



# CITY OF KETTERING

PEGGY LEHNER, MAYOR • JACQUE FISHER, VICE MAYOR  
BRYAN N. SUDDITH • LISA DUVAL • SHANE SULLIVAN • JYL HALL • BOB SCOTT

## KETTERING COUNCIL AGENDA

July 23, 2024

Kettering Government Center – South Building  
3600 Shroyer Rd. Kettering, Ohio 45429

5:30 P.M.      **WORKSHOP**                  Deeds Room  
7:30 P.M.      **REGULAR MEETING**      Council Chambers

### PLEDGE OF ALLEGIANCE

### INVOCATION

### APPROVAL OF MINUTES

July 9, 2024 - Council Meeting & Workshop Minutes

### PROCLAMATIONS, SPECIAL PRESENTATIONS, AWARDS, SPECIAL RESOLUTIONS, APPOINTMENTS TO BOARDS AND COMMISSION

Proclamation                  Lemonade Day

### PUBLIC HEARINGS

### PUBLIC COMMENT ON LEGISLATION

(5 Minute Limit per Speaker)

### ORDINANCES IN SECOND READING

### RESOLUTIONS

1. Authorizing acceptance of a donation from American Legion Post 598 through the Kettering Police Foundation for the purchase of four Automated External Defibrillators.
2. Authorizing the City Manager to enter into an Economic Development Incentive Grant Agreement for exterior improvements to 1315-1319 Cloverfield Avenue.
3. Authorizing the City Manager to enter into an agreement for youth counseling services.
4. Authorizing the City Manager to apply for funding from the Ohio Public Works Commission for the Southern Boulevard Improvements Project (Project No: 02-142L).
5. Authorizing the City Manager to submit the 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development and execute the required certifications to enable the City to receive Community Development Block Grant Funds.
6. To make supplemental appropriations for current expenses and other expenditures of the City of Kettering, State of Ohio, during the fiscal year ending December 31, 2024.

### ORDINANCES IN FIRST READING

7. To appropriate project parcels 4-WD and 4-T of the MOT-W. Strop Sidewalk Phase 2 Project (City Project No. 05-213F, ODOT PID 113340); and to declare an emergency.

### CERTIFICATIONS AND PETITIONS

### MANAGER'S REPORT/COMMUNITY UPDATE

**OTHER BUSINESS NOT ON WRITTEN AGENDA**

Audience Participation (5 Minute Limit per Speaker)

**CITY COUNCIL REPORT/UPDATE**

*The City of Kettering wishes to make certain that all citizens have the opportunity to actively participate in their local government. If you have a disability and require accommodations to participate in a Council meeting, please contact the Clerk of Council at 296-2416 so that reasonable modifications can be made.*

**KETTERING CITY CALENDAR**

**2024**

July 23	5:30 p.m.	Council Workshop
	7:30 p.m.	City Council Meeting
August 5	7:00 p.m.	Planning Commission
August 12	7:00 p.m.	Board of Zoning Appeals

# Proclamation

**Whereas:** *Lemonade Day is a day designated to encourage children to start, own and operate their own business through the simple and time-honored act of building and running a lemonade stand; and*

*WHEREAS: Lemonade Day provides fun, proactive and first-hand activities infused with life skills that character education and entrepreneurship; and*

*WHEREAS: Lemonade Day is a day of learning and celebrating Kettering's youth. On August 3, 2024 residents are encouraged to purchase a cup of lemonade from youth members participating in the event to demonstrate how our community cares and supports the future of our youth; and*

*WHEREAS: Lemonade Day teaches young entrepreneurs a valuable life lesson of spend a little, save a little and share a little by donating a portion of their profits to any local charity of their choice; and*

*WHEREAS: The Kettering Community expresses appreciation for our youth and their eagerness to learn and exercise invaluable life lessons and the importance of entrepreneurship and giving back to the community.*

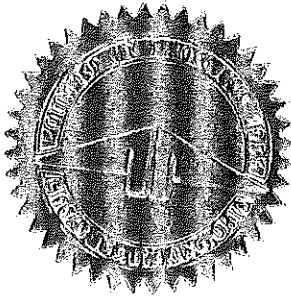
*NOW, THEREFORE, I, Peggy Lehner, Mayor of the City of Kettering, Ohio, on behalf of City Council and the community, do hereby proclaim*

*August 3, 2024*

*to be*

**LEMONADE DAY**

*in the City of Kettering, Ohio, and commends all sponsors, organizers and participants who will be providing assistance to our youth to make this day a success.*



*IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kettering, Ohio, to be affixed this 23rd day of July, in the Year of our Lord, Two Thousand and Twenty-Four.*

*Peggy Lehner*  
\_\_\_\_\_  
**PEGGY LEHNER**  
*Mayor of the City of Kettering, Ohio*

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING ACCEPTANCE OF A DONATION FROM  
AMERICAN LEGION POST 598 THROUGH THE  
KETTERING POLICE FOUNDATION FOR THE PURCHASE  
OF FOUR AUTOMATED EXTERNAL DEFIBRILLATORS**

NOW, THEREFORE, Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. The City Manager, on behalf of the City, is hereby authorized to take all necessary and proper action to accept a \$6,000.00 donation from American Legion Post 598 through the Kettering Police Foundation. The donation will be used for the purchase of four automated external defibrillators for police cruisers.

Section 2. City Council hereby expresses its gratitude and appreciation to American Legion Post 598 and the Kettering Police Foundation for the generous donation and the positive impact it will have on the City and its residents.

Section 3. As provided in Section 4-8 of the City Charter, this Resolution shall take full force and effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER, III,  
Law Director

Estimated Cost: \$6,000.00  
Amount Budgeted: \$0  
Acct. No.: 0600-72220

(Requested by: Police Department)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ECONOMIC DEVELOPMENT INCENTIVE GRANT AGREEMENT FOR EXTERIOR IMPROVEMENTS TO 1315-1319 CLOVERFIELD AVENUE**

WHEREAS, the City desires to promote the development and redevelopment of the City, creation of jobs, expansion of the tax base, improvement of the quality of life, removal of blighting influences and the avoidance of blight, maintenance of property values, prevention of piecemeal development, and the discouragement of strip commercial development; and

WHEREAS, the owner of the property located at 1315-1319 Cloverfield Avenue (the "Property") wants to make exterior site improvements to the Property such as driveway repair, including removal or laying of asphalt, landscaping, exterior paint, fencing, and other exterior improvements as approved by the Planning and Development Department (the "Project"), but needs financial assistance in order to do so; and

WHEREAS, facilitating the Project will promote the City's development and redevelopment, the retention and/or creation of employment and child care opportunities within the City, and maintenance of property values;

NOW, THEREFORE, Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. The City Manager is hereby authorized to enter into an Economic Development Grant Agreement to provide an incentive in the form of a reimbursable grant of up to 50% of the Project costs for 1315-1319 Cloverfield Avenue, not to exceed \$25,000. Additional terms that the City Manager deems are appropriate shall also be included. The City Manager is further authorized to sign any amendments or extensions thereto that the City Manager deems appropriate.

Section 2. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

Estimated Cost: \$25,000.00  
Funds Available: \$25,000.00  
Acct. No.: 0550-72550

(Requested by: Economic Development Manager)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR YOUTH COUNSELING SERVICES**

Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. The City Manager, on behalf of the City, is hereby authorized to enter into a three-party agreement with the Kettering City School District Board of Education and South Community, Inc. for the provision of youth counseling services. The City Manager is further authorized to sign any amendments or extensions thereto that the City Manager deems appropriate.

Section 2. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

Estimated Cost:     \$122,902.00  
Budget:               \$123,600.00  
Acct. No.:            1050-72550

(Requested by: City Manager)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE CITY MANAGER TO APPLY FOR FUNDING FROM THE OHIO PUBLIC WORKS COMMISSION FOR THE SOUTHERN BOULEVARD IMPROVEMENTS PROJECT (PROJECT NO: 02-142L)**

WHEREAS, the Ohio Public Works Commission's ("OPWC") State Capital Improvement Program and Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Kettering is currently planning to make capital improvements with the following project(s):

1. Southern Boulevard Improvements, South of Stroop Road (Project No. 02-142L);

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs;

NOW, THEREFORE, Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. The City Manager is hereby authorized to make application on behalf of the City of Kettering to the OPWC for funds for the capital improvement(s) described in the recital paragraphs above.

Section 2. The City Manager is further authorized to take all necessary and proper action to accept the funds awarded and execute any related contracts or instruments. The City Manager is further authorized to sign any amendments or extensions thereto that the City Manager deems appropriate.

Section 3. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

(Requested by: Engineering Department)

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

**AUTHORIZING THE CITY MANAGER TO SUBMIT THE 2024 ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND EXECUTE THE REQUIRED CERTIFICATIONS TO ENABLE THE CITY TO RECEIVE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

Be It Resolved by the Council of the City of Kettering, Ohio, that:

Section 1. As required by the U.S. Department of Housing and Urban Development (“HUD”) and to enable the City to receive Community Development Block Grant Funds, this Council hereby approves the Program Year Action Plan for 2024 (“Action Plan”) and the associated and required certifications all of which are attached hereto as Exhibit A. The City Manager is hereby authorized to submit the Action Plan to HUD and to execute the associated and required certifications.

Section 2. As provided in Section 4-8 of the City Charter, this resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER, III,  
Law Director

Estimated Cost:       \$1,197,805.32  
Funds Available:       \$1,197,805.32

(Requested by Planning and Development Department)



**EXHIBIT A**

(91 total pages, including this page)

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Kettering has prepared the Year 4 Annual Action Plan as required under 24 CFR 91.220. The Year 4 Action Plan for 2024 identifies the activities to be funded with Community Development Block Grant (CDBG) resources received during the program year.

The City of Kettering will receive \$515,862 in CDBG funding for Program Year 2024. This represents stable funding from the previous program year. These funds will be used to further the creation and retention of affordable housing, support microenterprise businesses, revitalize blighted areas, and assist low-income households and neighborhoods as well as infrastructure improvements in low income areas..

The activities included in this plan address priority needs in the areas of housing, public infrastructure, public services, neighborhood revitalization and economic development with a focus on small and microenterprise development.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

#### Owner Occupied Housing Rehabilitation

*National Objective: LMH*

Provide low interest loans and/or grants to 25 homeowners for home repairs to increase availability of safe decent housing.

#### Public Services

*National Objective: LMH/LMC*

Provide and coordinate public services that provide direct services to low and moderate income individuals and households in Kettering to improve the sustainability of a suitable living environment and to help sustain decent housing. At least 1800 clients will be served.

**Relocation (Voluntary)**

*National Objective: LMH*

On an as-needed basis, the city will assist up to four (4) homeowners with temporary relocation due to required LBP safety issues, to increase the availability of safe decent housing.

**Disposition of Property – Infill**

*National Objective: LMH*

Market and maintain the CDBG assisted property for sale to increase availability of safe, decent housing. At least 1 property will be developed for affordable housing opportunities.

**Demolition**

*National Objective: SBS*

Demolishing one vacant, blighted structure sustain a suitable living environment,

**Acquisition**

*National Objective: SBS*

Acquisition for demolition of one (1) blighted structure to sustain a suitable living environment,

**Economic Development**

*National Objective: LMJ / LMCMC*

Provide financial assistance, technical assistance and general support services to owners and developers of for profit businesses, including microenterprises to expand economic opportunities.

**Public Facilities**

*National Objective: LMA*

Continue contaminated site clean up and improve infrastructure to improve sustainability of a suitable living environment.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Kettering's past performance in the administration and implementation of the CDBG program has fulfilled the requirements of the federal legislation that created these programs. Through years of effective planning, partnership, and monitoring, the programs have facilitated affordability for decent housing, availability and accessibility of a suitable living environment, sustainability of a suitable living environment, and accessibility to economic opportunities. At the end of each program year, the City Kettering prepares the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER identifies funds expended and activities undertaken throughout the program year to meet the goals established.

Building on the success of the micro-enterprise program we will continue to expand and look for ways to assist and grow small businesses in Kettering.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As required by the Citizen Participation Plan two public meetings were held:

Public Meeting #1 - November 28, 2023

This meeting was held to obtain views of the citizens, public agencies and other interested parties on identifying housing and community development needs. The meeting also discussed proposed activities to address housing and community development needs. The meeting also included a review of the performance of the Consolidated Plan and the one-year Action Plan

Public Meeting #2 - June 28, 2024

This meeting discussed the budget and proposed projects for the PY23 CDBG program year.

Additionally, surveys and direct consultations were sent to stakeholders and citizens. The results are more thoroughly discussed in the citizen participation and consultation section of this document.

30-day comment period was held from June 7th to July 8, 2024.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Summary of public comments is attached in the Citizen Participation section of the plan.

Comments were received from the citizen survey and ranged from "There is too much affordable housing" and "No more HUD programs" to "We need more affordable housing".

