

# First Program Year – Action Plan (FY 2010) – B-10-MC-39-0013 Narrative Responses

## GENERAL

### Executive Summary

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

Program Year 1 Action Plan Executive Summary:

*The City of Middletown will utilize a results- oriented approach to community revitalization. Like the current FY 2009-2010 fiscal year, this plan includes funding for targeted, proactive housing code enforcement, a strategic property demolition initiative to help rid the city of blighted/abandoned structures utilizing NSP funds, an emergency repair program for low-income homeowners, a housing rehabilitation program, targeted down payment/closing cost assistance for income-eligible first-time homebuyers, and further utilization of the Neighborhood Stabilization Program to rehabilitate vacant/foreclosed residential properties to get them back to productive use. Thanks to this HUD funding, these measures will help to spur reinvestment and create incentives for Middletown's families and businesses.*

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state and local resources to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

*As noted in the Strategic Plan, based on the latest U.S. Census data and Comprehensive Housing Affordability Strategy (CHAS) information, the City of Middletown qualifies as a low-to moderate-income area on a citywide basis. The areas of racial concentration are primarily on the west side of town. The areas that the program will focus assistance on this year are broken down into 38 individual neighborhoods (see attached map). These are the city's target areas. Each year of this 5 year consolidated plan will focus the majority of all*



*activities to 1 to 2 of the neighborhoods in the most need of revitalization. The selection is based on the data listed in the neighborhood strategy section of the consolidated plan and with consultation of the consolidated planning committee. Work will continue in these selected neighborhood(s) until all available efforts have been depleted or until statistics show the area has become self-sustaining. For the FY 2010 action plan, the City will focus on the Douglass and Harlan Park neighborhoods. These areas were selected due to them having an "above average" stress level and being of a manageable size to have the most impact.*

*Also, as noted in the Strategic Plan, the major obstacle to meeting underserved needs is lack of resources. To help overcome this, the goal is to leverage non-federal funds to CDBG funds 2 for 1. Leveraging resources is critical to achieving our goal. During Program Year 2010, the City of Middletown intends to leverage private investment in neighborhoods by supporting minor to major housing renovation, homeownership incentives, property enhancement incentives, and enforce clean up of investor and other privately owned properties.*

*Federal funds to be utilized in PY 2010 include CDBG, HOME, NSP, and the Housing Choice Voucher Program, which supports more than 1600 units. We will utilize People Working Cooperatively to perform emergency repair services to low-income households in the City. We are also actively seeking funds from FHLB as leverage wherever possible.*

## **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

*The City of Middletown, Community Revitalization Department is the lead entity responsible for administering the programs covered by the Consolidated Plan. Partners in this process include organizations such as People Working Cooperatively, the Middletown Area Community Coalition, Legal Aid Society of Southwest Ohio, LLC, Housing Opportunities Made Equal (H.O.M.E.), and Neighborhood Housing Services of Hamilton, Inc.*

*The process of drafting the Year 1 Annual Action Plan was developed by working with the Consolidated Planning Committee and through consultations with the general public, as described in the Consolidated Plan.*

*It is the City of Middletown's intent that during the next year, coordination between public and private housing and social service agencies will be enhanced by expanding NSP's scope of work and inviting private businesses to invest funds in the same neighborhoods that are to be revitalized with both CDBG and NSP funds. We plan on community participation to achieve this goal by partnering with citizens, landscapers, contractors, churches, and non-profits to invest private dollars and time to help improve these target neighborhoods.*



## Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 1 Action Plan Citizen Participation response:

*The Middletown Consolidated Planning Committee, a diverse group of community representatives, met on January 22<sup>nd</sup> and 29<sup>th</sup> and February 12, 2010 to discuss both the Consolidated Plan and the PY 2010 Annual Action Plan. The discussion included the approval of the overall scope of the Consolidated Plan and the development of the annual action plan through recommended program activities, annual budget, and the selection of target neighborhoods. Members of the Consolidated Planning Committee included representatives from: the United Way, the Butler County Homeless Coalition, Neighborhood Housing Services of Hamilton, Inc., the City's Planning Director, the Middletown Police Department, 3 members of City Council, 2 members of the Community Revitalization staff, and a citizen and volunteer from "Keep Middletown Beautiful".*

