

# Resolution

Number 19-0308

Adopted Date March 12, 2019

DESIGNATE FAMILY AND MEDICAL LEAVE OF ABSENCE TO JEFFREY GARLAND,  
WITHIN THE WATER AND SEWER DEPARTMENT

WHEREAS, it is necessary to designate a Family and Medical Leave of Absence for Jeffrey  
Garland; and

NOW THEREFORE BE IT RESOLVED, to designate Family and Medical Leave of Absence for  
Jeffrey Garland, not to exceed twelve (12) weeks; pending further documentation from Mr.  
Garland's physician.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Water & Sewer (file)  
J. Garland's FMLA file  
OMB – Sue Spencer

# Resolution

Number 19-0309

Adopted Date March 12, 2019

TEMPORARILY RECLASSIFY GARY HUBBS TO THE POSITION OF BUILDING AND ELECTRICAL SUPERVISOR WITHIN THE DEPARTMENT OF BUILDING AND ZONING

WHEREAS, due to the extended absence of the current Building and Electrical Supervisor, it is the desire of this Board to temporarily reclassify Gary Hubbs to said position; and

NOW THEREFORE BE IT RESOLVED, to temporarily reclassify Gary Hubbs as Building and Electrical Supervisor, effective pay period beginning March 11, 2019 ; and

BE IT FURTHER RESOLVED, to approve a temporary pay increase for Gary Hubbs, said hourly wage to be \$30.47 per hour effective pay period beginning March 11, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Building and Zoning (file)  
G. Hubbs' Personnel file  
OMB-Sue Spencer

# Resolution

Number 19-0310

Adopted Date March 12, 2019

PROMOTE RACHEL BROCKHUIS TO THE POSITION OF SOCIAL SERVICE WORKER II WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, HUMAN SERVICES DIVISION

WHEREAS, it is the desire of the board to promote Rachel Brockhuis from Eligibility Referral Specialist II to Social Service Worker II; and

NOW THEREFORE BE IT RESOLVED, to promote Rachel Brockhuis to Social Service Worker II within the Warren County Department of Job and Family Services, Human Services Division, classified, full-time permanent, exempt status, Pay Grade #7, \$16.46 per hour, effective pay period beginning March 16, 2019 subject to 180 probationary period.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Human Services (file)  
R. Brockhuis' Personnel File  
OMB – Sue Spencer

# Resolution

Number 19-0311

Adopted Date March 12, 2019

APPROVE A PAY INCREASE FOR SAMUEL LEMASTER WITHIN THE WARREN COUNTY DEPARTMENT OF EMERGENCY SERVICES

WHEREAS, this board adopted Resolution #98-1460, October 8, 1998 adopting departmental work rules and compensation schedule for the Warren County Emergency Services and the Emergency Communications Operators; and

WHEREAS, Samuel LeMaster, Emergency Communications Operator within the Warren County Emergency Services, has successfully completed two (2) years of service as a Emergency Communications Operator on March 11, 2019; and

NOW THEREFORE BE IT RESOLVED, to approve Samuel LeMaster's pay increase to \$21.78 per hour, under the Warren County Emergency Services Schedule, effective pay period beginning March 14, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Emergency Services (file)  
S. LeMaster's Personnel File  
OMB-Sue Spencer

# Resolution

Number 19-0312

Adopted Date March 12, 2019

APPROVE A PAY INCREASE FOR ANDREW JACKSON WITHIN THE WARREN COUNTY DEPARTMENT OF EMERGENCY SERVICES

WHEREAS, this board adopted Resolution #98-1460, October 8, 1998 adopting departmental work rules and compensation schedule for the Warren County Emergency Services and the Emergency Communications Operators; and

WHEREAS, Andrew Jackson, Emergency Communications Operator within the Warren County Emergency Services, has successfully completed two (2) years of service as a Emergency Communications Operator on March 6, 2019; and

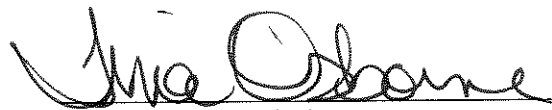
NOW THEREFORE BE IT RESOLVED, to approve Andrew Jackson's pay increase to \$21.78 per hour, under the Warren County Emergency Services Schedule, effective pay period beginning March 14, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Emergency Services (file)  
A. Jackson's Personnel File  
OMB-Sue Spencer

# Resolution

Number 19-0313

Adopted Date March 12, 2019

APPROVE A PAY INCREASE FOR AMBERLEE APPLGATE WITHIN THE WARREN COUNTY DEPARTMENT OF EMERGENCY SERVICES

WHEREAS, this board adopted Resolution #98-1460, October 8, 1998 adopting departmental work rules and compensation schedule for the Warren County Emergency Services and the Emergency Communications Operators; and

WHEREAS, Amberlee Applegate, Emergency Communications Operator within the Warren County Emergency Services, has successfully completed two (2) years of service as a Emergency Communications Operator on March 6, 2019; and

NOW THEREFORE BE IT RESOLVED, to approve Amberlee Applegate's pay increase to \$21.78 per hour, under the Warren County Emergency Services Schedule, effective pay period beginning March 14, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Emergency Services (file)  
A. Applegate's Personnel File  
OMB-Sue Spencer

# Resolution

Number 19-0314

Adopted Date March 12, 2019

APPROVE END OF 365-DAY PROBATIONARY PERIOD AND APPROVE A PAY INCREASE FOR SETH ADAMS WITHIN THE WARREN COUNTY WATER AND SEWER DEPARTMENT

WHEREAS, Seth Adams, Sewer Collections Worker II within the Warren County Water and Sewer Department, has successfully completed a 365-day probationary period, effective March 13, 2019; and

NOW THEREFORE BE IT RESOLVED, to approve Seth Adams' completion of 365-day probationary period and to approve a pay increase to end of probationary rate of \$18.35 per hour effective pay period beginning March 16, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Water & Sewer (file)  
S. Adams' Personnel File  
OMB – Sue Spencer

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0315

Adopted Date March 12, 2019

APPROVE END OF 365-DAY PROBATIONARY PERIOD AND APPROVE A PAY INCREASE FOR CHARLIE WALKER WITHIN THE WARREN COUNTY WATER AND SEWER DEPARTMENT

WHEREAS, Charlie Walker, Sewer Collections Worker II within the Warren County Water and Sewer Department, has successfully completed a 365-day probationary period, effective March 12, 2019; and

NOW THEREFORE BE IT RESOLVED, to approve Charlie Walker's completion of 365-day probationary period and to approve a pay increase to end of probationary rate of \$18.35 per hour effective pay period beginning March 16, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Water & Sewer (file)  
C. Walker's Personnel File  
OMB – Sue Spencer



# Resolution

Number 19-0316

Adopted Date March 12, 2019

APPROVE END OF 365-DAY PROBATIONARY PERIOD AND APPROVE A PAY INCREASE FOR ARLIS AMMONS WITHIN THE WARREN COUNTY WATER AND SEWER DEPARTMENT

WHEREAS, Arlis Ammons, Sewer Collections Worker II within the Warren County Water and Sewer Department, has successfully completed a 365-day probationary period, effective March 12, 2019; and

NOW THEREFORE BE IT RESOLVED, to approve Arlis Ammons' completion of 365-day probationary period and to approve a pay increase to end of probationary rate of \$18.35 per hour effective pay period beginning March 16, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Water & Sewer (file)  
A. Ammons' Personnel File  
OMB – Sue Spencer

# Resolution

Number 19-0317

Adopted Date March 12, 2019

AUTHORIZE THE POSTING OF THE "ELIGIBILITY REFERRAL SPECIALIST II" POSITION, WITHIN THE DEPARTMENT OF JOB AND FAMILY SERVICES, HUMAN SERVICES DIVISION, IN ACCORDANCE WITH WARREN COUNTY PERSONNEL POLICY MANUAL, SECTION 2.02(A)

WHEREAS, there exists two openings for the "Eligibility Referral Specialist II" position within the Department of Job and Family Services, Human Services Division; and

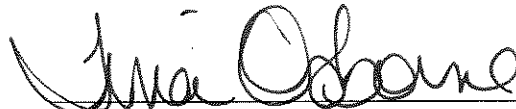
NOW THEREFORE BE IT RESOLVED, to authorize the posting of the position of "Eligibility Referral Specialist II" in accordance with Warren County Personnel Policy Manual, Section 2.02(A); posting to occur for a period of at least seven (7) consecutive calendar days beginning March 13, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Human Services (file)  
OMB-Sue Spencer

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0318

Adopted Date March 12, 2019

CANCEL REGULARLY SCHEDULED COMMISSIONERS' MEETINGS OF THURSDAY,  
MARCH 14, 2019 AND TUESDAY MARCH 26, 2019

BE IT RESOLVED, to cancel the regularly scheduled Commissioners' Meetings of Thursday,  
March 14, 2019 and Tuesday March 26, 2019.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: Auditor              
Commissioners file  
Press

# Resolution

Number 19-0319

Adopted Date March 12, 2019

SET PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE INITIATED BY JOHN H. PHILLIPS, ATTORNEY FOR APPLICANTS

BE IT RESOLVED, to set the public hearing (Case #2019-01) to consider text amendments initiated by John H. Phillips, Attorney for Applicants to consider amending the following within the Warren County Rural Zoning Code:

to provide that: (i) "a venue for weddings, corporate events, milestones/anniversary's, family gatherings" is a forbidden auditorium (prohibited) or conference-training center (prohibited) in an R-1 zone; (ii) "a venue for weddings, corporate events, milestones/anniversary's, family gatherings" is not a permitted community facility use such as a civic club, hall, and/or lodge (allowed) in the R-1 zone; and (iii) to clarify "Civic Clubs, Halls, & Lodges" to mean "Civic Clubs, Civil Halls, & Civic Lodges"; for the following Townships to be effected: "All"

