Specific Objective By 2015, at least five parks, playgrounds, and/or recreation centers that serve low- and moderate-income residents will be renovated and improved or newly constructed as described in the 10-year Master Plan "Redefining Dayton's Recreation and Cultural Services."	Source of Funds #1 CDBG	Performance Indicator #1 Number of facilities renovated or constructed	2011	1		0%	
				2012	1		0%	
		Source of Funds #2		2013	1		0%	
				2014	1		0%	
		Source of Funds #3		2015	1		0%	
		MULTI-YEAR GOAL				5	0	0%
			Source of Funds #1	Performance Indicator #2	2011			#DIV/0!
					2012			#DIV/0!
		Source of Funds #2	2013				#DIV/0!	
			2014			#DIV/0!		
	Source of Funds #3	2015				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-1 Availability/Accessibility of Economic Opportunity								
EO-1 (1)	Specific Objective By 2015, over 500 City of Dayton residents will have participated in City-supported workforce development initiatives and at least half will have gained full-time employment.	Source of Funds #1 CDBG	Performance Indicator #1 Number of participants	2011	100		0%	
				2012	100		0%	
		Source of Funds #2		2013	100		0%	
				2014	100		0%	
		Source of Funds #3		2015	100		0%	
		MULTI-YEAR GOAL				500	0	0%
			Source of Funds #1	Performance Indicator #2 Number employed full-time	2011	50		0%
					2012	50		0%
			Source of Funds #2		2013	50		0%
					2014	50		0%
		Source of Funds #3	2015		50		0%	
	MULTI-YEAR GOAL				250	0	0%	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
		2014				#DIV/0!		
Source of Funds #3		2015				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-3 Sustainability of Economic Opportunity								
EO-3 (1)	Specific Objective Support and expand commercial redevelopment and economic development initiatives that provide the potential for increasing the number of living wage jobs, and include the remediation of at least three brownfield/greyfield sites before 2015.	Source of Funds #1 CDBG	Performance Indicator #1 Number of sites remediated	2011	1		0%	
				2012	0		#DIV/0!	
		Source of Funds #2		2013	1		0%	
				2014	0		#DIV/0!	
		Source of Funds #3		2015	1		0%	
		MULTI-YEAR GOAL				3	0	0%
			Source of Funds #1	Performance Indicator #2	2011			#DIV/0!
					2012			#DIV/0!
			Source of Funds #2		2013			#DIV/0!
			2014				#DIV/0!	
		Source of Funds #3	2015				#DIV/0!	
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2011			#DIV/0!	
				2012			#DIV/0!	
		Source of Funds #2		2013			#DIV/0!	
				2014			#DIV/0!	
		Source of Funds #3		2015			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!

Grantee Name: City of Dayton																				
Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HC	
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal				
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete							
Housing Needed	52. Elderly	0	0	2057	126	0	0	0	0	0	0	0	0	0	126	0	0%	M		
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	M		
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	H		
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	59. Public Housing Residents	4643	2588	2055	0	0	0	0	0	0	0	0	0	0	0	0	####	H		
	Total	4643	2588	4112	126	0	0	0	0	0	0	0	0	0	126	0	0%			
Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	M		
	61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	M		
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	H		
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L		
	67. Public Housing Residents	4643	2588	2055	0	0	0	0	0	0	0	0	0	0	0	0	####	H		
	Total	4643	2588	2055	0	0	0	0	0	0	0	0	0	0	0	0	####			

City of Dayton, Ohio

Only complete blue sections.