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views were accepted.

**7. Summary**

All comments were considered and matched with data and other stakeholder knowledge to determine the best way to meet community needs.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	KETTERING	
CDBG Administrator	KETTERING	Planning and Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

**Narrative (optional)**

The City of Kettering’s Planning and Development Department is the lead entity responsible for administering the CDBG programs covered by the Consolidated Plan. The PY24 Annual Action Plan was developed in full accordance with the City of Kettering’s Citizen Participation Plan. The Planning and Development Department focuses on neighborhood revitalization through collaborative efforts with other city departments, government offices, and non-profit and private organizations. The department also administers a wide range of community-based programs with the objective of improving economic opportunities and housing conditions within the city.

**Consolidated Plan Public Contact Information**

**Consolidated Plan Public Contact Information**

Public Contact for the Consolidated Plan: Angela Rahman, Community Development Manager. (937) 296-2524;  
 angela.rahman@ketteringoh.org

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Kettering has continued to engage residents and professionals around community development projects for the PY 2024 Annual Action Plan. Steps taken involve the emailing of community surveys to residents as well as sending out a questionnaire to local stakeholders and agencies as well as several in-person or phone consultations. Additionally, the Board of Community Relations has engaged with the community regarding community development needs such as fair housing, transportation, housing development, economic development for low to moderate-income residents, neighborhood development, and more. Further, staff stay engaged in these important topics by participating in boards, committees, meetings, training, and conferences.

Consulted entities include Kettering Senior Services, County Corp Development, Montgomery County, Ombudsman Office, Dayton Metro Library, Wright Patt Credit Union, Inc., Franklin Senior Housing, Miami Valley Fair Housing Center, Community Action Partnership, Greater Dayton Premier Management/ DMHA, HomeOwnership Center, Public Health - Dayton & Montgomery County, Area Agency on Aging, Miami Valley Regional Planning Commission, Dayton Metro Library, Brigid's Path, Habitat for Humanity, Artemis Center for Domestic Violence, South Community (mental Health), Admin Support (regarding Broadband expansion in our community), Kettering Schools, City Council Members, Dayton Mediation, Legal Aid/ABLE, Miami Valley CAP, Parks, and Recreation Department, as well as program participants.

As is typical, the city held two public meetings at the Kettering Government Center for the purpose of soliciting citizen comments. The city has published announcements in the Dayton Daily News about the time and location of these meetings. An additional step the city has taken is to post public notices prior to submitting our Request for Release of Funds (RROF) at public libraries in the city as well as the government center with the hope that more citizens would be interested in making comments. Additionally, the survey which specifically asks about CDBG and CHIP programs is listed on the City's website and was highlighted in the city's monthly e-newsletter, in order that any resident can comment on how to use these funds to make the community better.

The City of Kettering continues to make efforts to improve the consultation process during the development of the Annual Action Plan. Surveys covering important community needs were sent to several local and state agencies that focus on a variety of different community needs (housing, accessibility, housing counseling, senior services, economic development, etc.). This year, 52 surveys were returned. Further, there were 5 in-person or phone consultations. In addition to the surveys, two public meetings were held during the process of creating the PY 2023 plan where both citizens and agencies were invited to participate in the process.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Beyond surveys and meetings, the city regularly consults with and has partnerships with the Homeless Solutions board, of which the Planning and Development Director is a board member; the HomeOwnership Center of Greater Dayton and the Miami Valley Fair Housing Center which the Community Development Manager is a board member as well as ongoing consultations with the Neighborhood Housing Services, Hamilton and Habitat for Humanity. The Community Development Manager also works closely with the Planning Department Director at Greater Dayton Premier Management to identify needs, look for appropriate projects and continue to develop housing to serve low and moderate-income residents of Kettering.

Additionally, City of Kettering staff makes themselves or resources available as needed when emergent needs become known. In response to Coronavirus, the City developed rapid business loans, a program to support local non-profits with mini-grants, a new rental assistance program and a utility assistance program.

Kettering’s Board of Community Relations continues to work with Community Development staff to address community engagement and equity throughout all aspects of the community. Currently, needs such as housing affordability for very low-income families are being explored so that Kettering’s families with school-age children have the best chance at achievement and equity.

With respect to economic development activities, the city has developed a microenterprise program targeting minority business owners and will be expanding that in the coming months to women’s business enterprises, veteran’s business enterprises, and disabled business enterprises.

Kettering also partners with the Miami Valley Fair Housing Center to operate a fair housing program. In order to ensure compliance with program requirements, regular desk monitoring and a periodic on-site visit with all sub-recipients are carried out.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Kettering’s Planning and Development Department Director serves on an advisory committee of shelter providers and a service coordination planning group, named the Homeless Solutions Board. The governing body proposes systems and policies to most efficiently meet the needs of the community. The City of Kettering does not receive ESG funds directly so by participating in the Homeless Solutions Board, the City of Kettering is able to participate in the joint community effort to meet the needs of homeless residents and end homelessness in the community. When our residents become homeless,



there are four staff members within the City who can assist residents with identifying resources: the Senior Services Coordinator, the Family & Youth Coordinator at Kettering City Schools (half funded by the City) who works with low-income families, and the Community Development Program Coordinator who takes referral calls on housing-related questions for any low to moderate-income resident and works on the internally run housing rehab program and rental assistance programs. Lastly, the police have embedded a social worker from South Community to assist with calls to residents who have social service needs, mental health needs, hoarding needs, housing-related needs, and more.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As mentioned above, the City of Kettering's Planning and Development Department Director serves on an advisory committee of shelter providers and a service coordination planning group. The governing body proposes systems and policies to most efficiently meet the needs of the community. We will continue to participate in the joint analysis of impediments, joint studies on homelessness, joint VAWA emergency transfer plans, and any other standard outcome, funding, policy, or procedure to the benefit of our residents.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Miami Valley Fair Housing Center</p> <p>Services - Housing Services-Education Service-Fair Housing Services - Victims Regional organization</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis</p>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Miami Valley Fair Housing staff answered our questionnaire. Additionally, the Community Development Manager is on their Board of Directors and regularly has access to questions and information she may need from staff. Miami Valley Fair Housing will continue to do housing discrimination testing in Kettering.</p>
2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>City of Kettering, Senior Services</p> <p>Services-Elderly Persons Services-Persons with Disabilities</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Anti-poverty Strategy</p>	<p>Housing Need Assessment Anti-poverty Strategy</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Senior Services Coordinator answered a questionnaire and survey, also provides a monthly report and keeps open communication with city staff to talk about community needs.</p>
<p>3 Agency/Group/Organization</p>	<p>CAP of Greater Dayton Area</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Elderly Persons</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Public Housing Needs Anti-poverty Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Miami Valley Community Action Partnership plans to continue to provide the City of Kettering with the same level of service in the upcoming year. Home repairs and more affordable housing are the most pressing issues in Kettering. Kettering can facilitate the building of affordable multi-family housing units; economic development can be improved by increasing the number of mixed use development. Increase community awareness of the programs that the city offers to residents.</p>
<p>4 Agency/Group/Organization</p>	<p>Brigid's Path</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Health Health Agency</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Anti-poverty Strategy Health Agency</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Brigid's Path personnel participated in a distributed questionnaire. They provide alternative health services for babies born with a substance abuse disorder issues and their families as they recover and try to stay united. Substance abuse disorder and the heroin epidemic has hit our community heavily. Brigid's Path has a desire to provide tier 2 housing services to the families once they are ready to graduate from the health center.</p>
<p>5 Agency/Group/Organization</p>	<p>City of Kettering, Admin Support</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Community Development Division consulted with Steve Bergstresser, Assistant City Manager/City Engineer and Drew Miller, Administrative Systems Director on the fiber to the home project in the City of Kettering. Various companies are currently installing communications infrastructure throughout the City of Kettering. This infrastructure will provide residents and businesses with options for ultra-fast internet connections and additional services. These companies are referred to as Internet Service Providers. The City of Kettering is not providing internet services but administers work within the public right-of-way where much of the construction occurs. Communication companies have the right to access the public right-of-way to build their citywide fiber-optic network in Kettering. The goal of these companies is to make this service as widely accessible as possible. ISP's will be in contact with residents with the service opportunities that they offer.</p>

6	Agency/Group/Organization	City of Kettering Engineering Department
Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management	
What section of the Plan was addressed by Consultation?	Housing Need Assessment	

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

The Community Development Division consulted with Steve Bergstresser, Assistant City Manager/City Engineer regarding the management of flood prone areas, public land or water resources and emergency management agencies for the City of Kettering. Additional consultations were not needed, as all the information could be provided. The State of Ohio and the Federal Government jointly prepared a flood insurance study to better document the flood-prone areas in the City of Kettering in 1980. Since then, the City has focused its efforts on reducing potential flooding. As a member of the National Flood Insurance Program, the City participates in a community outreach service that could help lower your flood insurance rates. Drainage System Maintenance Kettering has a storm drainage system of both natural and man-made systems. The open sections are natural channels, swales and ditches to carry storm waters away from buildings to natural drainage areas such as creeks and rivers. The man-made or storm drainage system is built largely out of concrete materials, which carry water from streets and developments to drainage areas. It's important to maintain the drainage system to preserve a high-flow capacity to reduce the potential for flooding. Debris in ditches, streams and storm sewers obstruct the flow of water which can cause overflow onto roads and into yards. Trouble spots are inspected and cleared after every major storm; 30 or more times per year. The city also will respond to clean-up request made by citizens and city personnel. PROTECTION OF PROPERTY Flood Hazard Some low-lying areas of Kettering are subject to flooding caused by water settling on flat areas and by overflow of the Little Beaver and Little Sugar creeks. Houses have been built along the stream channel in some areas, so that once the stream leaves its banks, it can quickly spread across back yards or parking lots and into basements of homes and commercial buildings. In both 1959 and 1973, storms caused flood damage to Kettering homes. Damages from the 1973 storm were estimate at more than \$800,000, of which \$750,000 was to private homes. Other areas, including Houk Stream, Penn Creek and the Moraine Drainage Stream continue to cause potential problems. Public Land Resources The City of Kettering has 21 parks and in 2023 a new one will be constructed the Gentile Nature Park. The city also has the Habitat Annual Action Plan Environmental Center where children and adults can be educated on environmental literacy to help create a more equitable and sustainable future. Public Water Resources Miami Conservancy District (MCD) is a pioneering organization that has been at the forefront of flood control, conservation, and watershed management since 1915. The organizations founders recognized the urgent need for a

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Homeless Solutions Policy Board	1. Emphasis on prevention; 2. Emphasis on Shelter Services with Case Management; 3. Emphasis on Assistance After shelter
Every One Reach One	Public Health Dayton and Montgomery County	Housing stability laws, source of income laws, additional vouchers in our collective communities, percentage of fee laws per rents
Regional Livable and Age Friendly Communities	MVRPC	Walkability; livability; strong neighborhoods; equity

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City and Community Development Division staff regularly engages with all sub-recipients, in multiple boards and committees, with the broader community to listen to residents and learn about community needs. The staff publishes notices, conducts public meeting, and uses survey questionnaires, in-person and phone consultations to obtain input about the community needs prior to creating and during the creation of the Annual Action Plan. All comments and suggestions are accepted and considered.

**AP-12 Participation – 91.105, 91.200(c)**

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The primary resources available to implement the Annual Action Plan come from the Community Development Block Grant (CDBG). CDBG is the largest and most flexible source, providing eligibility for a variety of activities. During the program year 2024, Kettering will receive \$515,862 in CDBG funding. This represents a slight increase from the prior year. In addition there will be \$650,943 in reprogrammed funds available, and we are anticipating \$31,000 in program income to be received during the program year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	515,862	31,000	650,943	1,197,805	515,862	CDBG Entitlement Funds

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how**

**matching requirements will be satisfied**

The city of Kettering does not have any matching requirements. These funds will leverage \$250,000 in State of Ohio HOME funds, \$750,000 in State of Ohio "Lead Safe Ohio" funding.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Currently, there are several publicly owned parcels of land that have or will receive funds from the CDBG program. The city has compiled a listing of the developable city-owned properties throughout the city with the goal of prioritizing which lots should be targeted for development during 2024.