*In addition to the Consolidated Planning Committee, the Middletown City Council held a public hearing to obtain citizen views and respond to citizen proposals:*

<b><i>Public Hearing: February 16, 2010</i></b>	<b><i>Published in Middletown Journal Paper: February 1<sup>st</sup> and 8<sup>th</sup>, 2010</i></b>	<b><i>City Council Chambers, televised</i></b>
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***The 30-day Public Comment Period ran from February 10, 2010 through March 11, 2010. The City of Middletown will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan.***

*Comments: TBA*

## Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

*The City of Middletown plans to undertake the following actions during the next year to continue to develop an improved institutional structure:*

- 1) *Continue and enhance private sector involvement.*
- 2) *Continue as an active member in the Butler County Housing and Homeless Coalition.*
- 3) *Continue regional meetings with adjacent jurisdictions to discuss community needs.*
- 4) *Continue cooperation with local funding agencies, such as the United Way and the Middletown Community Foundation, to assist wherever possible.*



## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

*The City of Middletown, Community Revitalization Department, will take the key role for implementation and monitoring its housing and community development projects to ensure long-term compliance with program requirements and comprehensive planning requirements. Community Revitalization staff will conduct one on one annual monitoring visits with all sub-recipients, desk reviews, and financial and performance monitoring on a quarterly basis.*

*Monitoring of all City operated projects will be done through desk reviews, periodic reviews of the Action Plan and Consolidated Plan, reviews of funding applications, and through compliance with all applicable federal regulations.*

*Each housing program funded by the City of Middletown will be reviewed for compliance with federal regulations such as Section 504/Handicapped Accessibility, Lead Based Paint requirements, Housing Quality Standards (IPMC), Davis Bacon, Section 3, and other federal requirements.*

## Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 1 Action Plan Lead-based Paint response:

*Actions being taken to evaluate and reduce lead based paint are incorporated into the housing rehabilitation program. It is our intent that at least 10 households will receive the following services during this program year:*

***Inspect homes for housing code violations*** *After receiving a rehab or down payment application, homes will be inspected for housing code violations with the age of the housing noted for possible lead hazards.*

***Lead risk assessor identifies lead-based paint hazards*** *A licensed Lead Risk Assessor will perform a risk assessment to determine any lead hazards and areas of concern which could be damaged during construction. A copy of this assessment is supplied to the owner and is also documented in the file.*

***Estimate the cost of work to be done*** *The project specs and cost estimate include the standard construction work on the project and any lead renovation/abatement work to be performed. A licensed lead abatement contractor will be utilized to assist the contractors in selecting the best abatement methods.*



**Clearance** *A clearance test is performed on any project that will disturb lead based paint surfaces. Contractors performing this work must be a certified lead safe renovator. Final project payout is not released until the site passes the clearance test(s). This allows the city to control costs on a project as well as provide the clearance in a timely manner.*

## HOUSING

### Specific Housing Objectives

Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

1. 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 this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

*Priorities that the City of Middletown hopes to achieve during the next year include:*

- *Comprehensive Rehabilitation of 10 vacant/foreclosed homes through NSP*
- *Emergency repair services to 20 owner occupied homes*
- *Rehabilitate 5 owner occupied low and moderate income housing units*
- *Use HOME funds to provide down payment assistance to 40 low and moderate income first-time homebuyers*
- *Utilize housing code enforcement efforts to conduct 2,000 inspections resulting in 500 properties returned to property maintenance code compliance.*

*The City has earmarked a share of its federal (CDBG, HOME and NSP) funds to assist these projects and private investment will be sought where possible for construction projects.*

### Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. 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 during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

*The City of Middletown along with Consortium partner Butler County will continue to offer technical assistance to Butler Metropolitan Housing Authority (BMHA).*

*The City of Middletown formed the Middletown Public Housing Agency to administer its Housing Choice Voucher Program. The Board is made up of the six City Council members and the Mayor and meets monthly to discuss public housing issues separate from the Community Development Division of the Community Revitalization Department. The Agency does not own any housing projects but utilizes 1662 housing choice vouchers. MPHA operates the following programs to address the needs of public housing:*



