

City of Dayton Amendment to the Greater Dayton NSP2 Consortium Approved Plan

The City of Dayton intends to amend its NSP2 plan to add Census Tract 39113000300 (CT 3) to the locations where Dayton NSP2 demolition activities may take place. A visit to the HUDuser NSP2 [mapping website](#) reveals that CT 3 has a Foreclosure Score of 20, a Vacancy Score of 20, and a Maximum Score of 20. This amendment will raise the Average Areas Score very slightly. The addition of this census tract will allow the city to demolish a 40 unit recently fire damaged apartment building close to one of our newly constructed Dayton Public Schools.

The supporting information follows the Template for NSP2 Amendment Submission from the March 28, 2011 CPD Guidance on NSP Amendment Procedures.

FACTOR 1 – Need and Market Conditions Extent of the Problem

A. Target Geography and Need

NSP2 requires that the funding and activities must make a tangible impact within the selected target areas. Staff analyzed eligible census tracts and the potential of acquiring foreclosed properties to stabilize the neighborhood and increase the health of the housing market within these target areas. The result is to narrow the NSP1 target geography for the NSP2 program. Through analysis, the Consortium believes that the program outlined in this application will make a significant improvement to the stability and marketability of the targeted neighborhoods. The Consortium will carry out NSP2 activities in geography listed in Appendix 1 and illustrated in the Amended NSP2 Target Area Map on page 2.

B. Market Conditions and Demand Factors

The discussion of market conditions and demand factors here applies to the entire group of high-scoring Dayton census tracts, including CT 3. There are no changes specific to CT 3.

FACTOR 2 – Demonstrated Capacity of Applicant & Relevant Organizational Staff

A. Past Experience of the Applicant

No changes, staff experience is increasing.

B. Management Structure

No changes, all staff continues to administer grant activities.

FACTOR 3 – Soundness of Approach

A. Proposed Activities

Only the location of the Eligible Use D: demolish blighted structures activities will change, there will be no changes in the proposed number of demolition of blighted housing units.

B. Project Completion Schedule

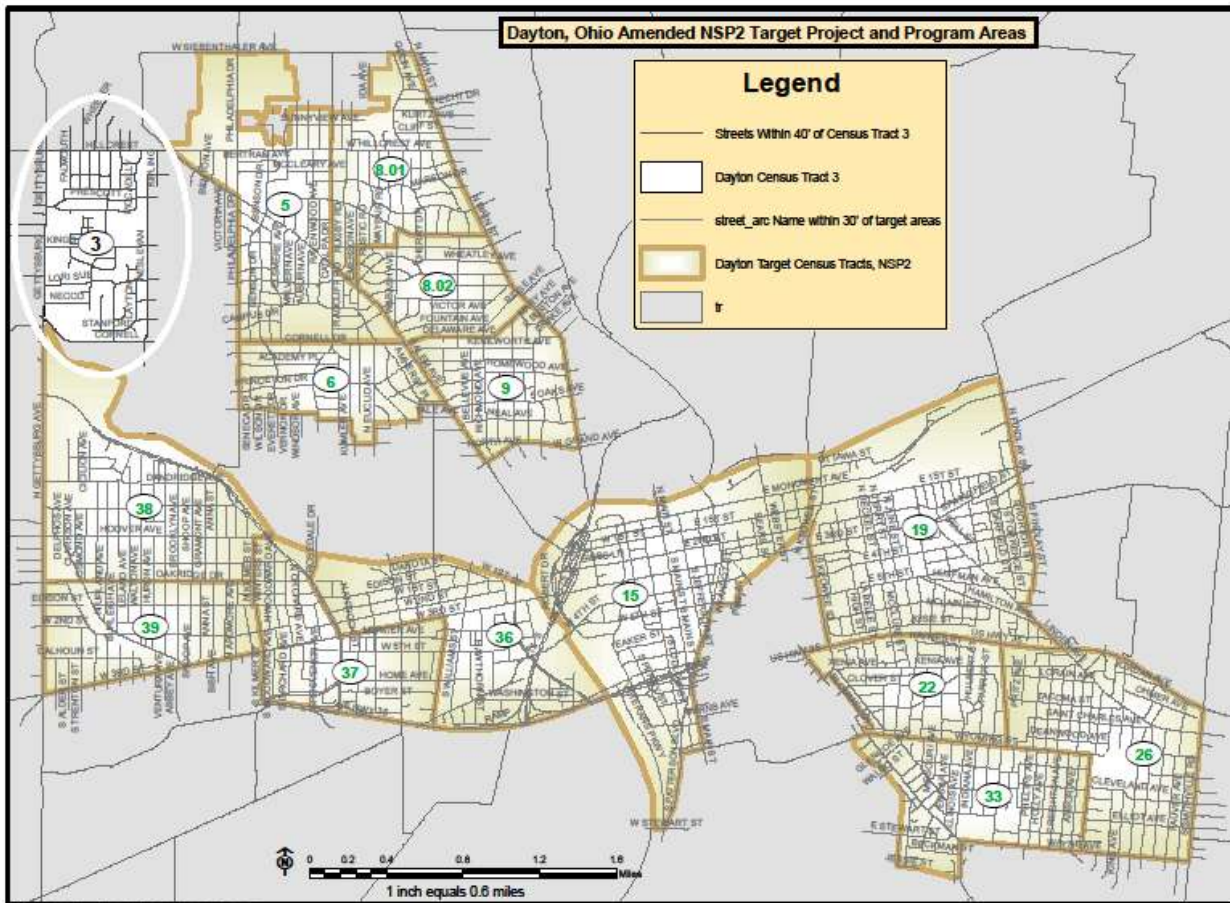
No changes to completion schedule by the addition of CT 3.