BE IT FURTHER RESOLVED, that said public hearing to will be held April 2, 2019, at 9:15 a.m. in the Commissioners' Meeting Room, 406 Justice Drive, Lebanon, Ohio; and


BE IT FURTHER RESOLVED, to advertise notice thereof in a newspaper of general circulation, at least (10) days prior to said public hearing.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

/tao

cc: John H. Phillips, Attorney at Law (JHP@phillipslawfirm.com)  
RPC  
RZC (file)  
Text Amendment file  
Bruce McGary  
Township Trustees

# Resolution

Number 19-0320

Adopted Date March 12, 2019

SET ADMINISTRATIVE HEARING TO CONSIDER VARIANCE AND APPEAL OF CONDITIONS REQUIRED FOR AN ACCESS PERMIT OF KEVIN EHLING IN HAMILTON TOWNSHIP

BE IT RESOLVED, to set the administrative hearing to consider a Request for Variance and Appeal of Conditions Required for an Access Permit filed by Kevin Ehling for access to 5465 Zoar Road for Parcel #17-36-200-033 in Hamilton Township; said public hearing to be held April 2, 2019, at 9:45 a.m. in the County Commissioners' Meeting Room, 406 Justice Drive, Lebanon, Ohio 45036.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

/tao

cc: Engineer (file)  
Public Hearing file  
Applicant – Kevin Ehling ([ehlingk@aol.com](mailto:ehlingk@aol.com))  
Hamilton Township Trustees  
Bruce McGary

# Resolution

Number 19-0321

Adopted Date March 12, 2019

AUTHORIZE PRESIDENT OF BOARD TO SIGN THE MEMO OF COMPLETION WITH INDIGITAL TELECOM ON BEHALF OF WARREN COUNTY TELECOMMUNICATIONS

WHEREAS, Paul Kindell, Director of Telecommunications, has reviewed, verified and recommended that the Board of County Commissioners sign the Memo of Completion and Procurement of Next Generation 9-1-1 services per Resolution 15-1457; indicating completed installation, delivery and deployment; and

NOW THEREFORE BE IT RESOLVED, to authorize President of the Board to sign a memo of completion with INdigital Telecom on behalf of Warren County Telecommunications as attached hereto and made a part hereof.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: c/a—INdigital Telecom  
Telecom (file)



Acceptance

**Customer:** Warren County Ohio

**Contact:** Paul Kindell

**Service Address:**

**Warren County Communications Center (WCCC):** 520 Justice Drive, Lebanon OH, 45036  
**Lebanon PD:** 25 W Silver St, Lebanon OH, 45036  
**Franklin PD:** 400 Anderson St Franklin, OH,

**Service Type:** CPE Solacom

INdigital has completed installation activities and customer has beneficial use of the equipment/services described. The contract between INdigital and Warren County OH dated 9/22/2015 has been delivered, satisfactorily tested, and deployed. This will further certify that the equipment/services have been verified as functional with regard to the contract requirements and in accordance with the manufacturer's specifications.

**Customer:**

Signature:	<i>Shannon Jones</i>
Print Name:	Shannon Jones
Title:	President
Date:	3/12/19

\*The following punch list items were identified and documented for completion.


Thank you for choosing INdigital

For Billing/Invoice Inquiries please call 260-469-2010

# Resolution

Number 19-0322

Adopted Date March 12, 2019

APPROVE NOTICE OF INTENT TO AWARD BID TO RUMPKE OF OHIO, INC. FOR HAULING AND DISPOSAL OF BIOSOLIDS LOWER LITTLE MIAMI WASTEWATER TREATMENT PLANT REHABILITATION PROJECT

WHEREAS, bids were closed at 11:00 a.m., on March 7, 2019, and the bids received were opened and read aloud for the Hauling and Disposal of Biosolids Lower Little Miami Wastewater Treatment Plant Rehabilitation Project, and the results are on file in the Commissioners' Office; and

WHEREAS, upon review of such bids by Chris Brausch, Sanitary Engineer, Rumpke of Ohio, Inc., has been determined to be the lowest and best bidder; and

NOW THEREFORE BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, that it is the intent of this Board to award the contract to Rumpke of Ohio, Inc., 3990 Generation Drive, Cincinnati, Ohio, for a total bid price of \$362,250.00; and

BE IT FURTHER RESOLVED, that the President of the Board is hereby authorized to execute a "Notice of Intent to Award."

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

KH\

cc: Water/Sewer (file)  
OMB Bid file



# Resolution

Number 19-0323

Adopted Date March 12, 2019

APPROVE NOTICE OF INTENT TO AWARD BID TO FORD DEVELOPMENT CORP. FOR THE TOWNSLEY DRIVE BRIDGE #1201-0.50 AND EVERETT AVENUE BRIDGE #2032-0.23 REPLACEMENT PROJECT

WHEREAS, bids were closed at 9:00 a.m., March 05, 2019, and the bids received were opened and read aloud for the Townsley Drive Bridge #1201-0.50 and Everett Avenue Bridge #2032-0.23 Replacement Project and the results are on file in the Commissioners' Office; and

WHEREAS, upon review of such bids by Dominic Brigano, Warren County Bridge Engineer, Ford Development Corp. has been determined to be the lowest and best bidder; and

NOW THEREFORE BE IT RESOLVED, upon recommendation of Dominic Brigano, that it is the intent of this Board to award the bid to Ford Development Corp., 11148 Woodward Lane, Cincinnati, Ohio, for a total bid price of \$377,017.65; and

BE IT FURTHER RESOLVED, that the President of the Board is hereby authorized to execute a "Notice of Intent to Award."

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

KH\

cc: Engineer (file)  
OMB Bid file

# Resolution

Number 19-0324

Adopted Date March 12, 2019

## ENTER INTO A TEMPORARY ENTRANCE AND WORK AGREEMENT WITH MALLORY & SETH DEBRA FOR THE COZADDALE-MURDOCH ROAD CULVERT REPLACEMENT PROJECT

WHEREAS, in order to improve the public safety of Cozaddale-Murdoch Road a culvert replacement is to be constructed, and it is necessary to enter onto the property, parcel #17-19-200-031 located at 10470 Cozaddale-Murdoch Road, Goshen, OH 45122 which is owned by Mallory & Seth DeBra, husband and wife, Grantors; and

WHEREAS, in order to complete this work; Grantee requests permission from Grantor to enter onto the said real estate for the purpose of completing the following items of work:

1. Remove tree, and/or brush as necessary for construction of the project.
2. Trim any tree, and/or brush as necessary for construction of the project.
3. Construct new culvert.
4. Complete final grading of embankment and stream outside of the existing right-of-way.
5. Seed and straw any disturbed area upon completion of the project.

WHEREAS, in order to accomplish the foregoing, it is necessary to enter into a temporary entrance and work agreement with the property owner; and

NOW THEREFORE BE IT RESOLVED, to enter into a Temporary Entrance and Work Agreement with Mallory & Seth DeBra, for the Cozaddale-Murdoch Road Culvert Replacement Project, a copy of which is attached hereto and made a part hereof, for the sum of \$1.00 as consideration thereof.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: DeBra, Mallory & Seth  
Engineer (file)

## TEMPORARY ENTRANCE AND WORK AGREEMENT

### ARTICLES OF AGREEMENT

This agreement is entered into on the date stated below by Mallory DeBra and Seth Reed DeBra, husband and wife, whose tax mailing address is 10470 Cozaddale-Murdoch Road, Goshen, Ohio 45122 (hereinafter the "Grantors"), and the Warren County Board of County Commissioners, whose mailing address is 406 Justice Drive, Lebanon, Ohio 45036 (hereinafter the "Grantee").

#### Witnesseth:

In order to improve the public safety and better serve the needs of the traveling public a culvert replacement project on Cozaddale-Murdoch Road is to be completed. In order to perform the work it is necessary to enter onto property, which is owned by Grantor. The subject real estate is located on Cozaddale-Murdoch Road, Goshen, Ohio 45122, identified as Parcel #17-19-200-031. Grantee requests permission from Grantors to enter onto the said real estate for the purpose of completing the following items of work:

1. Remove any tree, and/or brush as necessary for construction of the project.
2. Trim any tree, and/or brush as necessary for construction of the project.
3. Construct new culvert.
4. Complete final grading of embankment and stream outside of the existing right-of-way.
5. Seed and straw any disturbed area upon completion of the project.

Upon completion of the above mentioned items of work, the Grantee agrees to restore any disturbed property, with the exception of any trees, tree limbs, and brush that are removed, to its original condition, but not better than any pre-existing condition.

Now, therefore, in consideration of One Dollar (\$1.00), the receipt and sufficiency of which are hereby stipulated, Grantors do hereby grant a *license* to Grantee, its agents and employees, to enter onto the aforesaid real estate to complete the aforementioned items of work.

This Temporary Entrance and Work Agreement shall bind and inure to the benefit of each party hereto and their respective heirs, successors and assigns and shall terminate upon the completion of the Cozaddale-Murdoch Road Culvert #26-2.35 Replacement Project or until December 31, 2019, whichever comes first.

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MAR 1 '19 RCVD

RECEIVED OMB00000

**IN EXECUTION WHEREOF**, Mallory Debra and Seth Reed DeBra, husband and wife, the Grantors herein, have hereunto set their hands on the date stated below.