1. *Mainstream Housing Opportunities for Persons with Disabilities Program – HUD provides financial housing assistance (Housing Assistance Payment) for adults with disabilities.*
2. *Family Unification Program – work with Butler County Children’s Service to provide housing assistance for families whom they establish as needing housing in order to have their children returned to their household*
3. *Housing Assistance for Non-Elderly Persons with Disabilities – HUD provides financial housing assistance subsidy (HAP) for non-elderly persons with disabilities.*
4. *Family Self Sufficiency Program – Middletown Public Housing Agency’s FSS Coordinators counsel with families to connect them with support services and resources in the community to help the families move toward economic self-sufficiency. These support services include referral to technical training, encouraging employment, achieving GED, attending college, etc. and supporting them with their efforts through counseling.*
5. *Escrow Account – When a family participating in the Family Self Sufficiency Program earns additional income, the family will pay a larger portion of the rent. The difference between what the person was paying before the increase in income and what he pays after the increase is matched with HUD funds and placed in an escrow account in a local bank. Once the family reaches the goal of self-sufficiency and graduates from the program, the family receives all of the escrow.*
6. *Homeownership Program – Enable Housing Choice Voucher Program Participants to become homeowners. Although the program is quite entailed, the end result is that the Housing Assistance Payment (HAP) is used to pay the family’s mortgage. The program must include:*
  - *Budget and money maintenance, credit counseling*
  - *Knowing the players and their roles in the home buying process*
  - *How to negotiate purchase price*
  - *Preparation for loan qualification and application*
  - *How to obtain homeownership financing*
  - *How to find a home*
  - *Advantages of purchasing a home in a more diverse neighborhood*
  - *Maintaining a home, avoiding delinquencies*
  - *Defaults and foreclosures*

*A minimum of 8 hours of homebuyer education must be completed before an applicant may use their voucher to purchase a home. Some families may require more extensive home education or financial fitness classes before they are determined ready to purchase a home.*

7. *Single Room Occupancy – These 11 units are Project Based, meaning the subsidy is attached to the unit, rather than the individual. The units are located in Hope House Rescue Mission and currently 7 homeless men call these units “home.”*

*The MPHA Board will be reviewing subsidized housing levels of all types in the City of Middletown to determine if current needs are best being met by the current levels maintained, or whether current needs or unmet needs might be better served by adjusting the overall level of public housing in the City.*

## **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.



Program Year 1 Action Plan Barriers to Affordable Housing response:

*As documented in the Consolidated Plan, the City of Middletown has a housing stock that is valued significantly lower than surrounding areas. The biggest barrier surrounding many of these properties is their overall condition. During Program Year 2010, the City of Middletown will strive to improve its affordable housing stock by:*

- 1) Maintaining code enforcement efforts so that all occupied property is safe.*
- 2) Continue the oversight of Housing Choice Voucher Program to serve low income households.*
- 3) Strictly enforce inspection requirements and housing quality standards under Section 8.*
- 4) Providing residential rehab assistance.*
- 5) Providing down payment/closing cost assistance.*
- 6) Subsidizing the sale price of NSP properties to an affordable level.*

## **HOME**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Program Year 1 Action Plan HOME:

*The City of Middletown is a Participating Jurisdiction (PJ) through a Consortium with Butler County. Butler County, as the lead agency is responsible for completing the HOME section on our behalf.*



## HOMELESS

### Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
2. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
3. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
4. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

*It is expected that one agency in the Butler County Housing and Homeless Coalition will apply for and receive funding through the Balance of State Continuum of Care process.*

**Homelessness:** *Objectives identified in the strategic plan are to review the proper level of section 8 vouchers to assist low income or homeless individuals and families in securing safe and affordable housing and coordinate with local and regional governments and service agencies to provide technical assistance for homeless service providers. These specific objectives were designed to meet the overall goal of providing the best assistance for the homeless and those at risk of homelessness. The major obstacles to completing these steps are funding.*

**Chronic Homelessness:** *In order to end chronic homelessness by 2012, the City of Middletown, in conjunction with regional partners in the Butler County Housing and Homeless Coalition will continue to provide outreach and appropriate social services to assist the homeless.*

**Homeless Prevention:** *Services offered to residents of Middletown and Butler County include the Emergency Money Fund administered through St. Raphael. There are also funds available for emergency rent and utility payment through SELF, the local Community Action Program (CAP) agency. Additionally, Butler Metropolitan Housing Authority (BMHA) has a working relationship with Transitional Living who provides mental health assessment and permanent housing placement services.*



**Discharge Coordination Policy:** *Activities planned to implement a community-wide discharge policy begin with the Butler County Housing and Homeless Coalition. Homeless providers serving not just Middletown, but the entire county meet monthly and are developing a community-wide policy.*

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

*n/a*

## COMMUNITY DEVELOPMENT

### Community Development

Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

1. 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.