C. Income Targeting

Approved Application applies to CT 3 with no changes.

D. Continued Affordability

Approved Application applies to CT 3 with no changes.



E. Consultation, Outreach, Communications

Approved Application applies to CT 3 with no changes.

F. Performance and Monitoring

Approved Application applies to CT 3 with no changes.

Factor 4 - Removal of Substantial Negative Effects

A. Leveraged Funds

The requested NSP2 funds, combined with the other committed funds in this proposal, are sufficient to address 2446 of the 5802 vacant homes located in 33 census tracts. A fully funded NSP2 program would allow the consortium to address 42% of the vacant homes in the target areas.

B. Rubric

No changes to the Rubric:

Formula detail:

- 821 properties addressed through acquisition/rehab
- 1,621 properties addressed through demolition
- 5,802 total vacant properties

Rubric: $(1.5 \times (821) + 1621)/5802 = .49$

FACTOR 5 - Energy efficiency improvement and sustainable development factors

A. Transit Accessibility

All of the target areas in Montgomery County (Dayton, Kettering and Montgomery County) are served by the Greater Dayton Regional Transit Authority (RTA) with convenient bus service along the following Routes, www.gdrta.com. Each of these routes meet the definition of transit accessibility, with local bus service running every 20 minutes during rush hour or an express commuter bus. Two routes service CT-3.

Census Tracts Served	RTA Routes										
3	9	24									
5	2	8	14	40							
8.01	7	12									
8.02	12										
9	7	8	12	14	40						
15	1	2	3	4	7	8	12	14			
19	1	2									
22	3	4	12								
26	3	4									
33	3	4	7	12	16						
36	1	2	3	4	8						
37	4										
38	1	3	4	41							
39	1	3	4	41							
210	16	23									
213.02	12	23									
501.02	17	19	23	24	61						
503.01	18	19	24	42	X5						
505.01	18	24	60	X5							
602	1	41									
603	1	9	24	41							
701.02	2	8	9	14	24	32	34	40			
702.01	1	3	41								
702.02	1	3	24	41							
703	3	24									
704	14										
705	14										
801	2	7	8	12	14	16	24	32	34	40	
903.02	18	19	32	X1A							
906	1	11									
1003.01	18										
1003.02	18	19									
1004	18	19									

97% of the Consortium target areas are served by RTA, routes within the City of Fairborn are provided through Green County Area Transportation Service, which operates an on-demand system. The user can request transportation services through a central dispatching center.

Further, 97% of the target geography has access (that does not require daily private automobile usage for commuting) to the Greater Dayton Job Center, <http://www.thejobcenter.org>. The Job Center is the largest one-stop employment and training center in the United States. The Job Center's mission is to serve as a resource for labor-market exchange and workforce development while providing individuals and families with financial, medical, and other support services essential to strengthening the quality of life. This public/private partnership is made up of forty-seven organizations housed in an eight and a half acre facility. The Center has been internationally recognized for its ability to bring employers, educators, and social service agencies together to deal with workforce development issues.

B. Green Building Standards

The approved Application applies to CT 3 with no changes.

C. Re-use of cleared sites

The approved Application applies to CT 3 with no changes.

D. Deconstruction

The target structure is fire damaged and not an attractive deconstruction candidate. However, if more attractive deconstruction candidates become available in CT 3, we would make them available to our deconstruction partner.

FACTOR 6 - Neighborhood Transformation and Economic Opportunity

The approved Application applies to CT 3 with no changes.