**Grantors:**

Signature: *Seth Reed DeBra*

Printed Name: Seth Reed DeBra

Date: 02/22/19

Signature: *Mallory DeBra*

Printed Name: Mallory DeBra

Date: 02/22/19

STATE OF OHIO, COUNTY OF WARREN, ss.

**BE IT REMEMBERED**, that on this 22<sup>ND</sup> day of FEBRUARY, 2019, before me, the subscriber, a Notary Public in and for said state, personally came an individual or individuals known or proven to me to be Mallory Debra and Seth Reed DeBra, being the **Grantors** in the foregoing Agreement, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



DOMINIC M. BRIGANO  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
02/06/22  
Recorded in  
Warren County

*Dominic M. Brigano*  
Notary Public  
My commission expires: 02/06/22

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IN EXECUTION WHEREOF, the Warren County Board of County Commissioners, the Grantee herein, have caused this agreement to be executed by Shannen Jones, its President on the date stated below, pursuant to Resolution Number 19-0324 dated 3/12/19

Grantee:

Signature: Shannen Jones

Printed Name: Shannen Jones

Title: President

Date: 3/12/19

STATE OF OHIO, WARREN COUNTY, ss.

BE IT REMEMBERED, that on this 12 day of March, 2019 before me, the subscriber, a Notary Public in and for said state, personally came a certain individual known or proven to me to be Shannen Jones President of the Warren County Board of County Commissioners, being the Grantee in the foregoing Agreement, and acknowledged the signing thereof to be her voluntary act and deed, and pursuant to the Resolution authorization her to act.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



LAURA K. LANDER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Warren County  
My Comm. Exp. 12/26/2022

Laura K. Lander  
Notary Public  
My commission expires: 12/26/2022

DAVID P. FORNSHELL,  
PROSECUTING ATTORNEY  
WARREN COUNTY, OHIO

By: Adam Nice  
Adam Nice, Assistant Prosecutor  
500 Justice Drive  
Lebanon, OH 45036  
Ph. (513) 695-1399  
Fx. (513) 695-2962  
Email: [Adam.Nice@warrencountyprosecutor.com](mailto:Adam.Nice@warrencountyprosecutor.com)

Requisitions Apking, Bobbi J.

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**+** New
 Mass Allocate
 Custom Interface

Attach (1)
 Excel
 Actions/Approvers

Release
 My Approvals
 Return to Search

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**✎** Edit
 Duplicate
 Notes

Tools
 Office
 Activate

Workflow
 Search

### Requisition: 2019/394

Total Cost: \$1.00

Released, Apking, Bobbi J., 03/01/2019

#### ▼ Requisition

Vendor Quotes (0) General Notes (0)

Fiscal Year*	Requisition Number*	Created Date*	Type
<input type="text" value="2019"/>	<input type="text" value="394"/>	<input type="text" value="2019-03-01"/>	(N) NORMAL <span style="float: right;">▼</span>
Department*			Purchase order
<input type="text" value="(ENG) ENGINEER"/> ... View			<input type="text"/>
Description			Needed by
<input type="text" value="ENG TEMP ENTRANCE COZADDALE MURDOCH BRI"/>			<input type="text"/>

- Project Accounts Applied
- Notify Originator When Converted or Rejected
- Receive by Amount

#### ▼ Items (1)

Add Item

Line	Description	Qty	Unit Price	Line Total	GL Account
1	ENG TEMP EASEMENT FOR COZADDALE MURDOCH ROAD BRIDG	1.00	\$1.00000	\$1.00	E (22023130-5320) CAPITAL PURCHASES

Notifications (1)

▼ Save

Cancel

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0325

Adopted Date March 12, 2019

## ACKNOWLEDGE PAYMENT OF BILLS

BE IT RESOLVED, to acknowledge payment of bills from 3/5/19 and 3/7/19 as attached hereto and made a part hereof.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor

# Resolution

Number 19-0326

Adopted Date March 12, 2019

## APPROVE VARIOUS RECORD PLATS

BE IT RESOLVED, upon recommendation of the Warren County Regional Planning Commission, to approve the following Record Plats:

- Cox-Smith Road Dedication Plat S-K Mason Area – Deerfield Township
- Rajauskas Subdivision – Deerfield Township

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Plat File  
RPC



*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0327

Adopted Date March 12, 2019

APPROVE SUPPLEMENTAL APPROPRIATION WITHIN COMMON PLEAS COURT  
COMMUNITY BASED CORRECTIONS FUND #2288

BE IT RESOLVED, to approve the following supplemental appropriation:

\$ 1,000.00 into #22881226-5910 (Other Expense)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor   
Supplemental App. file  
Common Pleas (file)

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0328

Adopted Date March 12, 2019

APPROVE APPROPRIATION ADJUSTMENT FROM BOARD OF ELECTIONS FUND  
#1011301 TO #1011300

BE IT RESOLVED, to approve the following appropriation adjustment:


\$8,700.00      from    #11011301-5210      (Material & Supplies)  
                         into    #11011300-5840      (Unemployment)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor   
Appropriation Adj. file  
Board of Elections (file)

# Resolution

Number 19-0329

Adopted Date March 12, 2019

APPROVE APPROPRIATION ADJUSTMENT WITHIN CORONER'S FUND #11012100

BE IT RESOLVED, to approve the following appropriation adjustment:

\$25.00        from #11012100-5855        (Clothing/Personal Equipment)  
              into #11012100-5820        (Health & Life Insurance)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor   
Appropriation Adjustment file  
Coroner (file)

# Resolution

Number 19-0330

Adopted Date March 12, 2019

APPROVE APPROPRIATION ADJUSTMENT WITHIN THE BUILDING AND ZONING  
DEPARTMENT FUND #11012300

BE IT RESOLVED, to approve the following appropriation adjustment:

\$ 1,384.33    from    #11012300-5910    (Other Expense)  
                  into    #11012300-5317    (Non Capital Purchases)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Auditor              
Appropriation Adjustment file  
Building/Zoning (file)

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0331

Adopted Date March 12, 2019

APPROVE APPROPRIATION ADJUSTMENT WITHIN MOTOR VEHICLE FUND #2202

BE IT RESOLVED, to approve the following appropriation adjustment:

\$150,000.00 from #22023130-5210 (Material & Supplies)  
into #22023130-5320 (Capital Purchases)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: Auditor   
Appropriation Adj. file  
Engineer (file)

*BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO*

# Resolution

Number 19-0332

Adopted Date March 12, 2019

APPROVE APPROPRIATION ADJUSTMENT WITHIN COMMON PLEAS COURT  
COMPUTER FUND #2280

BE IT RESOLVED, to approve the following appropriation adjustment:

\$ 2,000.00    from    #22801410-5400    (Purchased Services)  
                  into    #22801410-5317    (Non Capital Purchase)

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young.  
Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Tina Osborne, Clerk

cc: Auditor              
Appropriation Adjustment file  
Common Pleas Court (file)

# Resolution

Number 19-0333

Adopted Date March 12, 2019

ENTER INTO A PURCHASE AGREEMENT WITH DAVID M. THOMPSON FOR THE  
LYTLE FIVE POINTS ROAD AND BUNNELL HILL ROAD INTERSECTION  
ROUNDAABOUT IMPROVEMENT PROJECT

WHEREAS, in order to improve the safety of Lytle Five Points and Bunnell Hill Road Intersection Roundabout Improvement Project, it is necessary to construct roadway improvements and in order to do this work it is necessary to purchase the property at 8937 Bunnell Hill Rd., which is owned by David M. Thompson, seller; and

WHEREAS, the negotiated price for the purchase of the property located at 8937 Bunnell Hill Rd. is \$155,000.00; and

NOW THEREFORE BE IT RESOLVED, to enter into a purchase agreement, copies of which are attached hereto and made a part hereof, with David M. Thompson for the Lytle Five Points and Bunnell Hill Road Intersection Roundabout Improvement Project for the sum of \$155,000.00.

Mr. Young moved for adoption of the foregoing resolution being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Grossmann – yea  
Mr. Young – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

cc: c/a—Thompson, David M.  
Engineer (file)

Contract to Purchase & Sell Real Estate

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This Contract to Purchase & Sell Real Estate ("Agreement") is made and entered into by and between the WARREN COUNTY BOARD OF COUNTY COMMISSIONERS, on behalf of Warren County, Ohio, an Ohio political subdivision (hereinafter the "Buyer"), and the David M. Thompson (hereinafter the "Seller").

1. **PARTIES:** Seller agrees to sell and convey to Buyer, and Buyer agrees to buy from Seller the hereinafter described property for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth. As used herein, the "Effective Date" of this Agreement shall be the date on which the last party signed or initialed acceptance of the final offer.

2. **PROPERTY:** The property that is the subject of this Agreement is a 1.285 acre parcel located at 8937 Bunnell Hill Road, Clearcreek Township, Warren County, Ohio, being more particularly described in Exhibit "A" attached hereto and made a part hereof. Buyer is purchasing all title, privileges, easements, licenses and appurtenances, structures, infrastructure and all other improvements pertaining thereto including without limitation any right, title and interest of Seller in the adjacent roads or rights-of-way in the Subject Property.

3. **PRICE:** The total purchase price (the "Sales Price") shall be ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS (\$ 155,000.00), subject to any adjustments provided for hereinafter. No earnest money deposit is required.