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source	
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative							
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
01 Acquisition of Real Property 570.201(a)		0	0	0	20	20	20	20	20	20	20	20	20	20	100	0	0%	H		Y	C	
02 Disposition 570.201(b)		0	0	0													####	M				
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		0	0	0	5	5	5	5	5	5	5	5	5	25	0	0%	M		Y	C	
	03A Senior Centers 570.201(c)		0	0	0											0	0	####	L			
	03B Handicapped Centers 570.201(c)		0	0	0											0	0	####	L			
	03C Homeless Facilities (not operating costs) 570.201(c)		0	0	0											0	0	####	M			
	03D Youth Centers 570.201(c)		0	0	0											0	0	####	M			
	03E Neighborhood Facilities 570.201(c)		0	0	0											0	0	####	L			
	03F Parks, Recreational Facilities 570.201(c)		0	0	0	1	1	1	1	1	1	1	1	1	5	0	0%	H		Y	C	
	03G Parking Facilities 570.201(c)		0	0	0											0	0	####	L			
	03H Solid Waste Disposal Improvements 570.201(c)		0	0	0											0	0	####	L			
	03I Flood Drain Improvements 570.201(c)		0	0	0											0	0	####	L			
	03J Water/Sewer Improvements 570.201(c)		0	0	0											0	0	####	M			
	03K Street Improvements 570.201(c)		0	0	0	5	5	5	5	5	5	5	5	5	25	0	0%	H		Y	C	
	03L Sidewalks 570.201(c)		0	0	0											0	0	####	M			
	03M Child Care Centers 570.201(c)		0	0	0											0	0	####	L			
	03N Tree Planting 570.201(c)		0	0	0											0	0	####	M			
	03O Fire Stations/Equipment 570.201(c)		0	0	0											0	0	####	M			
03P Health Facilities 570.201(c)		0	0	0											0	0	####	L				
03Q Abused and Neglected Children Facilities 570.201(c)		0	0	0											0	0	####	L				
03R Asbestos Removal 570.201(c)		0	0	0											0	0	####	L				
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0	0											0	0	####	L				
03T Operating Costs of Homeless/AIDS Patients Programs		0	0	0											0	0	####	L				
04 Clearance and Demolition 570.201(d)		0	0	0	380	380	380	380	380	380	380	380	380	1900	0	0%	H		Y	C,O		
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0	####	L				
Public Services	05 Public Services (General) 570.201(e)		0	0	0										0	0	####	H				
	05A Senior Services 570.201(e)		0	0	0											0	0	####	M			
	05B Handicapped Services 570.201(e)		0	0	0											0	0	####	L			
	05C Legal Services 570.201(E)		0	0	0	1000	1000	1000	1000	1000	1000	1000	1000	1000	5000	0	0%	H		Y	C	
	05D Youth Services 570.201(e)		0	0	0	1600	1600	1600	1600	1600	1600	1600	1600	1600	8000	0	0%	H		Y	C	
	05E Transportation Services 570.201(e)		0	0	0											0	0	####	L			
	05F Substance Abuse Services 570.201(e)		0	0	0											0	0	####	L			
	05G Battered and Abused Spouses 570.201(e)		0	0	0											0	0	####	L			
	05H Employment Training 570.201(e)		0	0	0											0	0	####	H			
	05I Crime Awareness 570.201(e)		0	0	0											0	0	####	L			
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0	0	5	5	5	5	5	5	5	5	5	25	0	0%	M		Y	C	
	05K Tenant/Landlord Counseling 570.201(e)		0	0	0											0	0	####	M			
	05L Child Care Services 570.201(e)		0	0	0											0	0	####	L			
	05M Health Services 570.201(e)		0	0	0											0	0	####	L			
	05N Abused and Neglected Children 570.201(e)		0	0	0											0	0	####	L			
	05O Mental Health Services 570.201(e)		0	0	0											0	0	####	L			
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(c)		0	0	0											0	0	####	L				
05Q Subsistence Payments 570.204		0	0	0											0	0	####	L				
05R Homeownership Assistance (not direct) 570.204		0	0	0											0	0	####	M				
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		0	0	0											0	0	####	M				