### **Discussion**

In conclusion, by thoughtfully allocating and leveraging our resources, including CDBG funds, reprogrammed funds, program income, publicly owned assets and additional state funding, we can advance our community development goals and improve the quality of life for residents in Kettering. It's through strategic planning, collaboration, and innovative approaches that we can achieve meaningful and sustainable outcomes for our community

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning and Program Administration	2021	2025	Planning and administration	Community Wide	Planning and Administration	CDBG: \$108,878	Other: 1 Other
2	Expand, Maintain and Improve Affordable Housing	2021	2025	Affordable Housing	Community Wide	Quality of Affordable Housing	CDBG: \$634,500	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Public Services	2021	2025	Affordable Housing Non-Housing Community Development	Community Wide	Provision and Coordination of Public Services	CDBG: \$82,126	Public service activities other than Low/Moderate Income Housing Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	Infrastructure Improvements	2021	2025	Non-Housing Community Development	Community Wide	Revitalization of Neighborhoods	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Acquisition and Demolition for Redevelopment	2021	2025	Affordable Housing Non-Housing Community Development	Community Wide	Revitalization of Neighborhoods	CDBG: \$40,600	Buildings Demolished: 2 Buildings
6	Economic Development Incentives	2021	2025	Non-Housing Community Development	Community Wide	Expansion of Economic Opportunities	CDBG: \$150,281	Businesses assisted: 10 Businesses Assisted

Table 6 – Goals Summary

**Goal Descriptions**

1	Goal Name	Planning and Program Administration
	Goal Description	Planning and Administration .
2	Goal Name	Expand, Maintain and Improve Affordable Housing
	Goal Description	
3	Goal Name	Public Services
	Goal Description	
4	Goal Name	Infrastructure Improvements
	Goal Description	
5	Goal Name	Acquisition and Demolition for Redevelopment
	Goal Description	

<b>6</b>	<b>Goal Name</b>	Economic Development Incentives
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Kettering has strategically chosen projects to ensure maximum impact given the limited resources available. A significant portion of these resources is dedicated to housing rehabilitation assistance for low- to moderate-income (LMI) residents. Additional programs include Fair Housing services, housing counseling both before and after purchase, managing and selling city-owned lots, acquiring properties for the demolition of blighted structures, funding a senior services coordinator, and offering business loans.

#### Projects

#	Project Name
1	Program Administration
2	Housing Rehabilitation
3	Fair Housing
4	Senior Resource Coordinator
5	Pre and Post purchase counseling
6	Disposition of Property
7	Demolition
8	Infrastructure Improvements
9	Business Loan Program
10	4Cs for Children
11	Cheerheart Brownfield Clean up
12	Microenterprise Assistance Program
13	Program Administration

Table 7 - Project Information

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City of Kettering allocates resources based on a comprehensive assessment of community needs, the effectiveness of existing programs in addressing those needs, input from the public, and the public meeting process. Our allocation priorities are driven by the goal of enhancing the quality of life for individuals and families with low to moderate incomes through housing, economic development, infrastructure, and public services.

### **Reasons for Allocation Priorities:**

1. **Community Needs Assessment:** We conduct regular assessments to identify the most pressing needs within our community, focusing on areas such as affordable housing, economic opportunities, and essential services for low to moderate-income residents.
2. **Program Success:** Programs that have demonstrated success in addressing community needs are prioritized for continued or increased funding. This ensures that resources are directed towards initiatives that have a proven impact.
3. **Public Input:** Community engagement is a cornerstone of our allocation process. Input from residents, stakeholders, and the Community Development Advisory Board (CDAB) helps shape our priorities and ensures that our programs align with the community's desires and expectations.
4. **Public Meeting Process:** The public meeting process provides transparency and accountability. It allows for a thorough review and discussion of proposed allocations and changes, ensuring that decisions are made in the best interest of the community.

### **Obstacles to Addressing Underserved Needs:**

1. **Limited Funding:** One of the primary challenges is the limited availability of funding. While we strive to maximize the impact of our resources, the demand for services often exceeds the available funds.
2. **Rising Costs:** Increased costs due to labor and supply chain pressures have made it more challenging to deliver services effectively. Our Housing Rehabilitation program and our infrastructure improvement programs face higher costs which can limit the number of beneficiaries we can support.
3. **Regulatory Constraints:** Navigating federal and state regulations can be complex and time-consuming, potentially delaying the implementation of programs and the allocation of funds.
4. **Public Awareness and Engagement:** Ensuring that residents are aware of available programs and encouraging their participation in the public input process can be challenging. Greater efforts are needed to engage underserved populations and gather comprehensive feedback.

Despite these obstacles, the City of Kettering remains committed to addressing underserved needs through strategic resource allocation, community engagement, and continuous improvement of our



programs.

**AP-38 Project Summary**  
**Project Summary Information**

Annual Action Plan  
2024

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Planning and Program Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$109,372
	<b>Description</b>	Planning and Administration costs.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Expand, Maintain and Improve Affordable Housing
	<b>Needs Addressed</b>	Quality of Affordable Housing
	<b>Funding</b>	CDBG: \$634,500
	<b>Description</b>	Provides grants and loans to low and moderate income homeowners for home repairs.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-to moderate income households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provision and Coordination of Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funding for Fair Housing Services to the Miami Valley Fair Housing Center.

	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 75 low to moderate income individuals will benefit from this service.
	<b>Location Description</b>	Services will be provided communitywide
	<b>Planned Activities</b>	Activities include testing, education and providing referrals .
4	<b>Project Name</b>	Senior Resource Coordinator
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Quality of Affordable Housing
	<b>Funding</b>	CDBG: \$26,246
	<b>Description</b>	Assisting with outreach and referrals to seniors in need.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 200 individuals will receive fair housing services
	<b>Location Description</b>	The activities will be undertaken communitywide.
5	<b>Planned Activities</b>	This project will encompass the investigation of housing discrimination complaints, along with education, outreach, and advocacy efforts related to fair housing.
	<b>Project Name</b>	Pre and Post purchase counseling
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provision and Coordination of Public Services
	<b>Funding</b>	CDBG: \$26,250
	<b>Description</b>	first time homebuyer and foreclosure housing counseling
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 70 Kettering low to moderate income households will benefit from this project.
<b>Location Description</b>	community wide	

	<b>Planned Activities</b>	direct housing counseling services.
<b>6</b>	<b>Project Name</b>	Disposition of Property
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Acquisition and Demolition for Redevelopment
	<b>Needs Addressed</b>	Revitalization of Neighborhoods
	<b>Funding</b>	CDBG: \$600
	<b>Description</b>	Disposition of CDBG owned lots
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	funds realated to managing and disposing of properties.
<b>7</b>	<b>Project Name</b>	Demolition
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Acquisition and Demolition for Redevelopment
	<b>Needs Addressed</b>	Revitalization of Neighborhoods Quality of Affordable Housing
	<b>Funding</b>	CDBG: \$36,000
	<b>Description</b>	Demolition of blighted structures
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimating that one property will be demolished and redeveloped for affordable housing.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Demolition of a blighted structure.
<b>8</b>	<b>Project Name</b>	Infrastructure Improvements
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Revitalization of Neighborhoods
	<b>Funding</b>	CDBG: \$100,000

	<b>Description</b>	Ansel Dr. Improvements
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated that 1400 people will benefit from this improvement
	<b>Location Description</b>	Ansel Avenue
	<b>Planned Activities</b>	Repaving poorly maintained street.
9	<b>Project Name</b>	Business Loan Program
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Economic Development Incentives
	<b>Needs Addressed</b>	Expansion of Economic Opportunities
	<b>Funding</b>	CDBG: \$40,281
	<b>Description</b>	Business loan program
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This will assist up to 2 por-profit businesses create at least 2 jobs.
	<b>Location Description</b>	
	<b>Planned Activities</b>	low interested loans for businesses.
10	<b>Project Name</b>	4Cs for Children
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Economic Development Incentives
	<b>Needs Addressed</b>	Expansion of Economic Opportunities
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Continuation for 4Cs for Children project to educate and mentor new child care providers to create child care centers.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5
	<b>Location Description</b>	
	<b>Planned Activities</b>	

11	<b>Project Name</b>	Cheerheart Brownfield Clean up
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Revitalization of Neighborhoods
	<b>Funding</b>	CDBG: \$53,950
	<b>Description</b>	Contiuation of the phase 2 enviornmental and recommendation for clean up
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 acres will be tested for contimination and a plan of action will be developed.
	<b>Location Description</b>	This location is 2659 to 2667 Patterson Road KETTERING, OH 45420.
	<b>Planned Activities</b>	Work with consultant to complete Phase 2 environment survey and develop a plan of remediation
12	<b>Project Name</b>	Microenterprise Assistance Program
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Economic Development Incentives
	<b>Needs Addressed</b>	Expansion of Economic Opportunities
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Technical Assistance and funding for microenterprises.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 businesses will recieve assistance
	<b>Location Description</b>	
	<b>Planned Activities</b>	Technical Assistance, Networking Opportunities, and Funding for business operations and expansions.
13	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Community Wide
	<b>Goals Supported</b>	Planning and Program Administration
	<b>Needs Addressed</b>	Planning and Administration

<b>Funding</b>	CDBG: \$108,878
<b>Description</b>	Program Administration
<b>Target Date</b>	12/29/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
<b>Location Description</b>	
<b>Planned Activities</b>	Program Administration



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Kettering has several census tracts and block groups designated as Low and Moderate-Income areas. Additionally, there are two areas where the minority population is at least 10 percentage points higher than the city’s overall rate. African-Americans make up 4.7% of Kettering’s population, with Census Tract 218 (Oak Creek) and Block Group 1 of Census Tract 211 identified as areas of minority concentration.

Assistance will be available city-wide, with all programs focused on individuals who are considered low-to-moderate income. However, special attention will be given to the Wiles Creek and Oak Creek target areas for projects such as new housing construction and the acquisition and subsequent demolition or rehabilitation of blighted structures. Other programs, including housing rehabilitation, fair housing, housing counseling, senior service assistance, and relocation, will be available to low-to-moderate income (LMI) residents throughout the entire city.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Community Wide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Investments are prioritized to support housing for low-to-moderate income individuals and families, regardless of their residence location within the city.

### **Discussion**

Currently, the city is planning to allocate funds on a citywide basis

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Kettering, along with the broader Miami Valley region, faces a significant shortage of affordable housing. As a small CDBG-only entitlement community, Kettering has prioritized maintaining the existing affordable housing stock through homeowner repair and rehabilitation programs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	0
Total	40

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

CDBG funds will help existing homeowners with repairs and foreclosure prevention counseling.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Greater Dayton Premier Management (GDPM) collaborates with the City of Kettering to ensure that housing activities align with the community's needs.

### **Actions planned during the next year to address the needs to public housing**

To address identified housing needs, GDPM will continue to aggressively pursue funding from HUD and other sources to develop replacement units throughout Montgomery County, ensuring an inventory equal to those lost. GDPM is dedicated to providing safe and suitable housing for extremely low-income families in Kettering.

To expand housing options, GDPM will apply for Housing Choice Replacement Vouchers to supplement its inventory, broaden housing opportunities for residents, and create a more manageable inventory under the Asset Management system. GDPM is also partnering with private developers to build capacity and expand the affordable housing stock in Montgomery County

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

GDPM fosters resident engagement and management participation through Resident Opportunities for Self-Sufficiency (ROSS) grants. With over 15 formal partnerships with local organizations, GDPM provides social services to residents, improving their living environment by linking them to community resources such as health care, disability services, and educational entities. GDPM actively pursues homeownership opportunities through its homeownership department.

Additionally, GDPM is developing a Resident Volunteer Patrol Program (RVPP) at resident sites, working with the jurisdiction-wide resident council to gauge interest. GDPM has created Quick Reference Safety Cards and Notices for all asset-management residents and is implementing a specific Emergency Evacuation Plan for high-rise community residents requiring assistance. Monthly fire drills will be conducted to educate and train residents and employees on evacuation safety.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

GDPM is not designated as a troubled agency.

### **Discussion**

GDPM's efforts are focused on maintaining and expanding safe, affordable housing for Kettering's low-

income residents while encouraging resident involvement and providing pathways to homeownership.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Kettering does not receive direct funding to assist with homelessness prevention; however, we actively participate in the Countywide Affordable Housing group. While ending homelessness is always a goal, as a small CDBG-only grantee, it is challenging to plan projects that would assist a small sub-population. The city will continue to fund our foreclosure counseling project to help prevent homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As a small CDBG-only grantee, it is difficult to plan projects that would assist a small sub-population. Therefore, the city will continue to fund our foreclosure counseling project to help prevent homelessness.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

While we aim to end homelessness, our status as a small CDBG-only grantee limits our ability to plan projects for a small sub-population. However, we will maintain our foreclosure counseling project to help prevent homelessness.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

While we aim to end homelessness, our status as a small CDBG-only grantee limits our ability to plan projects for a small sub-population. However, we will maintain our foreclosure counseling project to help prevent homelessness.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving**

**assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The city will continue to fund our foreclosure counseling project to help prevent homelessness

### **Discussion**

The City of Kettering remains committed to preventing homelessness through foreclosure counseling. Despite limited direct funding for homelessness prevention. By participating in the Countywide Affordable Housing group and administering emergency rental assistance, we strive to support our low and moderate-income residents in maintaining stable housing.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Affirmatively furthering fair housing is a key goal of the City of Kettering. The majority of our CDBG funds are allocated towards programs that rehabilitate existing homes, construct new homes, combat housing discrimination, prevent foreclosures, and assist first-time homebuyers.