Appendix 1 - Target Geography				
Jurisdiction	Census Tract	Foreclosure Score	Vacancy Score	Max Score
Dayton-Wesleyan Hill	3	20	20	20
Dayton - Dayton View Triangle / Fairview	5	19	20	20
Dayton - University Row	6	20	19	20
Dayton - Hillcrest	8.01	20	20	20
Dayton - Santa Clara / Mount Vernon	8.02	20	20	20
Dayton - Five Oaks	9	20	20	20
Dayton - Downtown	15	9	9	9
Dayton - Historic Inner East	19	19	20	20
Dayton - Twin Towers	22	20	20	20
Dayton - Linden Heights	26	19	19	19
Dayton - Walnut Hills	33	18	20	20
Dayton - Wright Dunbar Village / Wolf Creek	36	18	20	20
Dayton - Roosevelt / MacFarlane	37	20	20	20
Dayton - Westwood	38	20	20	20
Dayton - Westwood	39	20	20	20
Kettering	210	15	15	15
Kettering	213.02	15	13	15
Montgomery Co.-Olde Downtown	503.01	17	18	18
Montgomery Co.-Sherwood Forest/Orchard Hill	503.02	18	15	18
Montgomery Co.-Market Square	505.01	18	14	18
Montgomery Co.-Union/35/Ridgewood	602	19	19	19
Montgomery Co.-Taft/Davenport	603	20	18	20
Montgomery Co.-Drexel/Crown	702.01	19	16	19
Montgomery Co.-Townview	703	20	19	20
Montgomery Co.- Oldetown	704	19	16	19
Montgomery Co.-Broadmoor/ Oldetown	705	19	17	19
Montgomery Co. -Fort Mckinley	801	19	17	19
Montgomery Co.-Avondale	903.02	17	19	19
Montgomery Co.-Floral Park/Riverside Terrace	906	18	19	19
Montgomery Co.-Huber Heights	1003.01	18	15	18
Montgomery Co.-Huber Heights	1003.02	17	16	17
Montgomery Co.-Huber Heights, Misty	1004	15	15	15
Fairborn - Pleasantview	2005	17	13	17
		Average Score:		18.5

Appendix 2 – Amended Dayton NSP 2 Uses Spreadsheet

Jurisdiction & Neighborhood	Census Tract	NSP Eligible Use Code (A-E)	NSP2 Funds Budget	Other Funds Budgeted	CDBG Eligible Activity	Units Addressed	Responsible Entity
Dayton - Wesleyan	<u>3</u>	D	\$ 145,000.00		24 CFR 570.201(d)	40	City of Dayton
Dayton - Dayton View Triangle / Fairview	<u>5</u>	A	\$ 1,000,000.00		24 CFR 570.201(n)	40	City of Dayton
	-	B	\$ 1,000,000.00	\$2,500,000.00	24 CFR 570.202	20	
	-	D	\$ 200,000.00		24 CFR 570.201(d)	20	
Dayton - University Row	<u>6</u>	A	\$ 400,000.00		24 CFR 570.206	40	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	20	
Dayton - Hillcrest	<u>8.01</u>	A	\$ 500,000.00		24 CFR 570.206	30	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	10	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Santa Clara / Mount Vernon	<u>8.02</u>	A	\$ 200,000.00		24 CFR 570.206	10	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	4	
	-	D	\$ 2,000,000.00		24 CFR 570.201(d)	200	
Dayton - Five Oaks	<u>9</u>	A	\$ 500,000.00		24 CFR 570.201(n)	30	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	20	
	-	D	\$ 800,000.00		24 CFR 570.201(d)	80	
Dayton - Downtown	<u>15</u>	B	\$ 1,000,000.00		24 CFR 570.202	40	City of Dayton
Dayton - Historic Inner East	<u>19</u>	A	\$ 500,000.00		24 CFR 570.206	50	City of Dayton
	-	B	\$ 2,000,000.00		24 CFR 570.202	20	
	-	D	\$ 455,000.00		24 CFR 570.201(d)	20	
Dayton - Twin Towers	<u>22</u>	B	\$ 1,000,000.00	\$ 900,000.00	24 CFR 570.202	20	City of Dayton
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Linden Heights	<u>26</u>	A	\$ 600,000.00		24 CFR 570.201(n)	60	City of Dayton
	-	B	\$ 2,000,000.00		24 CFR 570.202	20	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Walnut Hills	<u>33</u>	A	\$ 600,000.00		24 CFR 570.201(n)	60	City of Dayton
	-	B	\$ 2,000,000.00		24 CFR 570.202	20	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Wright Dunbar Village / Wolf Creek	<u>36</u>	A	\$ 500,000.00		24 CFR 570.201(n)	20	City of Dayton
	-	B	\$ 3,000,000.00		24 CFR 570.202	50	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Roosevelt / MacFarlane	<u>37</u>	A	\$ 200,000.00		24 CFR 570.201(n)	20	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	20	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Westwood	<u>38</u>	A	\$ 500,000.00		24 CFR 570.201(n)	50	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	10	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	
Dayton - Westwood	<u>39</u>	A	\$ 500,000.00		24 CFR 570.201(n)	50	City of Dayton
	-	B	\$ 1,000,000.00		24 CFR 570.202	10	
	-	D	\$ 500,000.00		24 CFR 570.201(d)	50	