4. **CONTINGENCIES AND OBLIGATIONS OF PARTIES:** This Agreement, and Buyer's obligations thereunder, is expressly contingent upon the satisfaction of the following contingencies (the "Contingencies") on or before the date that is THIRTY (30) days after the last date of execution of this Agreement (the "Due Diligence Date"). At either Party's request, the other Party to this Agreement shall confirm the precise Due Diligence Date in writing. If at any time on or before the Due Diligence Date, or any extension provided for herein, Buyer determines it is not reasonable to anticipate satisfaction of any one or more of the Contingencies, as determined in Buyer's sole discretion, Buyer may: (i) extend the Due Diligence Period up to an additional SIXTY (60) days by the parties executing an Addendum to this Agreement; or, (ii) rescind this Agreement by written notice to Seller, in which event this Agreement and the parties obligations shall be null and void; or, (iii) proceed to immediately close on the purchase of the Property and acknowledge in writing that any such contingencies have been waived.

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RECEIVED ONE0000



A. Tests, Studies, Inspections. At its sole expense, Buyer shall conduct such test, studies and inspections as it may elect, in its sole judgment, to determine the suitability of the Property for Buyer's purposes including but not limited to geotechnical testing of land and asbestos inspection of all dwellings, and structures. Seller hereby grants to Buyer and its agents a temporary license to enter onto the Property to conduct such tests, studies and inspections. Buyer or its agents shall give reasonable prior notice to Seller for purposes of tests, studies and inspections of any occupied dwellings or structures. In the event the any reports from such tests, studies and inspection determine the property is not suitable to Buyer, Buyer may terminate this Agreement.

B. Title Examination and/or Commitment. At its sole expense, Buyer may obtain a title examination and/or commitment for an owner's policy of title insurance in all respects satisfactory to Buyer and if Buyer so elects, its title insurance company.

C. Tenancy Records and Information. Seller shall provide to Buyer as soon as reasonably possible upon execution of this Agreement, a copy of any written leases or other interest in the Property. If no written lease or other interest exists by virtue of a written instrument, Seller shall confirm this in writing to Buyer. If an oral or verbal or holdover tenancy rights exists, Seller shall provide to Buyer in writing a list of the names of all occupants, mailing address, telephone numbers, amount of rent paid, the due date rent payments are due and payable, and whether any deposits are in the possession of Seller. In the event any tenancy rights or other interest adverse to Buyer's intended use exists as determined in Buyer's sole discretion, Buyer may terminate this Agreement.

D. Written Instructions for Release of Liens. Seller shall cause each lien holder to provide, no later than seven (7) days prior to closing, directly to the Closing Agent, with written instructions for the closing agent to satisfy each lien holder's lien or liens including without limitation a payoff amount as of date of closing with a per diem, and specific instructions for time, date and place of delivery of payoff funds, and notice of the lien holder's process for release of mortgages and/or other security instruments.

5. **TITLE APPROVAL:** In the event that the title examination and/or commitment obtained by Buyer pursuant to Section 5.B. hereof discloses matters objectionable to Buyer, in its sole discretion, Buyer shall notify Seller of such objections no later than the Due Diligence Date. If Buyer notifies Seller of any such matter, Seller shall have thirty

(30) days to correct or resolve such matter, to Buyer's satisfaction. If the objections are not satisfied within such time period, Buyer may (a) terminate this Agreement, or (b) waive the unsatisfied objections and close the transaction. In the event Buyer does not notify Seller of any such objections, the easements and other matters of records shall be deemed "permitted Exceptions." Seller agrees to permit the Closing Agent to remove any mortgage or other lien securing the payment of money encumbering the Property at the Closing by disbursing money directly to the mortgagee or other lien holder along with sufficient funds to record the proper release of public record.

6. DISCLOSURES.

In relation to the dwelling situated on the Subject Property:

- A. Seller agrees to complete, execute and provide Buyer an accurate Residential Property Disclosure Form, attached hereto as Exhibit "B".
- B. Sellers shall complete, execute and provide to Buyer an accurate Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards pursuant to 42 U.S.C. § 4852 (d), attached hereto as Exhibit "C".
- C. Seller shall provide written verification to the Closing Agent, no later than 72 hours prior to closing, of the Seller's marital status, and the full name and address of Seller's spouse, if applicable.
- D. Seller shall complete and provide to the Closing Agent, in writing no later than 72 hours prior to closing, an IRS form w-9 providing Seller's social security or federal identification number, and a valid mailing address of Seller after date of closing.

7. **CLOSING:** The Closing (the "Closing") shall be held on a date to be mutually agreed upon by Buyer and Seller but no later than **10 days after completion of the Due Diligence Date** as long as the contingencies have been met or expressly waived by Buyer. The Closing shall take place at a mutually agreeable location.

8. **POSSESSION:** Possession of the Property shall be delivered by Seller to Buyer at closing unless otherwise agreed to in writing executed by all the parties hereto, and the Property shall be delivered by Seller on the date Buyer takes possession in its present condition, ordinary wear and tear excepted, unless provided for otherwise in any addendum to this Agreement. No later than the date of surrender of possession by Seller, Seller shall have removed any contents of the land that are not subject of this

Agreement or to which Seller is entitled to remove and retain pursuant to the terms of any addendum to this Agreement. Seller's failure to remove any such contents by the date of possession shall constitute an abandonment and waiver of claims thereto, and Buyer may cause the abandoned contents to be removed and discarded without any liability to Seller who hereby releases and agrees to indemnify and hold Buyer harmless from any claims related thereto.

9. **TAXES AND ASSESSMENTS:** Seller shall be responsible for paying real estate taxes and assessments, interest and penalties if any, that are due (or overdue) and payable; plus, real estate taxes and assessments not yet due and payable prorated for through the date of Closing based on the most recent available tax duplicate and credited to Buyer on the Settlement Statement as an adjustment for items unpaid by Seller. Any special assessments applicable to the Property for improvements previously made to benefit the Property certified prior to Closing shall be paid in full by Seller, prior to or at the Closing.

10. **INSURANCE:** Seller's liability insurance shall be maintained and may only be cancelled as of the date Seller has vacated the Property and surrendered exclusive possession to Buyer. Buyer shall be responsible for providing its own liability insurance on or after the date of possession, and Buyer shall have no risk of premises liability prior to date of closing.

11. **SALES EXPENSE:** Seller and Buyer agree that all sales expenses are to be paid as follows:

A. **SELLER'S EXPENSE:** Seller agrees to pay all costs and expenses of releasing existing mortgages and liens, if any, and recording releases of public record. Seller shall pay all costs relating to curing any of Buyer's objections to title or other contingencies provided herein should Seller elect to cure such items and close. Seller shall pay at closing all real estate taxes and assessments, if any, that are due and payable; and, have adjusted from the Sales Price any real estate taxes, if any, not payable prorated through the date of Closing. Otherwise, Seller shall pay no other expenses.

B. **BUYER'S EXPENSE:** Buyer shall be responsible for closing this transaction. Buyer shall pay all costs/expenses of tests, studies, inspections, title examinations, commitments and insurance policies. Buyer shall pay the transfer fee, deed recordation fee, and any other fees/expenses, except those expenses identified in paragraph 11.A. above.

The parties acknowledge this transaction is an exempt conveyance resulting in no such charge to either party.

**12. DUTIES OF BUYER AND SELLER AT CLOSING:**

A. At or prior to Closing, Seller shall be responsible for the following:

(1) executing and acknowledging a General warranty deed, with proper release of dower if applicable, conveying good and indefeasible title in fee simple to all of the Property, free and clear of any and all liens, encumbrances, conditions, easements, assessments, reservations and restrictions, except as permitted herein and/or approved by Buyer; and,

(2) executing an affidavit in aid of Title in a form acceptable to Buyer's Title Agent and/or Buyer's counsel and sufficient to be relied upon by Buyer's Title Company to issue an Owner's Policy of Title Insurance (the "Title Policy") in the full amount of the Sale Price, dated as of Closing, insuring Buyer's fee simple title to the Property, to be good and indefeasible, subject only to those title exceptions permitted herein, or as may be approved by Buyer in writing; and,

(3) executing an IRS form w-9, a Settlement Statement, receipts for settlement proceeds and IRS form 1099-S, and any other customary closing documents requested by the Closing Agent; and,

(4) executing a certification establishing that no federal income tax is required to be withheld under the Foreign Investment and Real Property Tax Act ("FIRPTA"), or consent to withholding of tax from the proceeds of sales as required.

B. At Closing, Buyer shall be responsible for the following:

(1) closing the transaction including but not limited to preparation of the General warranty deed, exempt conveyance fee form, Seller's Title Affidavit, FIRPTA certificate, Settlement Statement, IRS form w-9 and any other closing documents, and conducting a closing and issuing a IRS form 1099-S to Seller; and,

(2) payment of the transfer tax and recordation fees for the General warranty deed.

13. **CASUALTY LOSS:** Risk of loss by damage or destruction to the Property prior to the Closing shall be borne by Seller.

14. **RIGHTS TO ASSIGN:** Seller may not assign its interest in this Agreement without the prior written consent of the Buyer prior to Closing, and any such assignment must be in a form acceptable to Buyer, including but not limited to attaching and incorporating therein this Agreement and further providing that the assignee must assume all obligations of Seller as set forth in this Agreement.

15. **MISCELLANEOUS:**

A. All notices, elections or other communications authorized, required or permitted under this agreement will be made in writing and will be deemed given when received by the party to whom such notice is sent. Notice may be given by (i) personal delivery requesting a signed receipt, (ii) overnight courier service, services prepaid (iii) U.S. certified mail, return receipt requested, postage prepaid, (iv) by fax transmission to the telephone numbers indicated below; or, (v) by email transmission to the email addresses indicated below.