\*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.

Program Year 1 Action Plan Community Development response:

Priority Need	Priority Need Level	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
<b>Acquisition of Real Property</b>	<b>Medium</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Disposition</b>	<b>Medium</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Clearance and Demolition (CDBG funds only)</b>	<b>High</b>	<b>40</b>	<b>0</b>	<b>0</b>
<b>Clearance of Contaminated Sites</b>	<b>Low</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Code Enforcement (Number of Inspections)</b>	<b>High</b>	<b>8000</b>	<b>2000</b>	<b>0</b>
<b>Public Facility (General) - TOTAL</b>	<b>Medium</b>	<b>27</b>	<b>6</b>	<b>0</b>
Senior Centers	Low	0	0	0
Handicapped Centers	Low	0	0	0
Homeless Facilities	Medium	1	1	0
Youth Centers	Medium	1	0	0
Neighborhood Facilities	Medium	1	1	0
Child Care Centers	Medium	1	0	0



Health Facilities	Low	0	0	0
Mental Health Facilities	Low	0	0	0
Parks and/or Recreation Facilities	Medium	2	0	0
Parking Facilities	Low	0	0	0
Tree Planting	Medium	50	0	0
Fire Stations/Equipment	Low	0	0	0
Abused/Neglected Children Facilities	Medium	1	0	0
Asbestos Removal (housing units)	Medium	20	4	0
Non-Residential Historic Preservation	Medium	0	0	0
Other Public Facility Needs	Medium	0	0	0
<b>Infrastructure (General) – TOTAL</b>	<b>Medium</b>	<b>1500</b>	<b>1000</b>	<b>0</b>
Water/Sewer Improvements	Low	0	0	0
Street Improvements (lineal feet per lane)	High	1000	1000	0
Sidewalks (lineal feet)	Medium	500	0	0
Solid Waste Disposal Improvements	Low	0	0	0
Flood Drainage Improvements (lineal feet)	Low	0	0	0
Other Infrastructure	Medium	0	0	0
<b>Public Services (General) - TOTAL</b>	<b>Medium</b>	<b>410</b>	<b>76</b>	<b>0</b>
Senior Services	Low	0	0	0
Handicapped Services	Low	0	0	0
Legal Services – people served	Medium	200	50	0
Youth Services – people served	Medium	50	10	0
Child Care Services – people served	Medium	10	0	0
Transportation Services	Low	0	0	0
Substance Abuse Services – people served	Medium	10	0	0
Employment/Training Services – people served	Medium	10	0	0
Health Services	Low	0	0	0
Lead Hazard Screening – people served	Medium	5	0	0
Crime Awareness – people served	Medium	50	0	0
Fair Housing Activities – people served	High	75	15	0
Tenant Landlord Counseling – people served	Medium	5	1	0
Other Services	Medium	0	0	0
<b>Economic Development (General) - TOTAL</b>	<b>Medium</b>	<b>16</b>	<b>0</b>	<b>0</b>
C/I Land Acquisition/Disposition	Medium	5	0	0
C/I Infrastructure Development	Low	0	0	0
C/I Building Acq/Const/Rehab	Medium	3	0	0
Other C/I	Medium	0	0	0
ED Assistance to For-Profit	Low	0	0	0
ED Technical Assistance	Medium	3	0	0
Micro-enterprise Assistance	Medium	3	0	0
Other	Medium	0	0	0

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

*Over the next year the City of Middletown will attempt to reduce the number of poverty*



*level families through the following methods:*

- 1) Stabilizing the housing base through code enforcement, housing rehabilitation, emergency housing repair and homeownership assistance programs. The city realizes that with out stable housing, it is difficult to focus on educational attainment and employment goals.*
- 2) The Economic Development Director. Mike Robinette, will focus on creating and maintaining quality jobs that will enable individuals to rise from poverty to self sufficiency.*
- 3) Provide social, educational, and networking activities through the Community Center.*

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 © and (e))**

Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

1. 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 this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

*Non-homeless special needs such as senior services, mental services, services for persons with HIV/AIDS, and Alcohol and Drug treatment are all extremely important to the City of Middletown. However, due to extremely limited resources, the City of Middletown has chosen to focus primarily on neighborhood revitalization.*

*The Middletown Area Community Coalition – an organization funded as a collaboration between they City, the Community Foundation and the United Way- will assist many of these service providers in identifying and securing state, federal and private sector funding for services.*

### **Housing Opportunities for People with AIDS**

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.