The City operates loan and grant programs focused on improving the quality and availability of affordable housing for low-to-moderate income individuals and families. These initiatives include home rehabilitation and first-time homebuyer assistance. Additionally, CDBG funds support the Miami Valley Fair Housing Center and the HomeOwnership Center of Greater Dayton, which provide services aimed at maintaining affordable housing for low-to-moderate income residents.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

During PY 2024 and beyond, the City of Kettering will:

1. **Combat Housing Discrimination:** Through our partnership with the Miami Valley Fair Housing Center, we will continue to test both rental and for-sale housing for discrimination, investigate complaints, and disseminate fair housing information.
2. **Evaluate and Address Policy Barriers:** The city will continually assess its policies to ensure they do not pose barriers to affordable housing. Kettering offers a diverse range of housing, from properties under \$100,000 to over \$1 million. If barriers are identified, we will collaborate with developers and other stakeholders to address them.
3. **Regional Partnerships:** Kettering will maintain its regional partnership with the City of Dayton and Montgomery County to address issues identified in the 2015 Analysis of Impediments (AI) to Fair Housing. An updated AI, conducted by the Miami Valley Fair Housing Center, will be completed this program year. We will follow the Fair Housing Action Plan based on the AI

### **Discussion:**

Each year, we will measure and reevaluate these goals and recommendations to ensure they remain relevant and effective in promoting fair and affordable housing in Kettering.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In addition to its numerous housing-oriented programs, the City of Kettering's CDBG program finances several other important community services, including:

- **Public Improvements/Infrastructure:** Focus on brownfield cleanup.
- **Public Services:** Prioritize services for seniors, first-time homebuyers, homeowners in crisis, and fair housing.
- **Economic Development:** Prioritize assistance to microenterprise businesses

### **Actions planned to address obstacles to meeting underserved needs**

Kettering will focus on working with historically disadvantaged groups to build and strengthen their small businesses.

### **Actions planned to foster and maintain affordable housing**

A majority of Kettering's CDBG-funded programs involve rehabilitation assistance for homes owned by low-to-moderate income (LMI) individuals and families. These projects will continue to be the priority area for the CDBG program. Additionally, the city will use federal funds to acquire existing homes for rehabilitation or demolition to make way for new construction. These initiatives have already added several new affordable homes to the community, with more projects in the pipeline. The city will also work with the landbank to acquire and demolish vacant and abandoned homes.

### **Actions planned to reduce lead-based paint hazards**

To address lead-based paint issues, the city will continue to contract with the Combined Health District of Montgomery County for lead assessment and clearance services. The housing rehabilitation process incorporates the following steps:

1. **Advice and Information:** Clients are informed about potential lead-based paint hazards if their homes were built before 1978. They receive verbal information and pamphlets.
2. **Inspection and Assessment:** Approved homes are inspected for code violations and necessary improvements. A licensed Montgomery County Lead Inspector performs a lead assessment inspection.
3. **Identification and Abatement:** If lead-based paint is identified, homeowners receive instructions on safe cleaning and maintenance. Any required abatement measures are explained, and lead hazards are removed or controlled through the city's lead hazard programs if the homeowner participates in the rehabilitation program.



### **Actions planned to reduce the number of poverty-level families**

The City of Kettering will work with the Montgomery County Job Center to reduce the number of poverty-level families. The Job Center develops programs to change the current welfare system, effectively utilize existing employment and training resources, and reduce dependency on public assistance. The city will continue to coordinate and promote social services available to residents, refining communication and coordination with social service agencies. Through the Montgomery County Job Center, the city funds a social service worker for the Kettering City School District to link families with needed services. Elderly residents have access to a CDBG-funded Senior Resources Coordinator to address needs through social service agencies.

### **Actions planned to develop institutional structure**

To maximize federal funds, Kettering will invest CDBG dollars in projects that generate substantial improvements in target neighborhoods. High-visibility projects will foster private investment, essential for sustaining redevelopment strategies. The city will improve efficiency by directing funding through a more focused delivery mechanism, including enhanced partnerships with strong non-profit organizations such as the Miami Valley Fair Housing Center, the HomeOwnership Center of Greater Dayton, and County Corp Development.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Kettering anticipates continued coordination between public and private housing, health, and social service agencies through various activities within the Miami Valley.

### **Discussion:**

Each year, these goals and actions will be evaluated and adjusted as needed to ensure they effectively address the community's needs and priorities.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

All planned program income has been programed. The city does not have any 108 loans, urban renewal settlements, or float-funded activities. Additionally, the city does not currently have nor does it anticipate having to return funds to the line of credit.

## Attachments

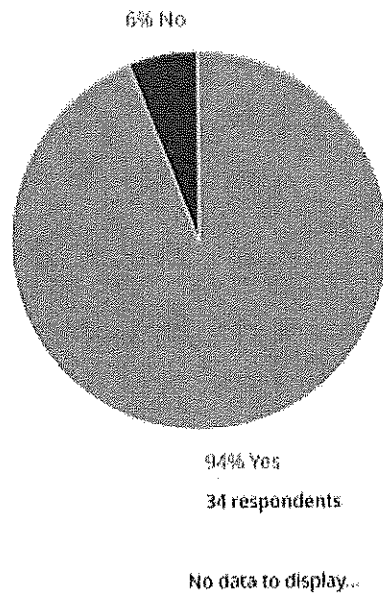
Citizen Participation Comments

# 2024 Community Development Block Group Annual Action Planning Edit

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
105	35	774	41	1

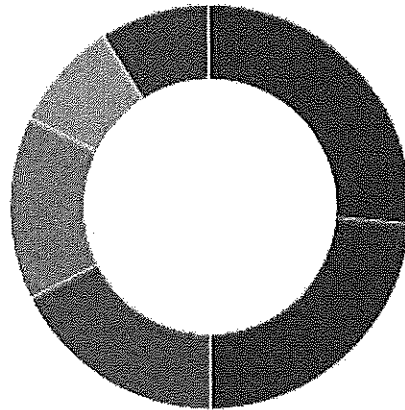
### Are you a Kettering resident?



If you are a Kettering resident please list your zip code:



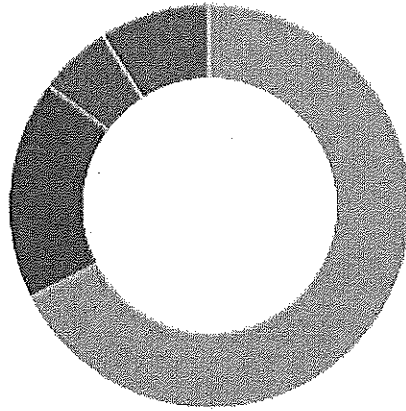
What is your age?



26%	56-65
14%	
24%	26-35
7%	
18%	36-45
9%	
15%	46-55
6%	
9%	Under 25
9%	66-75
0%	75+

34 respondents

What is your race/ethnicity?



- 68% White
- 18% Black or African-American
- 6% I prefer not to answer
- 9% Others

34 respondents

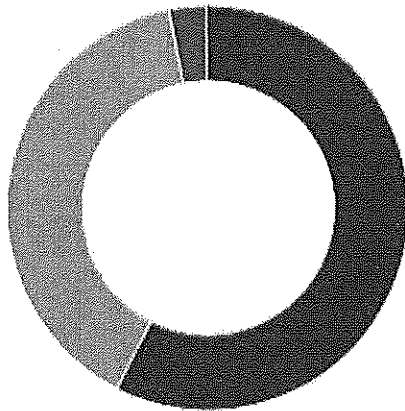
What is your household income including all sources and benefits?

Average

\$5,000 annually

\$250,000 annually or more

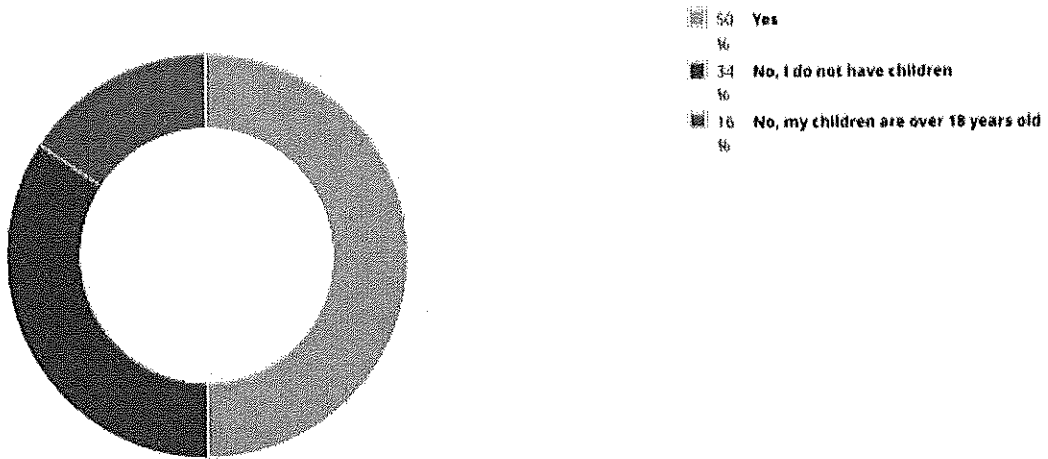
If you live in Kettering, do you rent or own your current home?



- 58% Rent
- 39% Own
- 3% Not Applicable

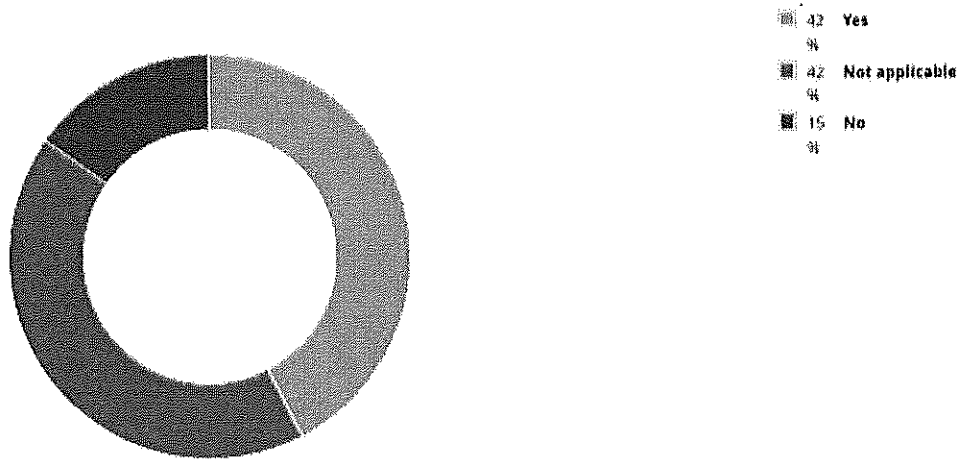
33 respondents

If you live in Kettering, are there school-age children in your household?



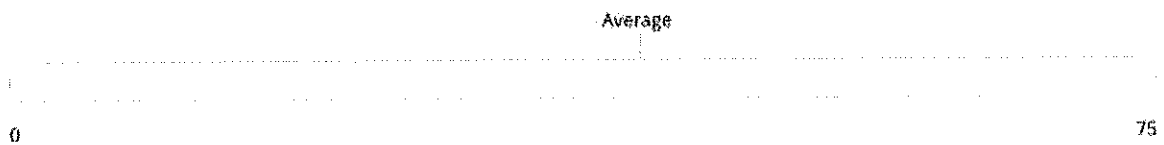
32 respondents

Do your children go to school in Kettering?



33 respondents

How much of your total gross income do you pay for housing expenses?





Select the options that best describe you:

93%	I live in Kettering	28 ✓
30%	I work in Kettering	9 ✓
23%	I am a stakeholder who cares about what happens in Kettering	7 ✓
17%	I am retired	5 ✓
13%	I am a stakeholder who cares about the region	4 ✓
10%	I am a student	3 ✓
7%	I am unemployed	2 ✓
7%	Other	2 ✓
3%	I work for the City of Kettering	1 ✓
3%	I am a Kettering business owner	1 ✓
0%	I work for a sub-recipient of Kettering's Community Development Funds	0 ✓

30 Respondents

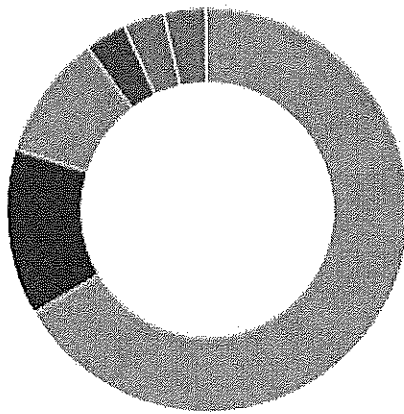
Which five of the programs from the list are most important to your household?