Seller:

David M. Thompson

6528 N. St. Rt. 48

Springboro, OH 45066

Ph. (937) 272-5684

Email: AMERICANWOODSOURCE@GMAIL.COM

With a Copy To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer:

Warren County, Ohio

c/o Warren County Engineer's Office

210 W. Main Street

Lebanon, OH 45036

Ph. (513) 695-3301

Fx. (513) 695-7714

Email: neil.tunison@co.warren.oh.us

With a Copy To:

Dunrobin Associates, LLC

Attn. L. Beth Sutherland

4966 Winters Lane

Cold Springs, KY 41076

Cellular: (513) 479-9237

Office: (859) 781-9776

Fax. (859) 781-9775

Email: bsutherland@dunrobin.org

1134 LOWER SPRINGBORO RD  
LEBANON OH 45036

- B. During the term of this Agreement, Seller shall comply with and cause the Property to be in compliance with (a) all laws, ordinances, regulations, and governmental rules, orders and determinations, whether or not presently completed, which are applicable to the property or the uses of the Property; (b) the provisions of any insurance policies required to be maintained with respect to the Property and the uses of the Property; and, (c) the terms of any easements, covenants, conditions and restrictions, mortgages, affecting the Property.
- C. This Agreement and any claims arising out of this Agreement shall be construed under, in accordance with and governed by the laws of the State of Ohio. Unless the parties mutually agree in writing to alternate dispute resolution, the Parties hereby irrevocably consent to said jurisdiction, and the following venue: any litigation arising out of or in any way related to this Agreement (and addendums thereto) or the rights therein, shall be brought exclusively in the Warren County, Ohio Court of Common Pleas, and the parties further waive any right to bring or remove any such litigation in any other state or federal court.
- D. This Agreement shall be binding and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.
- E. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- F. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings any prior understandings or written or oral agreements between the parties respecting the transaction and cannot be changed except by their written consent.

- G. Time is of the essence of this Agreement. This offer to purchase shall remain open for acceptance by Seller for a period of 14 days after the date Buyer delivers this Agreement to Seller.
- H. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.
- I. By signing below, the parties to this transaction acknowledge receipt of a copy of this Agreement.
- J. In the event the Due Diligence Date, the Closing or any other relevant date set forth in this Agreement would otherwise fall on a Saturday, Sunday or any legal holiday, the Due Diligence Date shall automatically be extended to the next business day.
- K. In the event an Escrow Agent is required to consummate this transaction, the Escrow Agent shall be the Warren County Auditor and/or Treasurer.

16. **COMMISSIONS AND FEES:** Each party represents and warrants to the other that Buyer has not entered into any dual agency, listing, brokerage, or finder's agreement with any agents, brokers, intermediary or third parties who has in any way participated in the sale or purchase of the Property. In the event of a breach of this representation and warranty, Buyer as the non-breaching party shall not be liable and Seller as the breaching party would be solely liable for such commissions and fees, and further agrees to indemnify and hold Buyer harmless from any commissions and fees.

17. **EXECUTION:** This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Delivery of this document may be accomplished by electronic transmission ("Email"); if Email is utilized, the original document shall be promptly delivered thereafter by ordinary U.S. mail service within three (3) days thereafter.

**BUYER'S OFFER:**

President

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners, as the Buyer herein, has caused this Agreement to be executed by its ~~County Administrator or Assistant County Administrator~~, pursuant to Resolution No. 19-0333, dated March 12, 2019, evidence of which is attached hereto, thereby constituting a formal Offer.

WARREN COUNTY  
BOARD OF COUNTY COMMISSIONERS

SIGNATURE: Shannen Jones

NAME: President

TITLE: Shannen Jones

DATE: 3/12/19

Approved as to form:

DAVID P. FORNSHELL  
PROSECUTING ATTORNEY  
WARREN COUNTY, OHIO

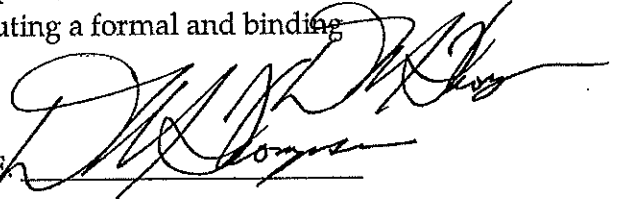
By: Bruce A. McGary  
Bruce A. McGary, Asst. Prosecutor



**SELLER'S ACCEPTANCE:**

IN EXECUTION WHEREOF, David M. Thompson, the Seller herein, has set his hand hereto on the date stated below, thereby constituting a formal and binding Acceptance of the foregoing Offer.

SIGNATURE



NAME: David M. Thompson

DATE: 2-29-19

Exhibit "A"

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Parcel No.: 04-02-276-016

Auditor Acct. No. 0616777

Property Address: 8937 Bunnell Hill Road, Springboro, OH 45066

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek:

Being a part of Section 2, Township 2, Range 5, and bounded and described as follows:  
Beginning at a an iron spike at the intersection of the centerline of Lytle-Five Points Road (County Road No. 46) with the centerline of Bunnell Hill Road (County Road 128) at the Northeasterly corner of said Section 2; thence with the East line of Section 2 and with the centerline of Bunnell Hill Road S 4° 14' 00" W, 213.10 feet to a nail at the intersection of the centerline of Red Lion-Five Points Road (County Road No. 126) with the centerline of said Bunnell Hill Road and being the real Point of Beginning for the herein described tract. Running thence, from said real point of beginning with the East line of said Section 2 and with the centerline of Bunnell Hill Road S 4° 14' 00" W, 378.61 feet to a nail at the corner of Clearview Terrace Subdivision recorded in Plat Book 4, Page 26, of the Plat Records of said County; thence, with the boundary of said subdivision on the following courses: (1) N 85° 22' 00" W (passing an iron pin in the Northeasterly corner of Lot 9 of said subdivision at 30.00 feet) a distance of 173.17 feet to an iron pin at the Southeasterly corner of Lot 10 of said subdivision; (2) N 3° 06' 30" E (passing an iron pin at the Northeasterly corner of said Lot 10 at 221.13 feet) a distance of 256.88 feet to a nail in the centerline of Red Lion-Five Points Road; thence, with the centerline of Red-Lion-Five Points Road, N 60° 09' 00" E, 215.14 feet to the said real point of beginning, containing One and Two Hundred Eight-Five Thousandths (1.285) Acres.

The above description is based on a survey prepared by Paul E. Hasselbring, Ohio Registered Surveyor No. 4171, Hasselbring, Duane and Associates, July 2, 1984.

Exhibit "A"

---

Parcel No.: 04-02-276-016

Auditor Acct. No. 0616777

Property Address: 8937 Bunnell Hill Road, Springboro, OH 45066

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek:

Being a part of Section 2, Township 2, Range 5, and bounded and dexcribed as follows:  
Beginning at a an iron spike at the intersection of the centerline of Lytle-Five Points Road (County Road No. 46) with the centerline of Bunnell Hill Road (County Road 128) at the Northeasterly corner of said Section 2; thence with the East line of Section 2 and with the centerline of Bunnell Hill Road S 4° 14' 00" W, 213.10 feet to a nail at the intersection of the centerline of Red Lion-Five Points Road (County Road No. 126) with the centerline of said Bunnell Hill Road and being the real Point of Beginning for the herein described tract. Running thence, from said real point of beginning with the East line of said Section 2 and with the centerline of Bunnell Hill Road S 4° 14' 00" W, 378.61 feet to a nail at the corner of Clearview Terrace Subdivision recorded in Plat Book 4, Page 26, of the Plat Records of said County; thence, with the boundary of said subdivision on the following courses: (1) N 85° 22' 00" W (passing an iron pin in the Northeasterly corner of Lot 9 of said subdivision at 30.00 feet) a distance of 173.17 feet to an iron pin at the Southeasterly corner of Lot 10 of said subdvision; (2) N 3° 06' 30" E (passing an iron pin at the Northeasterly corner of said Lot 10 at 221.13 feet) a distance of 256.88 feet to a nail in the centerline of Red Lion-Five Points Road; thence, with the centerline of Red-Lion-Five Points Road, N 60° 09' 00" E , 215.14 feet to the said real point of beginning, containing One and Two Hundred Eight-Five Thousandths (1.285) Acres.

The above description is based on a survey prepared by Paul E. Hasselbring, Ohio Registered Surveor No. 4171, Hasselbring, Duane and Associates, July 2, 1984.

**Addendum No. 1 to Contract to Purchase & Sell Real Estate – 8937 Bunnell Hill Rd. 1.285 ac.  
Parcel No.: 04-02-276-016**

---

**THIS** Addendum No. 1 to the Contract to Purchase & Sell Real Estate (“Addendum No. 1”), is entered into by the undersigned Parties simultaneously with the Contract to Purchase & Sell Real Estate (the “Contract”); and,

**WHEREAS**, the Parties desire to amend the terms of the Contract as follows.

**THEREFORE**, the Parties, for consideration recited in the Contract, do hereby agree to the following:

- 1) The parties acknowledge that the Buyer has an Ohio real estate broker’s license which has been disclosed to the Seller.
- 2) Closing shall occur no later than April 1, 2019, but may be scheduled earlier if both agree.
- 3) **ADDITIONAL CONSIDERATION:** In addition to the Sales Price, at closing Buyer shall pay to Seller the sum of \$25.00 per day beginning January 1, 2019 through date of closing to reimburse Seller’s carrying costs which Seller would otherwise not have incurred but for agreeing to sell the property to Buyer.
- 4) All other terms, provisions and obligations of the Contract shall remain the same and in full force and effect, except as provided for herein. In the event any conflict or dispute arises between the Contract and any provision of this addendum, such conflict or dispute shall be resolved in accordance with this Addendum No. 1.