5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

*n/a*

### **Specific HOPWA Objectives**

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 Action Plan.

Program Year 1 Specific HOPWA Objectives response:

*n/a*

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

### **Fair Housing**

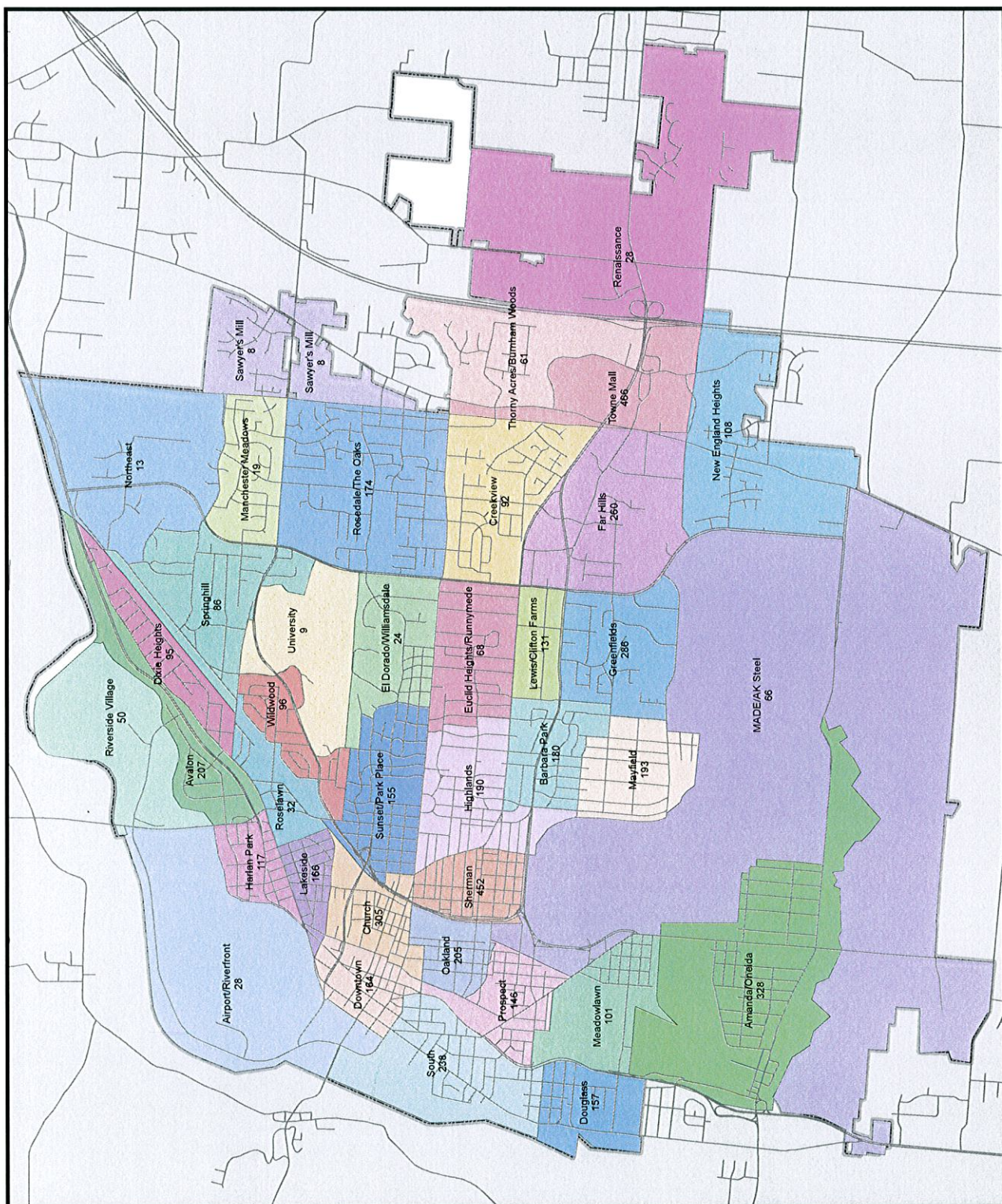
Program Year 1 Fair Housing response:

*The City of Middletown is committed to providing a housing environment that is free of any discrimination whether real or apparent. A portion of the FY 2010 CDBG budget is being utilized to fund Legal Aid Society of Southwest Ohio, LLC and Housing Opportunities Made Equal (H.O.M.E.). Among other things, Legal Aid provides legal advice and counseling to those individuals who feel they have been discriminated against and provides legal representation to those individuals who otherwise may not be able to afford it. H.O.M.E. provides investigative services into landlords who have been reported by individuals who feel they were discriminated against. If a case is validated, H.O.M.E. will inform the landlord of their violation and laws that prevent such activity. Where possible, H.O.M.E. will work with the individual and the landlord to mediate a resolution. In rare cases where a resolution cannot be determined, H.O.M.E. will assist the individual by referring them to the appropriate places (such as Legal Aid) in pursuing the case legally if they so desire. H.O.M.E. also distributes educational materials regarding fair housing laws and requirements to realtors, lenders, and landlords.*



*The City of Middletown will continue to fund both of these organizations in 2010 and will continue to look for other resources available to promote fair housing.*







**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM  
PY 2010 PROJECTED BUDGETED USE OF FUNDS (5/1/2010 - 4/30/2011)**

	<u>CDBG</u>	<u>HOME</u>	<u>OTHER</u>	<u>NSP</u>	<u>TOTAL</u>
<b><u>Housing Revitalization</u></b>					
Down Payment/Closing Cost Assistance		\$255,100			\$255,100
Comprehensive Housing Rehabilitation		\$0	\$150,000 a	\$850,000 c	\$1,000,000
Emergency Repair Program (PWC)	\$50,000				\$50,000
Volunteer Improvement Program (V.I.P.)	\$20,000				\$20,000
Rehab Program Delivery	\$17,000				\$17,000
Acquisition/Rehab of foreclosed properties				\$357,000 e	\$357,000
Hope House Transitional Housing Rehab		\$68,900			\$68,900
<b>Category Total</b>	<b>\$87,000</b>	<b>\$324,000</b>	<b>\$150,000 a</b>	<b>\$1,207,000</b>	<b>\$1,768,000</b>
<b><u>Public Services</u></b>					
Fair Housing: H.O.M.E. (Matrix Code 21D)	\$4,000				\$4,000
Community Center Programming	\$30,000				\$30,000
Legal Aid of Greater Cincinnati	\$10,000				\$10,000
<b>Category Total</b>	<b>\$44,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,000</b>
<b><u>Public Facilities and Improvements</u></b>					
Street Paving	\$200,000				\$200,000
<b>Category Total</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>
<b><u>Neighborhood Revitalization</u></b>					
Code Enforcement	\$221,000				\$221,000
Property Demolition and Clearance	\$0			\$102,000 e	\$102,000
<b>Category Total</b>	<b>\$221,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,000</b>	<b>\$323,000</b>
<b><u>GRANTS MANAGEMENT</u></b>					
Planning/Program Administration	\$133,000	\$36,000		\$100,000 d	\$269,000
Misc.	\$0		\$20,000 b	\$51,000 e	\$71,000
<b>Category Total</b>	<b>\$133,000</b>	<b>\$36,000</b>	<b>\$20,000 b</b>	<b>\$151,000</b>	<b>\$340,000</b>
<b>TOTAL</b>	<b>\$685,000</b>	<b>\$360,000</b>	<b>\$170,000</b>	<b>\$1,460,000</b>	<b>\$2,675,000</b>

a) Past CDBG Housing Rehab Portfolio - Revolving Loan fund; b) Carryover - Unliquidated Obligations; c) NSP funds to acquire/rehab and sell foreclosed property and (d); d) Must be obligated by September 2010 and spent by March 2012; e) NSP Program income based on estimated 60% of sale proceeds from Comp Rehab to be split 70/20/10 over future acq/rehab, demolition, and NSP admin