	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0									0	0	####	M					
	06 Interim Assistance 570.201(f)	0	0	0	25		25		25		25		125	0	0%	M		Y	C		
	07 Urban Renewal Completion 570.201(h)	0	0	0									0	0	####	L					
	08 Relocation 570.201(i)	0	0	0									0	0	####	L					
	09 Loss of Rental Income 570.201(j)	0	0	0									0	0	####	L					
	10 Removal of Architectural Barriers 570.201(k)	0	0	0									0	0	####	M					
	11 Privately Owned Utilities 570.201(l)	0	0	0									0	0	####	L					
	12 Construction of Housing 570.201(m)	0	0	0									0	0	####	H					
	13 Direct Homeownership Assistance 570.201(n)	0	0	0									0	0	####	H		Y	H		
	14A Rehab: Single-Unit Residential 570.202	0	0	0									0	0	####	H		Y	H		
	14B Rehab: Multi-Unit Residential 570.202	0	0	0									0	0	####	H		Y	H		
	14C Public Housing Modernization 570.202	0	0	0									0	0	####	H					
	14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0									0	0	####	L					
	14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0									0	0	####	M					
	14F Energy Efficiency Improvements 570.202	0	0	0									0	0	####	M					
	14G Acquisition - for Rehabilitation 570.202	0	0	0									0	0	####	H					
	14H Rehabilitation Administration 570.202	0	0	0									0	0	####	H					
	14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0									0	0	####	M					
	15 Code Enforcement 570.202(c)	0	0	0	2000		1600		1200		900		500		6200	0	0%	H		Y	C
	16A Residential Historic Preservation 570.202(d)	0	0	0										0	0	####	L				
	16B Non-Residential Historic Preservation 570.202(d)	0	0	0										0	0	####	L				
	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0										0	0	####	H				
	17B CI Infrastructure Development 570.203(a)	0	0	0										0	0	####	L				
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0										0	0	####	H				
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0										0	0	####	L				
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0	1				1				1		3	0	0%	H		Y	C
	18B ED Technical Assistance 570.203(b)	0	0	0										0	0	####	M				
	18C Micro-Enterprise Assistance	0	0	0										0	0	####	M				
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0										0	0	####	M				
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0										0	0	####	M				
	19C CDBG Non-profit Organization Capacity Building	0	0	0										0	0	####	M				
	19D CDBG Assistance to Institutes of Higher Education	0	0	0										0	0	####	L				
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0										0	0	####	L				
	19F Planned Repayment of Section 108 Loan Principal	0	0	0										0	0	####	M				
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0										0	0	####	L				
	19H State CDBG Technical Assistance to Grantees	0	0	0										0	0	####	L				
	20 Planning 570.205	0	0	0										0	0	####	M				
	21A General Program Administration 570.206	0	0	0										0	0	####	M		Y	C	
	21B Indirect Costs 570.206	0	0	0										0	0	####	M		Y	C	
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0										0	0	####	M				
	21E Submissions or Applications for Federal Programs 570.206	0	0	0										0	0	####	M				
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0										0	0	####	M				
	21G HOME Security Deposits (subject to 5% cap)	0	0	0										0	0	####	M				
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0										0	0	####	H		Y	H	
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0										0	0	####	M		Y	H	
	22 Unprogrammed Funds	0	0	0										0	0	####					
PWA	31J Facility based housing – development	0	0	0										0	0	####	N/A				
	31K Facility based housing - operations	0	0	0										0	0	####	N/A				
	31G Short term rent mortgage utility payments	0	0	0										0	0	####	N/A				
	31F Tenant based rental assistance	0	0	0										0	0	####	N/A				
	31E Supportive service	0	0	0										0	0	####	N/A				

HO	311 Housing information services	0	0	0									0	0	####	N/A				
	31H Resource identification	0	0	0									0	0	####	N/A				
	31B Administration - grantee	0	0	0									0	0	####	N/A				
	31D Administration - project sponsor	0	0	0									0	0	####	N/A				
CDBG	Acquisition of existing rental units	0	0	0									0	0	####	H				
	Production of new rental units	0	0	0									0	0	####	H				
	Rehabilitation of existing rental units	0	0	0									0	0	####	H				
	Rental assistance	0	0	0									0	0	####	H				
	Acquisition of existing owner units	0	0	0									0	0	####	H				
	Production of new owner units	0	0	0									0	0	####	H				
	Rehabilitation of existing owner units	0	0	0	50	50	50	50	50	50	250	0	0%	H			Y	C		
	Homeownership assistance	0	0	0									0	0	####	H				
HOME	Acquisition of existing rental units	0	0	0									0	0	####	H				
	Production of new rental units	0	0	0	60	60	60	60	60	60	300	0	0%	H			Y	H		
	Rehabilitation of existing rental units	0	0	0	50	50	50	50	50	50	250	0	0%	H			Y	H		
	Rental assistance	0	0	0									0	0	####	H				
	Acquisition of existing owner units	0	0	0									0	0	####	H				
	Production of new owner units	0	0	0	20	20	20	20	20	20	100	0	0%	H			Y	H		
	Rehabilitation of existing owner units	0	0	0	50	50	50	50	50	50	250	0	0%	H			Y	H		
	Homeownership assistance	0	0	0	140	140	140	140	140	140	700	0	0%	H			Y	H		
Totals		0	0	0	5412	0	5011	0	4612	0	4311	0	3912	0	###	0	####			

Appendix D

Resolution Authorizing Submission of Strategic Plan