**SELLER:**

**IN EXECUTION WHEREOF**, David M. Thompson, the Seller herein, has set his hand to this Addendum No. 1 on the date stated below.

SIGNATURE: 

NAME: David M. Thompson

DATE: 2-27-19

**BUYER:**

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners, the Buyer herein, has caused this Addendum No. 1 to be executed by its ~~County Administrator or Assistant County Administrator~~ <sup>President</sup>, pursuant to Resolution No. 19-0333, dated 3/12/19, 2019.

WARREN COUNTY  
BOARD OF COUNTY COMMISSIONERS

SIGNATURE: 

NAME: Shannon Jones

TITLE: President

DATE: 3/12/19

Approved as to form:

DAVID P. FORNSHELL  
PROSECUTING ATTORNEY  
WARREN COUNTY, OHIO

By: 

Bruce A. McGary, Asst. Prosecutor

# Resolution

Number 19-0334

Adopted Date March 12, 2019

APPROVE AND AUTHORIZE THE SUBMISSION OF THE 2019-2023 CONSOLIDATED PLAN AND THE FISCAL YEAR 2019 WARREN COUNTY ANNUAL ACTION PLAN AND THE 2019 CITIZEN PARTICIPATION PLAN UPDATE

WHEREAS, to be eligible to apply for Community Development Block Grant (CDBG) funds, the U.S. Department of Housing and Urban Development (HUD) requires each applicant to prepare and submit a Consolidated Plan and Citizen Participation Plan every five years and an Annual Action Plan each year; and

WHEREAS, Warren County has completed the requirements for said Plans as set forth by the U.S. Department of Housing and Urban Development; and

NOW THEREFORE BE IT RESOLVED, to approve and authorize the submission of the 2019-2023 Consolidated Plan, the 2019 Citizen Participation Plan Update, and the Fiscal Year 2019 Warren County Annual Action Plan to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, to authorize the President and/or Vice-President of this Board to sign documents relative thereto.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 12<sup>th</sup> day of March 2019.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

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cc: OGA (file)  
HUD

**CITIZEN PARTICIPATION PLAN**  
*for*  
**WARREN COUNTY, OHIO**

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**I. PURPOSE**

The County of Warren is establishing this Citizen Participation Plan in accordance with the intent of the rules, regulations, and guidelines of the various federal and state agencies having oversight for the programs carried out under the Housing and Community Development Act of 1974, as amended.

This written Citizen Participation Plan provides for the full implementation of Warren County's policy on Citizen Participation, the purpose of which is full and meaningful participation of any individual regardless of race, color, religion, sex, age, national origin and physical or mental impairment in the planning and implementation of the County's Community Development Block Grant (CDBG) Program.

**II. PROGRAM POLICY**

It shall be the general policy under this plan to:

- A. provide for and encourage citizen participation, with particular emphasis on participation by persons of low and moderate income;
- B. provide citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds;
- C. provide for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
- D. provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including the review of proposed activities and review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped; and
- E. provide for a timely written answer to written complaints and grievances, within fifteen (15) working days where practicable (see Exhibit A, Citizen Complaint Procedure); and
- F. identify how the needs of non-English speaking resident will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. This paragraph may not be construed to restrict the responsibility or authority of the grantee for the development and execution of its community development program.

### III. PROGRAM RESPONSIBILITY

Under the Community Development Block Grant (CDBG) Entitlement and HOME Program, the County may apply for funding on its own behalf. The County, as part of any CDBG or HOME application process and grant administration, will:

- A. Formally send written notice of the availability of funds and date of the public hearings within its jurisdictional limits, before submitting a funding application to HUD;
- B. Consider the needs of the County in preparing applications under the programs;
- C. Formally solicit and consider funding requests;
- D. Assume full responsibility for direct administration of the entire program and compliance with all applicable Federal and State laws;
- E. Procure those contracts necessary for the design, implementation, and administration of the program, per CDBG standards and guidelines; and
- F. Retain all program records, per CDBG and State of Ohio guidelines.

### IV. PUBLIC HEARINGS

In order to implement this Plan, the minimum citizen participation public hearing requirements for the CDBG Entitlement Program will be the following:

- A. Public hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodations for persons with disabilities. Each public hearing notice will provide information necessary to make special arrangements by contacting the County 72 hours prior to the scheduled meeting to ensure that arrangements can be made to facilitate their participation.
- B. Public Hearing #1 will be held prior to the development of an application. Adequate notice of Public Hearing #1 must be published ten (10) days in advance in a newspaper of general circulation in the locality and in a non-English newspaper (when applicable) where they exist. Public service radio announcements will be used when feasible.
- C. Public Hearing #2 will be held after the application is developed but prior to its submission to HUD. Adequate notice of Public Hearing #2 including a summary of the proposed activities to be undertaken, must be published ten (10) days in advance in a newspaper of general circulation in the locality and in a non-English language newspaper (when applicable) where they exist. Public service radio announcements will be used when feasible.



- D. Minutes of both Public Hearing #1 and #2 will be maintained in the County's citizen participation file. The minutes will be accompanied by a list of attendees at each meeting.
- E. Any written citizen comments or complaints provided at the public hearings or during the implementation of the program will be maintained in the County's citizen participation file.

Since the two public hearings are the primary citizen participation mechanisms, it is important that all of the necessary program information be conveyed at each hearing, and the minutes of each hearing, including all citizen comments, be maintained in the appropriate CDBG file.

Information to be conveyed and program area to be discussed at Public Hearing #1 are the following:

- A. Provide sub-recipient applications, as well as income survey forms and guidelines;
- B. National program objectives;
- C. Amount of funding available to the County;
- D. Range of eligible activities;
- E. Performance of the County in past CDBG program;
- F. A summary of other program requirements;
- G. Date of Public Hearing #2; and
- H. Citizen views and comments

Ten (10) or more days after the first public hearing, Public Hearing #2 is required in order to give citizens an opportunity to review and comment on the County's proposed application prior to its submission to HUD.

The format for Public Hearing #2 will include the following information and areas for discussion:

- A. A presentation by a representative(s) of the County on the County's proposed CDBG program, including the activity or activities to be undertaken, the amount of CDBG, and other funds allocated for each activity, the timetable for starting through completion of each activity, and what national objective(s) each activity will meet;

- B. The County shall have available for citizens a written summary of the proposed CDBG program. *(note: copies of the newspaper notice that advertised the second public hearing, which includes a summary of the County's CDBG program, provide this necessary information);* and
- C. Citizen views and comments.

## **V. NOTIFICATION AND PARTICIPATION**

- A. Notification of public hearing will be sent to townships, villages, and participating cities in correspondence with the published notification of the public hearing. Along with notification, applications for project submittal will be made available.

The County will accept applications through the townships, villages, participating cities, and other eligible applicants by the deadlines set by the County. The County will then review the applications received, and choose the coming year's activities. The County will send written notices to inform each township, village, participating city, and other applicants which projects have been selected. The notice will also announce the place, date, and time of public hearing #2.

- B. The County will publish a summary of the proposed consolidated plan in a local newspaper of circulation. Additionally, copies of the proposed consolidated plan will be made available at local libraries and government offices.

The summary of the proposed consolidated plan will include a list of the locations where copies of the entire proposed consolidated plan may be reviewed. The summary will include a provision to make the plan available for persons with circumstances that prevent them from reviewing the proposed consolidated plan without assistance.

## **VI. CITIZEN COMMENTS**

- A. The County will provide a minimum of thirty (30) days to receive comments from citizens on the proposed consolidated plan. Comments shall be received from the Warren County Office of Grants Administration, 406 Justice Drive, Lebanon, Ohio 45036, or via email at [masosu@co.warren.oh.us](mailto:masosu@co.warren.oh.us) ;
- B. Any written citizen comments will be reviewed and maintained in the County's Citizen Participation file.

## **VII. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

- A. Adequate notice of availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for public review will be published in a newspaper of general circulation.
- B. The County will provide a minimum of fifteen (15) days to receive comments citizens on the Consolidated Annual Performance and Evaluation Report (CAPER).

### **VIII. AMENDMENTS**

- A. An amendment to the Consolidated Plan and/or annual Action Plan caused by substantial changes in planned or actual activities will be determined by the following criteria:
  - 1. If the scope of the project is altered and effects the project beneficiaries by fifty percent (50%) or greater, or
  - 2. If the allocated project cost is increased or decreased by fifty percent (50%) or greater.
- B. Adequate notice of Amendment of the Consolidated Plan and/or Action Plan will be published fourteen (14) days in advance in a newspaper of general circulation.
- C. The County will provide a minimum of thirty (30) days to receive comments from citizens on the proposed amendments.

### **IX. OTHER REQUIREMENTS**

- A. In the event of acquisition and/or relocation, Warren County will comply to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.
- B. The process for citizens complaints is outlined in Exhibit "A".
- C. Program documents will be made available for public inspection and copying during regular business hours at the County offices, upon written or oral request. Available documents must, at a minimum, include:
  - 1. Program regulations;
  - 2. Applications;
  - 3. Status reports and performance reports; and
  - 4. Activity guidelines, such as housing rehabilitation guidelines.

- D. Bilingual opportunities shall be provided where applicable. If the community has a population segment with a primary language other than English, bilingual notices and provision for translations of program documents shall be provided.

This Plan adopted the 12 day of March, 2019.