56%	Affordability of Housing	18 ✓
50%	Property Maintenance	16 ✓
41%	Food Assistance	13 ✓
38%	Fair Housing Assistance	12 ✓
34%	Housing Rehabilitation	11 ✓
31%	Recreation	10 ✓
28%	Child care	9 ✓
22%	Senior Services	7 ✓
19%	Job Creation & Retention Programs	6 ✓
16%	Homebuyer Assistance	5 ✓
16%	Additional Rental Housing	5 ✓
16%	Transportation	5 ✓
13%	Infrastructure Improvements	4 ✓
13%	Digital Connectivity	4 ✓
13%	Emergency Repairs	4 ✓
13%	Facade Improvements	4 ✓
13%	Lead Remediation	4 ✓
9%	Foreclosure Prevention	3 ✓
9%	Additional For Sale Housing Inventory	3 ✓
9%	Employment Assistance	3 ✓

<b>6%</b>	Start up Business Assistance	2 ✓
<b>6%</b>	Substance Abuse Programs	2 ✓
<b>6%</b>	Other	2 ✓
<b>3%</b>	Brigid's Path ( facility for addicted babies )	1 ✓
<b>3%</b>	Accessibility Improvements	1 ✓
<b>3%</b>	Business Loans	1 ✓

32 Respondents

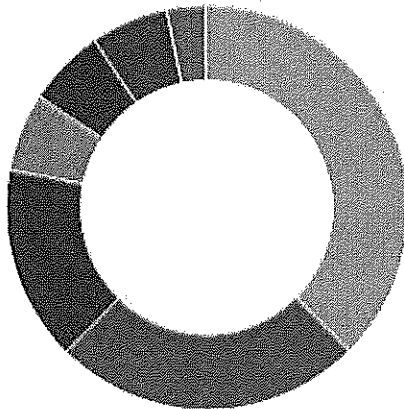
What community factors have the greatest **NEGATIVE** impact on your quality of life? Please rank your answers by clicking on the most important factor, and then the next, so they appear in order of importance.



- 67%** High housing costs
- 13%** No or low sense of community
- 10%** Transportation issues; trouble getting around
- 3%** Other (please use comment box below to explain)
- 3%** Lack of jobs
- 3%** Lack of access to health care or other critical services
- 0%** Others

30 respondents

What community factors have the greatest POSITIVE impact on your quality of life? Please rank your answers by clicking on the most important factor, and then the next, so they appear in order of importance.



- 31% Economic well-being of my household
- 25% Sense of personal safety and security
- 16% Neighborhood quality
- 6% Schools
- 6% Recreational opportunities (Indoors or outdoors)
- 6% Housing (where I live, or housing opportunities)
- 3% Other (please use comment box below to explain)
- 0% Others

32 respondents

Do you feel confident traveling in Kettering as a pedestrian? In other words, is Kettering a walkable community?

I do feel safe walking in Kettering

one month ago

👍 1 Agree

Yes I absolutely feel safe walking on the streets of Kettering. There's usually plenty of lighting and nice wide streets

2 months ago

👍 1 Agree

I have no negatives in the community I

12 days ago

I do on the residential areas but not in commercial areas.

2 months ago

Yes

2 months ago

Yes, very walkable, many sidewalks, nice neighborhoods, good parks and lots of dog walkers present (like myself).

2 months ago

I feel very safe in the city and walk daily 6 miles a day. Travel by bike and enjoy the routes provided

2 months ago

Yes I feel safe when I do my daily walks.

2 months ago

Yes

2 months ago

Yes I walk my kids a mile to school every day

2 months ago

Yes

2 months ago

Definitely can't walk after 5 as it's dark as heck. Why is there absolutely no street lights anywhere?

2 months ago

Technically you can walk but honestly the views aren't that great. Lots of construction, holes and unkempt areas.

2 months ago

People need to SLOW DOWN & focus on driving instead of their cellphones. It's been like NASCAR on the streets since the COVID lockdowns.

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Kettering is not very walkable. Certain areas are walkable, but one must drive to that area so that one can walk.

2 months ago

Yes

2 months ago

Yes I live next to a school and have never had any issues outside

2 months ago

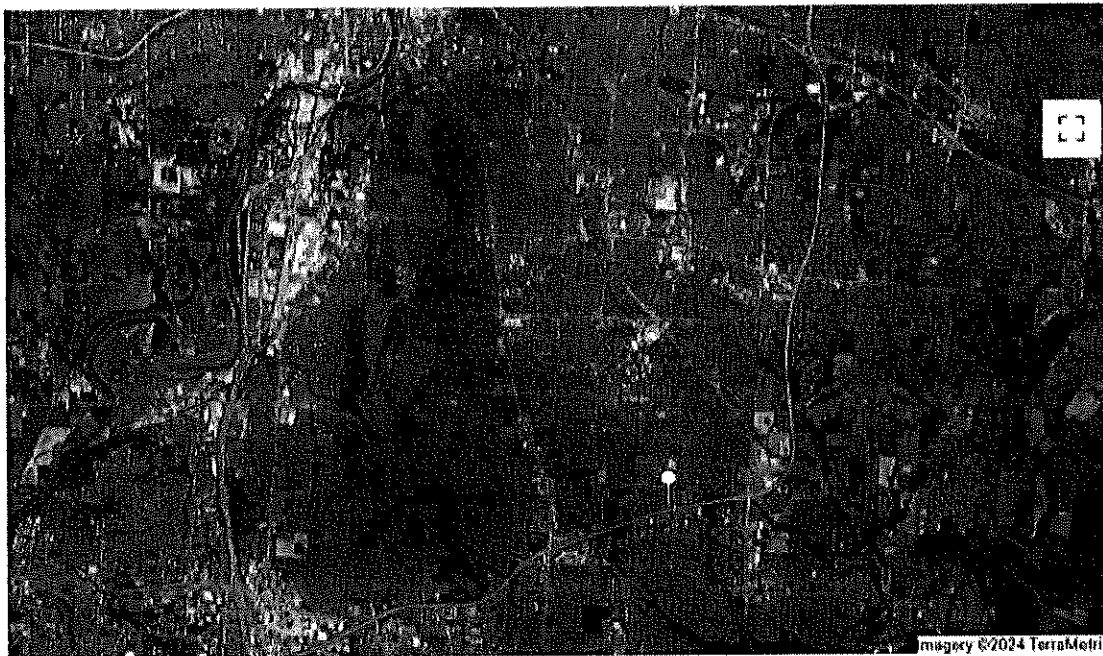
No too many hit and runs I read about with pedestrians being hit.

2 months ago

No there aren't enough sidewalks or pedestrian crossings

3 months ago

Are there any neighborhoods or places in Kettering you are concerned about in terms of neighborhood livability or other factors that can begin to deteriorate a neighborhood? Please choose that location in Kettering on the map.



Put the budget criteria in the order you think they should be funded. Put the most important one first and the least important should be at the bottom of the list.

76%	Neighborhood Revitalization: demolition of eyesore properties, redevelopment of vacant lots, lighting, sidewalks, and safety	16 ✓
67%	Access to Housing ( more units, stock, affordability)	14 ✓
62%	Public Services (Fair Housing, Foreclosure Prevention, Addiction assistance, Food Assistance, Senior Assistance)	13 ✓
62%	Public Facilities /Infrastructure: water/sewer projects, street lighting projects, brownfield cleanup projects	13 ✓
57%	Housing Improvements (Rehab, Emergencies, Lead , Accessibility)	12 ✓
57%	Economic Development (new jobs, new businesses, business loans, facade improvements)	12 ✓
48%	Digital Connectivity (helping all residents to connect to internet resources)	10 ✓
10%	Other	2 ✓

21 Respondents

Might as well you can't put your choices and the order that you pick them

2 months ago

Develop more housing for low income seniors and the disabled

2 months ago

I think they are charging way too much where I live for what you get. Things need repair or updating yet the rent is higher than its worth. I like where I live, but I think its a bit high in comparing newer properties and what you get. I think this is just greed as usual for owners wanting more than they are willing to give.

2 months ago

We need lighting on the streets! It's a safety issue being so dark.

2 months ago

Utilities assistance (gas, electric, phone). Also, survey will only allow me to pick one instead of ranking.

2 months ago

Strong sustainability programs

2 months ago

No data to display...

### Share your ideas on how Kettering can ensure the provision of safe, decent and affordable housing for low to moderate-income persons:

Should be some sort of rent control. Landlords charging crazy amounts and being slum lords is a real thing.

2 months ago

👍 2 Agree

Build an apartment building

3 months ago

👍 2 Agree

Make sure landlords update properties

2 months ago

Job Creation so people can afford the available housing. Government control will not work on rent rates.

2 months ago

Actually let us fill out the forms instead of taking it and saying oh I have to fill this out a certain way...

2 months ago

Look for reuse option to repurpose unused buildings into affordable housing

2 months ago

Share your ideas about providing a suitable living environment through safer, more livable neighborhoods. This includes reducing slums and blight (if any) in Kettering.

More street lights. Continued police presence. Maintaining good schools

3 months ago

12 Agree

Street lights and police presence are good starts, maybe try to get neighborhoods interested in neighborhood watch.

2 months ago

11 Agree

Street lights

2 months ago

Does Kettering have adequate access to broadband internet?

	Speed	Coverage	Competition	Price
Yes	29%	31%	17%	23%
	Speed	Coverage	Competition	Price
No	11%	11%	33%	44%
	Speed	Coverage	Competition	Price
Unsure	25%	33%	25%	17%
	Speed	Coverage	Competition	Price
More Options Are Needed	14%	21%	29%	36%
	Speed	Coverage	Competition	Price

35 respondents

Share your ideas about meeting any urgent community development need you have identified.

Allow residents to develop Market Gardens on their property to produce good quality food and make some additional income

2 months ago

1 Agree

Stop taxing us continuously and perhaps we can afford our other bills. Not sure where all the money goes but I don't see it in my neighborhood.

2 months ago

1 Agree

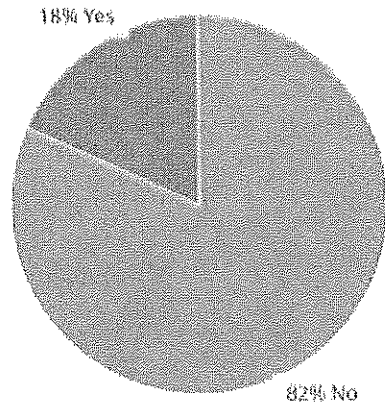
Assistance with utilities & food would be helpful, especially if rent increases. Survey would not allow me to rank groups, only pick one answer.

2 months ago

1 Agree

If you or someone you knew needed help or community resources, would you know where to look? For example, if your neighbor can't afford their water bill, would you know where to refer them for assistance?





11 respondents

Trying to get help is almost impossible and when you can it's normally too late, as if people can just stop time in their emergency.

2 months ago

Looks like we need information.

3 months ago

Tell us about the housing in Kettering:

	rental housing	homes for first time homebuyers	all homes for sale	supportive housing for people with health, mental health or homelessness issues	accessible housing for the disabled	subsidized housing where residents pay only based on a percentage of their income
Is there enough housing to meet the demand in this community?	33% rental housing	homes for first time homebuyers	11% all homes for sale	11% supportive housing for people with health, mental health or homelessness issues	- accessible housing for the disabled	44% subsidized housing where residents pay only based on a percentage of their income
Is it affordable for our residents?	14% rental housing	homes for first time homebuyers	- all homes for sale	29% supportive housing for people with health, mental health or homelessness issues	- accessible housing for the disabled	57% subsidized housing where residents pay only based on a percentage of their income
Is it high quality and updated enough?	25% rental housing	homes for first time	25% all homes	- supportive housing for people with health,	- accessible housing for	50% subsidized housing where residents pay

	rental housing	homes for first time homebuyers	all homes for sale	supportive housing for people with health, mental health or homelessness issues	accessible housing for the disabled	subsidized housing where residents pay only based on a percentage of their income
Are the neighborhoods well maintained?	12% rental housing	12% homes for first time homebuyers	25% all homes for sale	12% supportive housing for people with health, mental health or homelessness issues	12% accessible housing for the disabled	25% subsidized housing where residents pay only based on a percentage of their income

9 respondents

How would you prefer to get information about the 2024 Annual Action Plan?(Check all that apply):

50%	Direct Email	4 ✓
38%	Direct Mail	3 ✓
13%	Lettering Website	1 ✓
13%	Text	1 ✓
0%	Social Media	0 ✓
0%	Public Input Website	0 ✓

8 Respondents

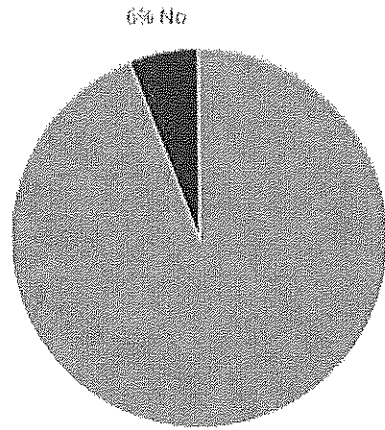
Spiritwolf12795@gmail.com  
937-608-3805  
7 months ago

### Comments: 2022 Annual Action Plan Public Meeting #1

#### Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
105	35	774	41	1

Are you a Kettering resident?

