



Montgomery County Consolidated Plan

Housing and Community Development
FY2008-FY2012



Montgomery County Consolidated Plan FY08-12

- The Consolidated Plan is a five-year plan, with annual updates.
- The Plan includes housing and community development needs for the County, with projects and or programs to address those needs.
- The Consolidated Plan is required for the receipt of CDBG, HOME, and ESG funds from the Department of Housing and Urban Development.



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- The process includes input from participating jurisdictions, nonprofit housing agencies, homeless services providers, and advisory committees.
- Three public hearings were held to receive input on housing and community development needs, on the draft Consolidated Plan, and on the proposed projects for the FY08 Action Plan.



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- Focus areas of the Plan include housing, community development, economic development, and fair housing.
- Beginning with **Housing**.....
- According to 2000 Census, there are 43,000 low and moderate income households in Montgomery County.
- This represents 37% of total County households.
- Of those 43,000 households, over 23,000 of these have housing problems.
- The Homeless Solutions Plan recommends a goal of 1800 affordable housing units over the Plan's 10-year period.



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- High priority will be given to the following groups:
- Low and moderate income small renter families, who are homeless or at risk of homelessness
- Low and moderate income existing homeowners, with incomes 51-80% of area median income (AMI). For FY08, AMI for a 4-person household is \$59,800.
- Low and moderate income all other renter (non-elderly single and unrelated individuals) households, who are homeless or at risk of homelessness



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- Activities to address these groups include the rehabilitation of existing vacant rental units, new construction, implementation of a tenant-based rental assistance program, lease/purchase programs, and permanent supportive housing.
- Rehabilitation of substandard owner-occupied units will also be completed, primarily through the efforts of CountyCorp



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- Special Needs Housing....
- Housing for persons with disabilities also have a high priority. This includes persons with mental illness, mental retardation/developmental disabilities, physical disabilities, AIDS/HIV, and alcohol or drug addictions.
- The Consolidated Plan will reflect the goals of the Homeless Solutions Plan, with a total of 750 supportive housing units over the Plan's 10-year implementation period.



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- Community Development....
- Applications are accepted from jurisdictions annually for projects
- **High priority** will be given to infrastructure projects (streets, sidewalks, curb & gutter, water, sewer & sanitary sewer); commercial revitalization, demolition of vacant, condemned structures, and code enforcement



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- Economic Development....
- CountyCorp will continue to administer a CDBG-funded revolving loan fund for small start-up and expanding businesses. Funds are tied to the creation and/or retention of low and moderate income jobs.
- CDBG funds are often used to leverage other types of funding including SBA 504 loans, state Regional 166 Business Loans, local government business loans, and commercial revitalization programs.



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- Fair Housing...
- The enforcement of and education about fair housing laws is required by the U.S. Department of Housing and Urban Development.
- Montgomery County provides substantial support for the Miami Valley Fair Housing Center in its efforts to meet this required element.
- An Analysis of Impediments to Fair Housing is currently being contracted with Wright State to include Dayton, Kettering and Montgomery County, using CDBG funding.



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- Implementation of this plan cannot be achieved without the input, coordination and collaboration with the participating jurisdictions, nonprofit housing agencies, CountyCorp, public agencies such as DMHA, and our partnership with the Office of Family & Children First.
- Questions? Comments?