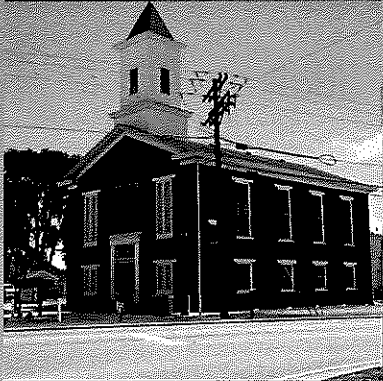
BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

  
Shannon Jones  
President

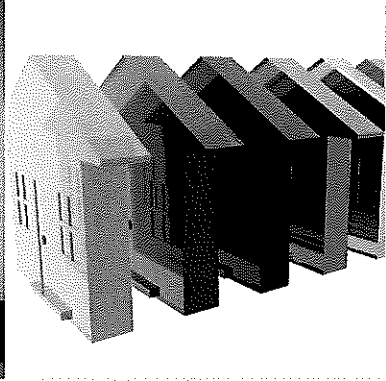
## **Exhibit "A"**

### **CITIZEN COMPLAINT PROCEDURE**

1. Complaints concerning the Warren County Community Development Block Grant (CDBG) Program shall be in writing address to the Warren County Grants Coordinator, 406 Justice Drive, Lebanon, Ohio 45036, or via email to [masosu@co.warren.oh.us](mailto:masosu@co.warren.oh.us). The Grants Coordinator will respond to all written complaints and attempt to resolve any apparent problems. A written response from the Grants Coordinator will be made within fifteen (15) WORKING DAYS of the receipt of the complaint.
2. If the Grants Coordinator's written response is not deemed satisfactory, a written may then be filed with the County Administrator who will respond in writing within ten (10) WORKING DAYS.
3. If the written response of the County Administrator is not deemed satisfactory, a written complaint may then be filed with the Warren County Board of Commissioners. The County Commissioners will have sole discretion as to how it will receive and handle complaints. If the complaint is, or is not, to be considered by the Board of County Commissioners, the complaining party will be notified within fourteen (14) CALENDAR DAYS.
4. If the complaining party is not satisfied with the actions taken by the Warren County Commissioners, complaints may then be addressed to the U.S. Department of Housing and Urban Development, Ohio State Office, 200 North High Street, Columbus, Ohio 43215.



# Warren County Consolidated Plan 2019-2023



# Table of Contents

**Executive Summary ..... 6**

    ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B) ..... 6

    PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)..... 10

    PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)..... 11

    PR-15 CITIZEN PARTICIPATION..... 20

**Needs Assessment ..... 26**

    NA-05 OVERVIEW..... 26

    NA-010 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205 (A,B,C) ..... 27

    NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)..... 35

    NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)..... 38

    NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2) ..... 40

    NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2) ..... 41

    NA-35 PUBLIC HOUSING – 91.205(B) ..... 43

    NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C) ..... 46

    NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)..... 51

    NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F) ..... 54

**Housing Market Analysis..... 60**

    MA-05 OVERVIEW ..... 60

    MA – 10 NUMBER OF HOUSING UNITS..... 60

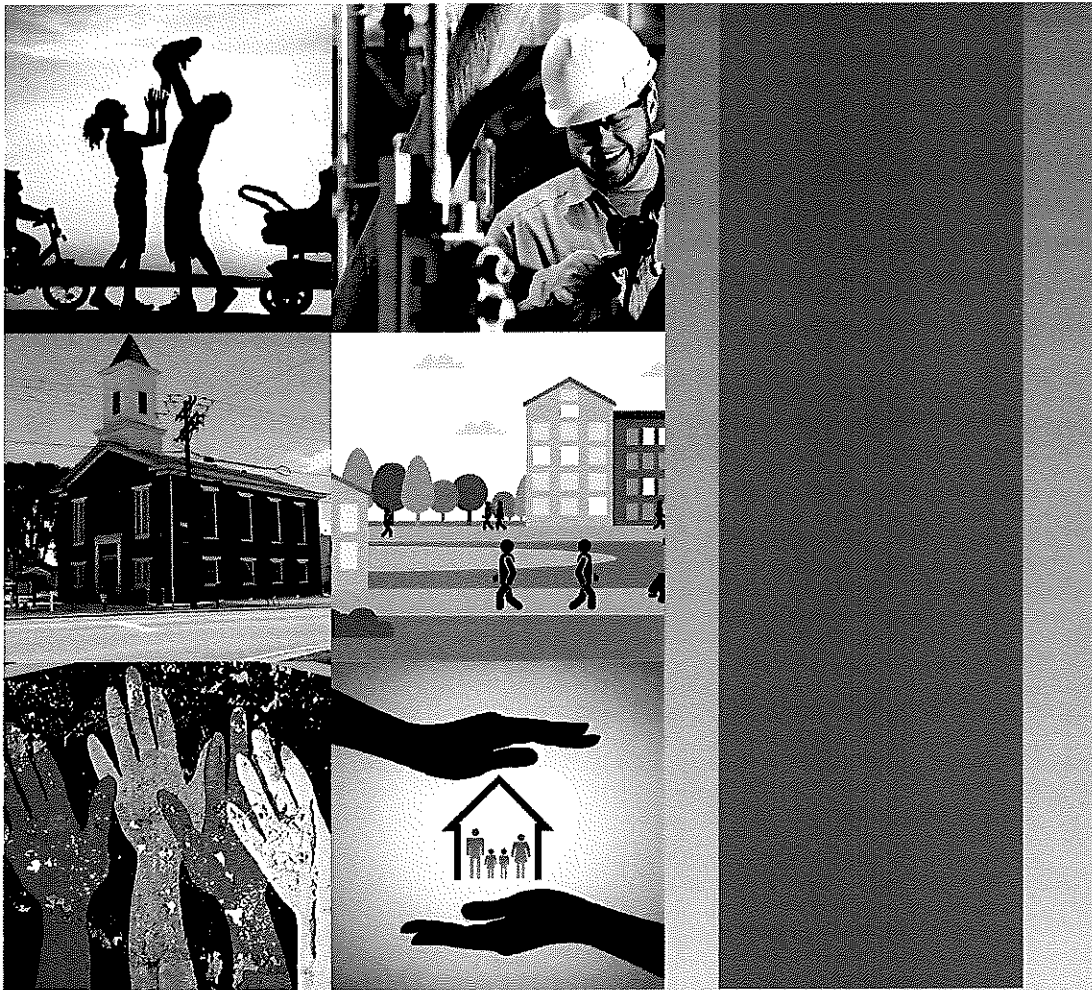
    MA-20 CONDITION OF HOUSING – 91.210(A) ..... 67

    MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)..... 76

    MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)..... 78

    MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E) ..... 91

    MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSESTS – 91.215 (f) ..... 93



# Executive Summary



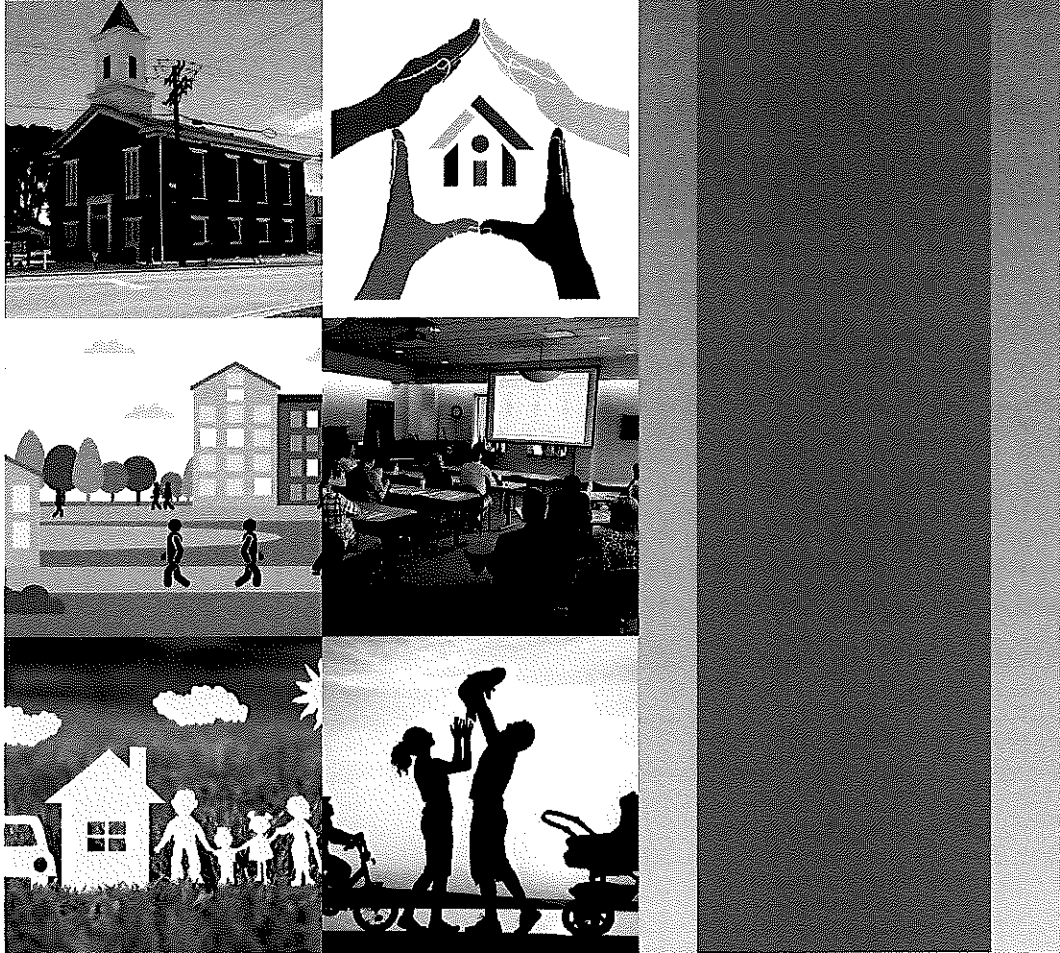
employment centers and spend considerable resources on transportation. The quantity and location of market-rate and subsidized affordable housing is not a reflection of existing market demand or community needs.