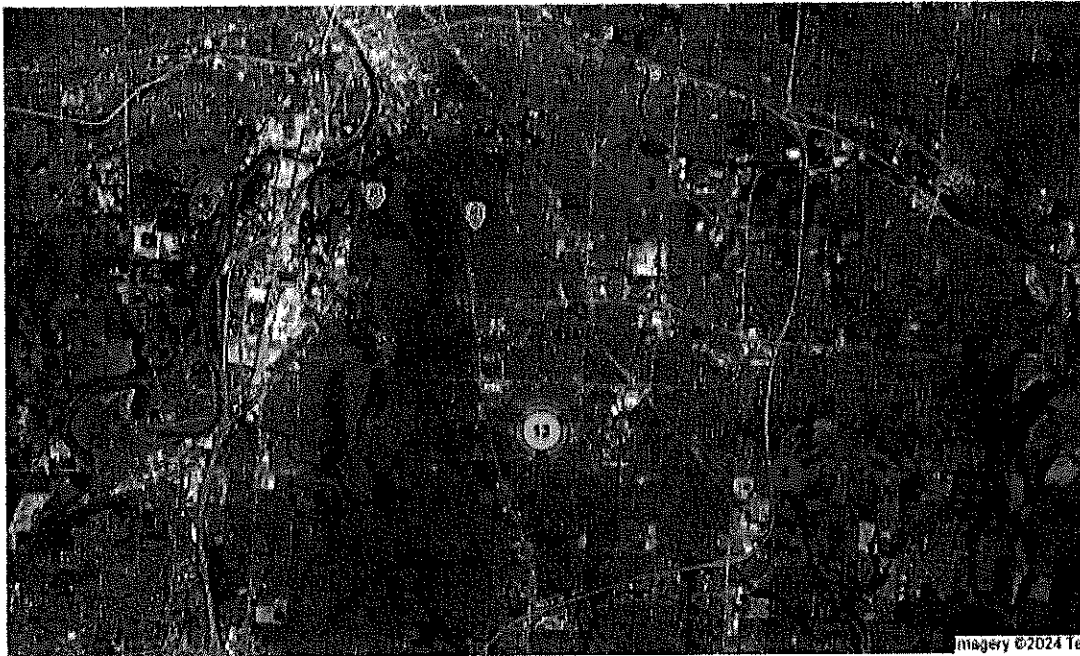


94% Yes

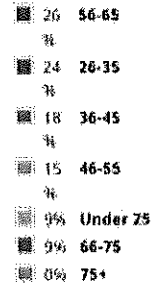
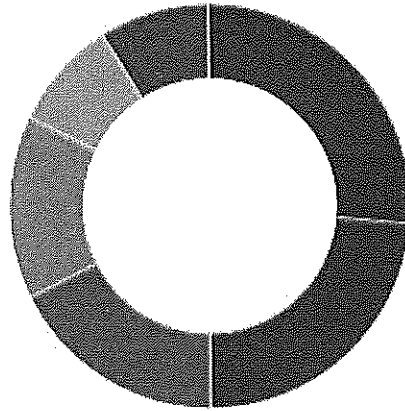
34 respondents

No data to display...

If you are a Kettering resident please list your zip code:

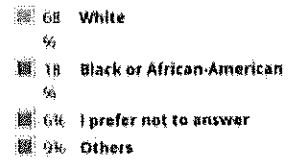
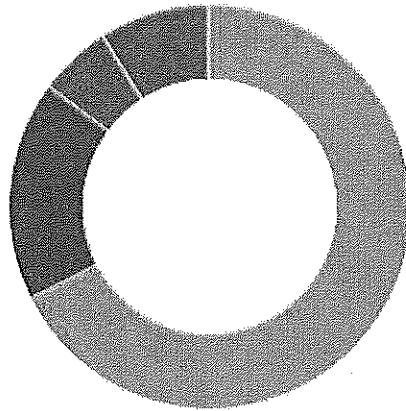


What is your age?



34 respondents

What is your race/ethnicity?

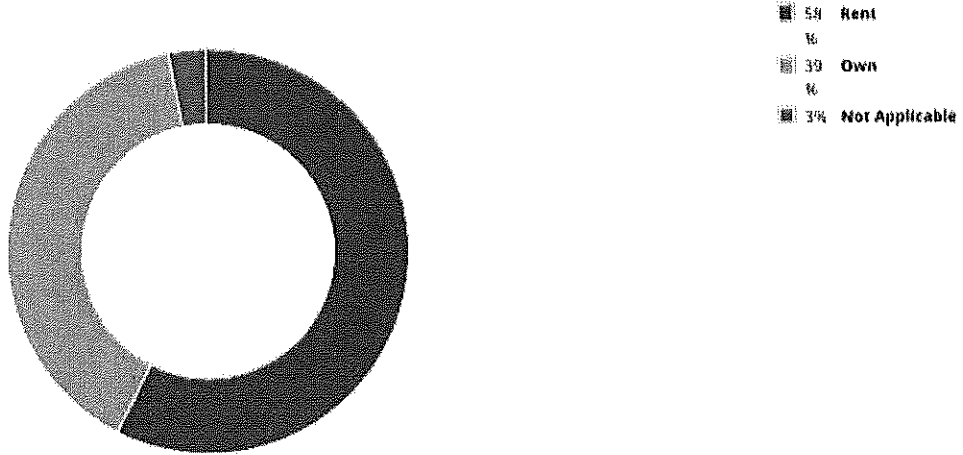


34 respondents

What is your household income including all sources and benefits?

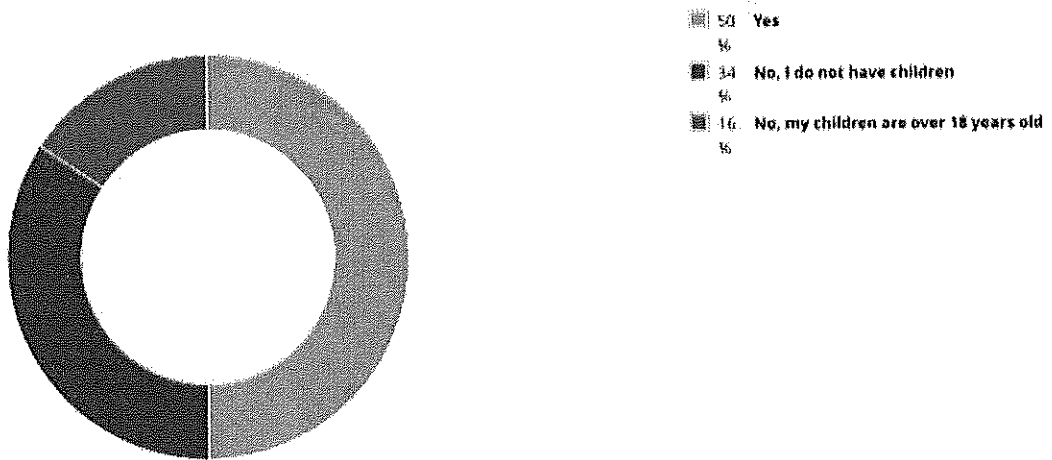


If you live in Kettering, do you rent or own your current home?



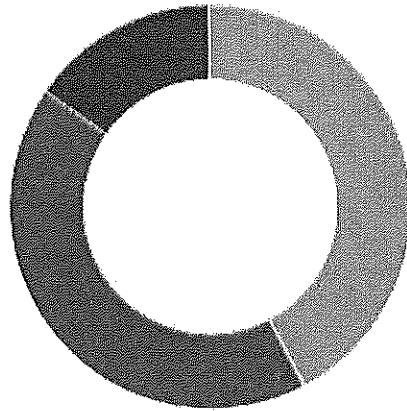
33 respondents

If you live in Kettering, are there school-age children in your household?



32 respondents

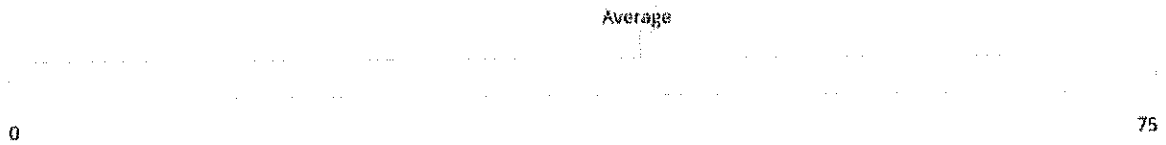
Do your children go to school in Kettering?



- 42% Yes
- 42% Not applicable
- 15% No

33 respondents

How much of your total gross income do you pay for housing expenses?



Select the options that best describe you:

93%	I live in Kettering	28 ✓
30%	I work in Kettering	9 ✓
23%	I am a stakeholder who cares about what happens in Kettering	7 ✓
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13%	I am a stakeholder who cares about the region	4 ✓
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7%	I am unemployed	2 ✓
7%	Other	2 ✓
3%	I work for the City of Kettering	1 ✓
3%	I am a Kettering business owner	1 ✓
0%	I work for a sub-recipient of Kettering's Community Development Funds	0 ✓

30 Respondents

Which five of the programs from the list are most important to your household?

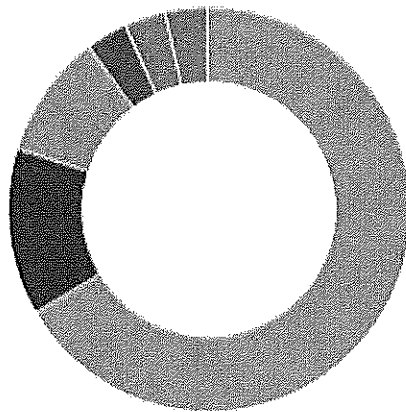
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16%	Transportation	5 ✓
13%	Infrastructure Improvements	4 ✓
13%	Digital Connectivity	4 ✓
13%	Emergency Repairs	4 ✓
13%	Facade Improvements	4 ✓
13%	Lead Remediation	4 ✓
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9%	Additional For Sale Housing Inventory	3 ✓
9%	Employment Assistance	3 ✓



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6%	Substance Abuse Programs	2 ✓
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3%	Brigid's Path ( facility for addicted babies )	1 ✓
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32 Respondents

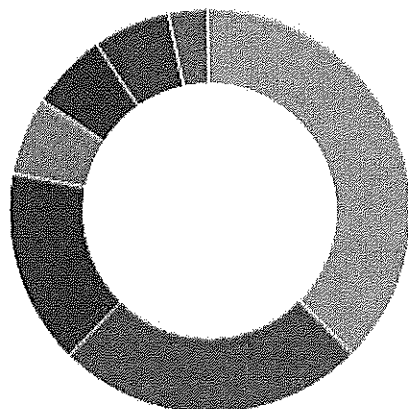
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30 respondents

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32 respondents

Do you feel confident traveling in Kettering as a pedestrian? In other words, is Kettering a walkable community?

I do feel safe walking in Kettering

one month ago

1 Agree

Yes I absolutely feel safe walking on the streets of Kettering. There's usually plenty of lighting and nice wide streets

2 months ago

1 Agree

I have no negatives in the community I

12 days ago

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2 months ago

Yes

2 months ago

Yes, very walkable, many sidewalks, nice neighborhoods, good parks and lots of dog walkers present (like myself).

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2 months ago

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2 months ago

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2 months ago

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2 months ago

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48%	Digital Connectivity (helping all residents to connect to internet resources)	10 ✓
10%	Other	2 ✓

21 Respondents

Might as well you can't put your choices and the order that you pick them

2 months ago

Develop more housing for low income seniors and the disabled

2 months ago

I think they are charging way too much where I live for what you get. Things need repair or updating yet the rent is higher than its worth. I like where I live, but I think its a bit high in comparing newer properties and what you get. I think this is just greed as usual for owners wanting more than they are willing to give.

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2 months ago

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2 months ago

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1 month ago

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3 months ago

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Street lights

2 months ago

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	Speed	Coverage	Competition	Price
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	Speed	Coverage	Competition	Price
Unsure	25%	33%	25%	17%
	Speed	Coverage	Competition	Price
More Options Are Needed	14%	21%	29%	36%
	Speed	Coverage	Competition	Price

35 respondents

Share your ideas about meeting any urgent community development need you have identified.

Allow residents to develop Market Gardens on their property to produce good quality food and make some additional income

2 months ago

1 Agree

Stop taxing us continuously and perhaps we can afford our other bills. Not sure where all the money goes but I don't see it in my neighborhood.

1 month ago

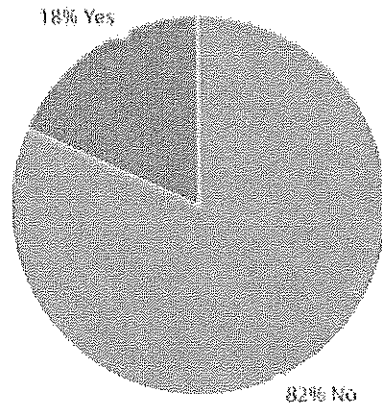
1 Agree

Assistance with utilities & food would be helpful, especially if rent increases. Survey would not allow me to rank groups, only pick one answer.

2 months ago

1 Agree

If you or someone you knew needed help or community resources, would you know where to look? For example, if your neighbor can't afford their water bill, would you know where to refer them for assistance?



11 respondents

Trying to get help is almost impossible and when you can it's normally too late, as if people can just stop time in their emergency.

2 months ago

Looks like we need information.

2 months ago

Tell us about the housing in Kettering:

	rental housing	homes for first time homebuyers	all homes for sale	supportive housing for people with health, mental health or homelessness issues	accessible housing for the disabled	subsidized housing where residents pay only based on a percentage of their income
Is there enough housing to meet the demand in this community?	33% rental housing	- homes for first time homebuyers	11% all homes for sale	11% supportive housing for people with health, mental health or homelessness issues	- accessible housing for the disabled	44% subsidized housing where residents pay only based on a percentage of their income
Is it affordable for our residents?	14% rental housing	- homes for first time homebuyers	- all homes for sale	29% supportive housing for people with health, mental health or homelessness issues	- accessible housing for the disabled	57% subsidized housing where residents pay only based on a percentage of their income
Is it high quality and updated enough?	25% rental housing	- homes for first time	25% all homes	- supportive housing for people with health,	- accessible housing for	50% subsidized housing where residents pay

	rental housing	homes for first time homebuyers	all homes for sale	supportive housing for people with health, mental health or homelessness issues	accessible housing for the disabled	subsidized housing where residents pay only based on a percentage of their income
Are the neighborhoods well maintained?	12% rental housing	12% homes for first time homebuyers	25% all homes for sale	12% supportive housing for people with health, mental health or homelessness issues	12% accessible housing for the disabled	25% subsidized housing where residents pay only based on a percentage of their income

9 respondents

How would you prefer to get information about the 2024 Annual Action Plan?(Check all that apply):

50%	Direct Email	4 ✓
38%	Direct Mail	3 ✓
13%	Lettering Website	1 ✓
13%	Text	1 ✓
0%	Social Media	0 ✓
0%	Public Input Website	0 ✓

8 Respondents

Spiritwolf2795@gmail.com

937-608-3805

2 months ago



## Grantee Unique Appendices

### Summary of 2024 Questionnaire Answers from Professionals, Partners and Stakeholders

\*Some sources did not answer all questions or answered with n/a

1. Are you anticipating any activities that you or your organization conducts that will impact Kettering residents or businesses in the next year? Such as new programs, services, or a reduction in programs or services?

\*Variety of services specific to each organization listed below:

Habitat for Humanity of Greater Dayton – Habitat for Humanity of Greater Dayton has been a significant increase in request for critical home repairs and accessibility modifications. We allocate a portion of our funding for Neighborhood Repair. The City of Kettering should allocate CDBG resources to preserving housing stock with supports affordable homeownership. [mmiozzi@daytonhabitat.org](mailto:mmiozzi@daytonhabitat.org)

MVFHC – The Miami Valley Fair Housing Center education and outreach programs will continue its work reaching out to both consumers and housing providers, lenders, appraisers, architects, Realtors, etc. to ensure the community is aware of any new changes in fair housing best practices. As in the last two years MVFHC will continue to reach out to apartments complexes for one on one discussion of the materials we leave housing providers for their staff and residents. [john.zimmerman@myfairhousing.com](mailto:john.zimmerman@myfairhousing.com)

Kettering Senior Services – Yes – I do social services and resources for the City of Kettering residents. [Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

Brigid's Path – Each year, we serve more babies and mothers. [jill@brigidspath.org](mailto:jill@brigidspath.org)

Kettering Backpack Program – We will continue to offer weekend food to Kettering students who face food insecurity. We attend to meet the demand. The number of students we feed each weekend continues to climb. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

MVCAP – MVCAP is MVCAP is applying for a grant for 2025 that targets Montgomery County homeowners that are aged 60 and over or with a disability to assist with repairs with income eligibility of 60% MRB. [Tanara.black-blake@mycap.com](mailto:Tanara.black-blake@mycap.com)

2. What do you see as the most pressing social service need for Kettering residents?

MVFHC – Residents need financial literacy and homeowner literacy as a tool to remain stable both in rentals and owner-occupied residences. Rental price hikes need to be abated and rents stabilized to low inflation so that low and moderate income families have opportunities to get ahead. [John.zimmerman@myfairhousing.com](mailto:John.zimmerman@myfairhousing.com)

Kettering Senior Services – Affordable housing – and the means to get on the programs to get lower rent. Lawn care services, snow removal services, and home repair and maintenance programs for people over 65 on a fixed income so they cannot afford the cost of living and keeping their homes. [Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

Brigid's Path - . Support for mothers with young children is crucial for Kettering due to its positive impact on early childhood development, parental well-being, and the long-term success of future generations. Ensuring health, safety, economic stability, and preventing social issues fosters community cohesion and enhances overall quality of life. [jill@bridgidspath.org](mailto:jill@bridgidspath.org)

Kettering Backpack Program – Affordable housing, food and childcare for working parents. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

Habitat for Humanity of Greater Dayton – Food insecurity and affordable housing. [mmiozzi@daytonhabitat.org](mailto:mmiozzi@daytonhabitat.org)

MVCAP – Affordable housing. [Tamara.black-blake@mycap.com](mailto:Tamara.black-blake@mycap.com)

### 3. How can affordable housing be improved in Kettering?

MVFHC – There needs to be more units available and competition needs to increase in order to achieve what we wrote in #2. [John.zimmerman@myfairhousing.com](mailto:John.zimmerman@myfairhousing.com)

Kettering Senior Services – More small affordable housing options like Vista Village Tiny Home Community Designed for Homeless – Perez Morris. [Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

Brigid's Path - Enhancing affordable housing in Kettering involves implementing subsidized housing policies, initiating affordable housing programs, and collaborating with local agencies for financial support. Ensuring the availability of safe, family-friendly environment and accessible childcare resources contributes to overall improvement in affordable housing for the community. [jill@bridgidspath.org](mailto:jill@bridgidspath.org)

Kettering Backpack Program – Rehab existing dilapidated housing so it is habitable for families. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

Habitat for Humanity of Greater Dayton – Allocate funding for new affordable homeownership housing, downpayment assistance, forgivable home repair grants and appraisal gap loans to renovate a properties (owner-occupied only). [mmiozzi@daytonhabitat.org](mailto:mmiozzi@daytonhabitat.org)

MVCAP - Creating resources to support homes for those with the lowest incomes. [Tamara.black-blake@mycap.com](mailto:Tamara.black-blake@mycap.com)

4. How can neighborhoods be improved in Kettering?

MVFHC – All neighborhoods should have clear unobstructed sidewalks (removal of low tree limbs, etc.) for easy access to public transportation by people with disabilities.  
[john.zimmerman@mvtfairhousing.com](mailto:john.zimmerman@mvtfairhousing.com)

Kettering Senior Services – More accountability for the conditions and upkeep of the homes. More assistance programs to make sure homes are in code. [Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

Brigid's Path – Improving neighborhoods in Kettering, particularly for moms with small children, involves implementing safe and supportive housing initiatives. This includes creating secure environments, enhancing community services, and fostering a sense of belong. Collaborating with local agencies to provide childcare options and family-oriented resources contributes to building a nurturing and secure atmosphere for mothers and their children. [jill@brigidspath.org](mailto:jill@brigidspath.org)

Kettering Backpack Program – That is very difficult. You need the buy-in of the residents and that is hard. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

Habitat for Humanity of Greater Dayton – Stay focused on safety and crime prevention.  
[mmiozzi@daytonhabitat.org](mailto:mmiozzi@daytonhabitat.org)

MVCAP - Providing services for the elderly and or sick to assist with minor repairs such as gutters being cleaned, mowing lawns etc. Ineligible projects for home repair projects.  
[Tamara.black-blake@mvcap.org](mailto:Tamara.black-blake@mvcap.org)

5. How can economic development be improved in Kettering?

MVFHC – Business development. [John.zimmerman@mvtfairhousing.com](mailto:John.zimmerman@mvtfairhousing.com)

Kettering Senior Services – More jobs and more desire to link in Kettering.  
[Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

Brigid's Path – Boosting economic development in Kettering, especially for young families, entails creating a supportive environment. This includes attracting businesses that cater to family needs, fostering local entrepreneurship, and investing in programs that enhance the skills of the workforce. Improving family-centric services, creating family-friendly spaces, and collaborating with local organizations can contribute to a thriving economic landscape that specifically supports the needs of young families. [jill@brigidspath.org](mailto:jill@brigidspath.org)

Kettering Backpack Program – Constant communication with business owners so they know Kettering cares. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

Habitat for Humanity of Greater Dayton – Consider updating zoning restrictions that deter new or re-development projects. [nmiozzi@daytonhabitat.org](mailto:nmiozzi@daytonhabitat.org)

MVCAP - Economic Development in Kettering has continued to grow. The Frazee, Dorothy Lane Market, Town and Country are trademarks and continues to bring people together. [Tamara.black-blake@mycap.com](mailto:Tamara.black-blake@mycap.com)

6. What are the barriers you see for Kettering being an even better community?

MVFHC – Rising cost of living. [John.zimmerman@myfairhousing.com](mailto:John.zimmerman@myfairhousing.com)

Kettering Senior Services – Barriers are peoples mindset, money, legal, city leadership, ownership/responsibility. [Natalie.storms@ketteringoh.org](mailto:Natalie.storms@ketteringoh.org)

**Brigid's Path – Funding and lack of resources will be the biggest barriers.**  
[jill@brigidspath.org](mailto:jill@brigidspath.org)

Kettering Backpack Program – Residents need to become more involved in their community but that is very difficult. It's hard for them to care when they are so busy trying to keep their family together, put food on the table and a roof over their head. [Bonniepitt13@gmail.com](mailto:Bonniepitt13@gmail.com)

Habitat for Humanity of Greater Dayton – Affordability, including real estate tax increases. [nmiozzi@daytonhabitat.org](mailto:nmiozzi@daytonhabitat.org)

MVCAP – Market your homeownership programs and down payment assistance programs. [Tamara.black-blake@mycap.com](mailto:Tamara.black-blake@mycap.com)

7. What gaps in services and outcomes do you see for low-income Kettering residents?

MVFHC – Mandatory financial literacy at all levels of education in public and private schools. [John.zimmerman@myfairhousing.com](mailto:John.zimmerman@myfairhousing.com)

Brigid's Path – Low-income Kettering residents experience service gaps and disparate outcomes, necessitating initiatives like subsidized healthcare, educational support, and job training for equitable community well-being. [jill@brigidspath.org](mailto:jill@brigidspath.org)

Kettering Backpack Program – The residents need to be able to access county services closer to home. They also need to be counseled on what services they are entitled to and how to receive these services. [Bonniepitt3@gmail.com](mailto:Bonniepitt3@gmail.com)

Habitat for Humanity of Greater Dayton – Food insecurity and affordable housing.  
[nmjozzi@daytonhabitat.org](mailto:nmjozzi@daytonhabitat.org)

MVCAP – Marketing of homeownership, downpayment assistance, CHIP, and home repair programs. [Tamaru.black-blake@mvcap.com](mailto:Tamaru.black-blake@mvcap.com)

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

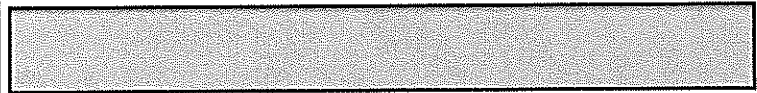
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Kettering	07/24/2024



**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> [ ] <b>* Other (Specify):</b> [ ]
---	---	--

<b>* 3. Date Received:</b> 07/24/2024	<b>4. Applicant Identifier:</b> [ ]
--	--

<b>5a. Federal Entity Identifier:</b> [ ]	<b>5b. Federal Award Identifier:</b> B24MC390011
--	---

**State Use Only:**

<b>6. Date Received by State:</b> [ ]	<b>7. State Application Identifier:</b> [ ]
---------------------------------------	---

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> City of Kettering
---

<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> [ ]	<b>* c. UEI:</b> [ ]
---	-------------------------

**d. Address:**

<b>* Street1:</b> 3600 Shroyer Rd
<b>Street2:</b> [ ]
<b>* City:</b> Kettering
<b>County/Parish:</b> [ ]
<b>* State:</b> OH: Ohio
<b>Province:</b> [ ]
<b>* Country:</b> USA: UNITED STATES
<b>* Zip / Postal Code:</b> 45429-2799

**e. Organizational Unit:**

<b>Department Name:</b> [ ]	<b>Division Name:</b> [ ]
--------------------------------	------------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> Mrs.	<b>* First Name:</b> Angela
<b>Middle Name:</b> [ ]	
<b>* Last Name:</b> Rahman	
<b>Suffix:</b> [ ]	
<b>Title:</b> Community Development Manager	
<b>Organizational Affiliation:</b> [ ]	
<b>* Telephone Number:</b> 937-296-2524	<b>Fax Number:</b> [ ]
<b>* Email:</b> angela.rahman@ketteringoh.org	

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

14.218 Entitlement Grant

\* Title:

Community Development Block Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

City of Kettering Community Development Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="515,862.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="650,943.32"/>
* f. Program Income	<input type="text" value="31,000.00"/>
* g. TOTAL	<input type="text" value="1,197,805.32"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

CITY OF KETTERING, OHIO

A RESOLUTION

By:

No.

TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR CURRENT  
EXPENSES AND OTHER EXPENDITURES OF THE CITY OF  
KETTERING, STATE OF OHIO, DURING THE FISCAL YEAR  
ENDING DECEMBER 31, 2024

Be It Resolved by the Council of the City of Kettering, State of Ohio, that:

Section 1. To provide for the current expenses and other expenditures of the City of Kettering during the fiscal year ending December 31, 2024, the following supplemental sums are set aside and appropriated:

A. From the General Fund:

POLICE DEPARTMENT	
Operating Expenses	\$ 6,000.00

Section 2. The Director of Finance is authorized to adjust appropriations within any fund or department as long as the adjustments made do not exceed the total appropriation authorized within that fund or department.

Section 3. The Clerk of Council is authorized and directed to forward a copy of this Resolution to the Montgomery County Auditor.

Section 4. As provided in Section 4-8 of the City Charter, this Resolution takes effect immediately upon its adoption.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III,  
Law Director

Estimated Cost: \$6,000.00  
Amount Budgeted: \$0  
Acct. No. 0600-72220

(Requested by: Finance Department)

CITY OF KETTERING, OHIO

AN EMERGENCY ORDINANCE

By:

No.

**TO APPROPRIATE PROJECT PARCELS 4-WD AND 4-T  
OF THE MOT-W, STROOP SIDEWALK PHASE 2  
PROJECT (CITY PROJECT NO. 05-213F, ODOT PID  
113340); AND TO DECLARE AN EMERGENCY**

WHEREAS, the acquisition of certain real property interests is necessary for the MOT-W, Stroop Sidewalk Phase 2 Project (City Project No. 05-213F, ODOT PID 113340) and is also necessary on an immediate basis for the preservation of the public peace, health, safety, and welfare.

NOW, THEREFORE, Be It Ordained by the Council of the City of Kettering, State of Ohio, at least five of the members concurring, that:

Section 1. Under the Constitution and the laws of the State of Ohio, the following described property and estate(s) or interest(s) therein (combined, the "Property") are hereby appropriated: a temporary easement in the property described as Project Parcels 4-WD and 4-T, and more particularly described in attached Exhibit A. The purpose of this appropriation of property is the construction of a public sidewalk and other related appurtenances as described in the project plans (combined, the "Project"). All elements of the Project are for the purpose of benefiting the public peace, health, safety, and welfare of this City.

Section 2. This Council finds that the appropriation is required for the stated public purpose, that the City has been unable to agree with the owner(s) of the Property, and that the immediate possession of the Property is necessary for the Project.

Section 3. This Council determines that the total value of the appropriated Property, including the damages, if any, to the residue, is \$3,430.00.

Section 4. The Law Director of this City is hereby authorized to take or cause to be taken any action necessary for the City to immediately gain possession and ownership of the Property, including, but not limited to, filing or causing to be filed an appropriation action in a court of competent jurisdiction so that the amount of compensation to be paid for the Property may be determined.

Section 5. This Ordinance is hereby declared to be an emergency measure on the basis that: it is necessary for the immediate preservation of the public peace, health, safety, and welfare; any delay may cause Project funding from the Ohio Department of Transportation to be withdrawn, Project bidding to be delayed, and construction costs to increase; and it is necessary to cause the Project to be implemented as soon as possible for continued vehicular and pedestrian safety. Therefore, this Ordinance shall become and be effective immediately upon its passage.

Passed by Council this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PEGGY LEHNER, Mayor

ATTEST:

CERTIFICATE OF APPROVAL:

\_\_\_\_\_  
AMY J. HAYSLIP,  
Clerk of Council

\_\_\_\_\_  
THEODORE A. HAMER III  
Law Director

Estimated Cost:     \$3,430.00  
Amount Budgeted:   \$3,430.00  
Acct. No.:           5704-77750 (temporary right-of-way)  
                          5704-77760 (permanent right-of-way)

(Requested by Engineering Department)

**PARCEL 4-WD  
MOT-W. STROOP SIDEWALK PHASE 2  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF KETTERING, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

(Surveyor's description of the premises follows)

Situate in the City of Kettering, County of Montgomery, State of Ohio, Section 5, Town 1, Range 6 M.Rs., being part of a 4.653 acre parcel of land owned by Lakestone, LLC, as recorded in IR DEED 21-018985 of the records of the Montgomery County Recorder's Office and being more particularly described as follows:

Being on the LEFT side of the centerline of right-of-way of W. Stroop Road, as shown on the W. Stroop Road Centerline Location Plan as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ (I.R. Plat 24-\_\_\_\_\_) and being located within the following described points in the boundary thereof:

All references herein to station and offset are to the centerline of right-of-way of W. Stroop Road.

BEGINNING, for reference, at a concrete monument found at the southwest corner of Lot 3 of the Hidden Valley Plat recorded on Plat Book 87, Page 38 as conveyed to Stacey Lynn and Luigi Carone as recorded on I.R. Deed 21-027859, being located at 60.00 feet left, Station 81+56.18;

thence with the existing north right-of-way line of West Stroop Road, *North 75°02'32" West* for a distance of *347.84 feet* to a point, being located at 59.63 feet left, Station 78+08.49;

thence with the existing east property line of said 4.653 acre parcel of land and the west line of a 0.1432 acre parcel of land conveyed to City of Kettering recorded on Deed Book 2250, Page 483, on a curve to the right with an arc length of 22.98 feet, a radius of 161.14 feet, a delta angle of 08°10'20", a chord bearing South 14°31'31" West, a chord distance of 22.96 feet to an iron pin set, being located at 36.67 feet left, Station 78+08.70, said point being the TRUE POINT OF BEGINNING of the parcel herein described;

thence with the existing east property line of said 4.653 acre parcel of land and the west line of said 0.1432 acre parcel of land, on a curve to the right with an arc length of 6.69 feet, a

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/26/24

PID 113340

radius of 161.14 feet, a delta angle of  $02^{\circ}22'47''$ , a chord bearing South  $19^{\circ}48'04''$  West, a chord distance of 6.69 feet to a point, being located at 30.00 feet left, Station 78+08.13;

thence with the existing east property line of said 4.653 acre parcel of land and the west line of said 0.1432 acre parcel of land, *South  $20^{\circ}58'27''$  West* for a distance of *30.54 feet* to a point, being located 0.37 feet right, Station 78+04.92;

thence with the existing south property line of said 4.653 acre parcel of land and also being the south line of said Section 5, *North  $75^{\circ}02'32''$  West* for a distance of *166.15 feet* to a point, being located at 0.31 feet right, Station 76+38.77;

thence with the existing west property line of said 4.653 acre parcel of land and the east line of a 0.5298 acre parcel of land conveyed to City of Kettering recorded on Deed Book 2250, Page 483, *North  $20^{\circ}27'16''$  East* for a distance of *37.15 feet* to an iron pin set, being located at 36.67 feet left, Station 76+42.34;

thence with the proposed north right-of-way line of West Stroop Road, *South  $75^{\circ}03'48''$  East* for a distance of *166.36 feet* to the TRUE POINT OF BEGINNING of the parcel herein described.

The above described area is contained within Montgomery County Auditor's Parcel Number N64 03304 0110 and contains 0.1413 acres, gross, of which 0.1158 acres is PRO (present road occupied), leaving a net take of 0.0255 acres, more or less, and being subject to all legal highway and any easements or restrictions of record.

Prior instrument reference as of the date this survey was prepared: IR DEED 21-018985 in the Deed Records of Montgomery County, Ohio.

This description was prepared and reviewed on March 26, 2024, by the City of Kettering Engineering Department.

This description is based on a survey made under the direction and supervision of Lee M. Thieman, Registered Surveyor Number 8758 in January 2018.



EXHIBIT A

LPA RX 851 WD  
Ver. Date 03/26/24

Page 3 of 3  
Rev. 06/09  
PID 113340

Monuments referred to as iron pins set are 30 inch long No. 5 iron pin with a yellow cap stamped "City of Kettering". Right-of-way monuments called for as set herein will be set upon the completion of the acquisition process.

All bearings shown are for project use only. They are based on 1983 North American Datum (2011 Adjustment) State Plane Coordinates (Ohio South Zone 3402) as determined by the City of Kettering.

\_\_\_\_\_  
Lee M. Thieman, Ohio Registered Surveyor No. 8758

\_\_\_\_\_  
Date

PARCEL 4-T  
MOT-W. STROOP SIDEWALK PHASE 2  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY FOR  
SIDEWALK GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY  
CITY OF KETTERING, OHIO

(Surveyor's description of the premises follows)

Situate in the City of Kettering, County of Montgomery, State of Ohio, Section 5, Town 1, Range 6 M.Rs., being part of a 4.653 acre parcel of land owned by Lakestone, LLC, as recorded in IR DEED 21-018985 of the records of the Montgomery County Recorder's Office and being more particularly described as follows:

Being on the LEFT side of the centerline of right-of-way of W. Stroop Road, as shown on the W. Stroop Road Centerline Location Plan as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ (I.R. Plat 23-\_\_\_\_\_) and being located within the following described points in the boundary thereof:

All references herein to station and offset are to the centerline of right-of-way of W. Stroop Road.

BEGINNING at the southeast corner of said 4.653 acre parcel of land, and on the north right of way of Stroop Road, being located at 59.59 feet left, Station 79+06.31;

thence with the existing north right of way line and the south property line of said 4.653 acre parcel of land, *North 75°02'32" West* for a distance of *97.82 feet* to a point, being located at 59.63 feet left, Station 78+08.49, said point being the TRUE POINT OF BEGINNING of the parcel herein described;

thence with the existing east property line of said 4.653 acre parcel of land, on a curve to the right with an arc length of 22.98 feet, a radius of 161.14 feet, a delta angle of 08°10'20", a chord bearing South 14°31'31" West, a chord distance of 22.96 feet to an iron pin set, being located at 36.67 feet left, Station 78+08.70;

thence with the proposed north right-of-way line of W. Stroop Road and a new division line, *North 75°03'48" West* for a distance of *166.36 feet* to an iron pin set, being located at 36.67 feet left, Station 76+42.34;

thence with the existing west property line of said 4.653 acre parcel of land, *North 20°27'16" East* for a distance of *23.13 feet* to a point, being located at 59.69 feet left, Station 76+44.57;

thence with a new temporary easement the following four (4) courses:

EXHIBIT A

- 1) *South 75°02'32" East* for a distance of *57.48 feet* to a point, being located at 59.67 feet left, Station 77+02.04;
- 2) *South 6°55'46" West* for a distance of *20.17 feet* to a point, being located at 39.70 feet left, Station 77+04.85;
- 3) *South 74°58'47" East* for a distance of *100.09 feet* to a point, being located at 39.55 feet left, Station 78+04.94;
- 4) *North 25°04'16" East* for a distance of *20.40 feet* to the TRUE POINT OF BEGINNING of the parcel herein described.

The above described area is contained within Montgomery County Auditor's Parcel Number N64 03304 0110 and contains 0.0398 acres, more or less, and being subject to all legal highway and any easements or restrictions of record.

Prior instrument reference as of the date this survey was prepared: IR DEED 21-018985 in the Deed Records of Montgomery County, Ohio.

This description was prepared and reviewed on March 26, 2024 by the City of Kettering Engineering Department.

This description is based on a survey made under the direction and supervision of Lee M. Thieman, Registered Surveyor Number 8758 in January 2018.

All bearings shown are for project use only. They are based on 1983 North American Datum (2011 Adjustment) State Plane Coordinates (Ohio South Zone 3402) as determined by the City of Kettering.

\_\_\_\_\_  
Lee M. Thieman, Ohio Registered Surveyor No. 8758

\_\_\_\_\_  
Date