5. **Supportive Services for Seniors:** Warren County Community Services currently offers social engagement, meals, and exercise opportunities, and other day programming at recreational centers. There is an unmet need for flexible funding sources to meet client needs not fulfilled by other programs, mainly to provide emergency assistance to otherwise independent seniors.
6. **Maintenance and Rehabilitation of Public Housing:** Increase the number of available public housing units to provide safe, affordable housing to low income households while providing the opportunity to grow socially and economically. General maintenance of public housing units including energy efficiency improvements, repair of plumbing and electrical systems, parking lot expansions, site development, landscaping, security lighting, HVAC improvements, and other general maintenance needs.
7. **Homelessness Services and Prevention:** Homeless service providers and other members of the Housing Advisory Committee indicated a need to provide resources for case management, emergency shelter, transitional housing, and resources to the short term and chronically homeless needed to connect these individuals to employment opportunities, training programs, and housing.
8. **Administrative and Operating Costs** – A number of service providers indicated it is more difficult to obtain funds that cover operational costs than for the actual services themselves, so much so that it limits organizations' capacity to administer resources at their disposal.

### 3. Evaluation of Past Performance

The 2014-2018 Warren County Consolidated Plan focused on many of the areas addressed in this plan that were likely to have a benefit to low and moderate income individuals. Many of the projects included road and vital utility service repair and replacements that were required in the County's existing neighborhoods and business districts to encourage private investment in low and moderate income areas. The County embarked on numerous infrastructure projects including road maintenance projects, sanitary sewer improvements, water improvement projects, and other facility improvement. These projects were located in multiple communities identified in the 2014 -2018 Plan as area of need including Morrow, Butlerville, Franklin, Deerfield Township, Wayne Township, Harlan Township, Harveysburg, Lebanon, Pleasant Plain, and South Lebanon.

Additional projects corresponding with the 2014-2018 Consolidated Plan include supplementing services for the homeless, victims of domestic violence, and the elderly by providing much needed resources to service providers including Interfaith Hospitality Network, the Abuse and Rape Crisis Shelter, and Warren County Community Services.



# The Process

## PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

### Introduction

Consultation with a variety of county agencies and local service providers started with the Analysis of Impediments to Fair Housing Choice Report public process and continued through the drafting of the Consolidated Plan. Specific organization involved with the planning process are detailed in the table below. Local homebuilders, lenders, landlords, and representatives from county school districts were also consulted during stakeholder interviews and a series of topic specific public meetings.

### **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(I)).**

The local Continuum of Care (lead by the Warren County Housing Coalition) is the primary means by which service providers of public housing or services for the homeless meet regularly to update each other on federal and state requirements, discuss best practices, and provide referrals. CoC members as well as the Mental Health and Recovery Services of Warren and Clinton Counties and Warren County Human Services all maintain communication with one another and make frequent inter-agency referrals. Designated provider staff engage in regular and frequent outreach to the region/communities' entire geographic area. Housing agency staff and shelter employees respond to individuals and families identifying as homeless based on site and referral source. Outreach for Warren Metropolitan Housing Authority includes designated staff providing on-site assessments and referrals whenever an applicant for Public Housing may identify that they are fleeing an abuser or about to be evicted, and off-site assessments and referrals whenever non-partner agencies or institutions make a report of families and individuals identifying as being homeless. Outreach for the Interfaith Hospitality Network involves shelter staff responding to reports of families and individuals experiencing homelessness from institutions, churches, schools, and non-partner agencies, as well as having walk in services for immediate assistance.

### **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.**

Members of the local CoC were consulted numerous times over the course of drafting this document including representatives from all four of the County's homeless service providers: New Housing Ohio, Interfaith Hospitality Network, the Abuse and Rape Crisis Shelter, and Warren Metropolitan Housing Authority. Their collective responses are found in NA-40 "Homeless Needs Assessment" and MA-30 "Homeless Facilities" and elsewhere as applicable.

2	<b>Agency/Group/Organization</b>	Warren County Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interviews and topic specific public meetings.
3	<b>Agency/Group/Organization</b>	Warren County Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and - anticipated outcomes of the consultation/coordination?</b>	One-on-one interviews and topic specific public meetings.
4	<b>Agency/Group/Organization</b>	OhioMeansJobs of Southwest Ohio
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Business/Civic Leaders
	<b>Section addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and - anticipated outcomes of the consultation/coordination?</b>	

8	<b>Agency/Group/Organization</b>	Warren County Board of Developmental Disabilities
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interviews. The consultation provided key information on where the organization currently is, and what initiatives they plan on achieving in the future. The program anticipates future expansion by acquiring more homes to provide housing for more individuals with disabilities.
9	<b>Agency/Group/Organization</b>	Warren County Combined Health District
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interviews and topic specific public meetings.
10	<b>Agency/Group/Organization</b>	Mental Health and Recovery Services of Warren and Clinton Counties
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interviews and topic specific public meetings.

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

All agency types noted in the E-con Planning Suite for PR-10 were consulted as part of the Consolidated Planning process.

**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	Warren County Housing Coalition	The Warren County Housing Coalition was established to coordinate and develop services and housing for homeless and low-income persons. The coalition consists of representatives from more than 20 public, private, and non-profit agencies with a common goal to provide a continuum of care for homeless and low-income families. The coalition and its committees have regularly met to discuss the needs, to coordinate existing services and facilities, and to address gaps in the system. The Warren County Housing Coalition is a member of a state designated tri-county Homeless Planning Region (Region 14) that includes Butler and Clermont Counties. Warren Metropolitan Housing Authority (WMHA) is the lead agency for Region 14 and coordinates local homeless systems and programs. WMHA is also responsible for working with state agencies to ensure HUD homeless program requirements are met.
OKI Strategic Regional Policy Plan	Ohio-Kentucky-Indiana Regional Council of Governments (OKI)	OKI, a Metropolitan Planning Organization, works to integrate regional planning and local investments in land use, transportation and housing, as well as assisting localities undertaking zoning and land use reforms. The goals of the Consolidated Plan and the SSRP plan are colligated and the County realized that its success is dependent upon regional efforts and coordination. Similar concepts within both plans include strategies to achieve the following: improve access to transportation and provide more transportation choices; provide a diverse mix of housing choices and promote equitable, affordable housing; enhance economic competitiveness by improving cooperation and coordination on economic development efforts and opportunities throughout the region; coordinate policies and leverage investments; and improve quality of life and value communities and neighborhoods.

c) **The Workforce Investment Board:** A multi-county partnership structure that focuses on developing comprehensive skills to build workforce competitiveness and creating career paths to quality jobs and higher wages. The Board develops strategies to improve workforce participation; collects data and input to better understand the demand for changing skill sets and finding new local partners such as Sinclair Community College and local employers for workforce training. They are looking at ways to make local resources and programs more apparent, coordinated, and oriented toward long-term, continuous workforce transitions.

d) **The Warren County Regional Planning Commission (RPC):** The RPC recognizes many public policy challenges are highly interrelated, and that improving the quality of life for low-income residents cannot be achieved by reforming housing structures alone. The RPC approach to planning recognizes multi-jurisdictional cooperation as key for the resolution of contemporary, interrelated problems. The RPC efforts include collaborative efforts between cities and outlying suburbs to resolve challenges such as affordable housing creation, transportation, sprawl, infrastructure development, and development regulation. Amendments to restrictive development regulation serve to implement the Consolidated Plan.

e) **Ohio Public Works Commission (OPWC):** Provides funding for infrastructure improvements through the State Capital Improvements Program (SCIP) and the Local Transportation Improvement Program (LTIP). Warren County prioritizes projects based on the number of residents served and the median income of the area.

	Mode of Outreach	Target of Out-reach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Internet Outreach	Public	8	-Increased decent and safe affordable housing, including rehabs and new construction.	No comments were not accepted
	Informal Citizens' Expressed Concerns	Non-targeted/broad community Residents of Public and Assisted Housing nonprofit service providers	15	-There is a countywide lack of transportation options for low income, elderly, and other special needs groups. -Must address inter-county transit needs (hard to get clients across county lines). Need basic supplies for diverse service programs - funding for administration and daily operation are often not eligible uses for grants. -Warren County's workforce development is good but could be better. Basic computer skills, basic/remedial education, and "soft skills" are most needed areas of improvement for workforce development. -Many individuals using county services are in need of basic budgeting classes. -Housing Choice (Section 8) Unit inspections needs to be more consistent. Inconsistent inspection scores discourage participation in this program. -Employment is a prerequisite of asset building and self sufficiency. -Need increased 1-on-1 employment coaching and job-readiness preparation. Computer training often a major component. -Need additional resources for home repairs for the elderly and physically disabled. -Need additional resources for various community facilities and building/mechanical upgrades.	
2	Focus Group	Special Needs Service Providers	4	-Changing demographics will demand greater resources for elderly services program. -A disproportionate percentage of Warren County's deteriorating housing stock is occupied by the elderly. -Lack of affordable, accessible childcare is an impediment households obtaining/maintaining employment.	No comments were not accepted



				development center, business incubator program, create land bank capabilities, demolition of vacant/blighted structures, infill in established neighborhoods, rehabilitation of strategic structures, lead-based paint remediation, street maintenance, sidewalk replacement, street trees and street lighting, Brownfield remediation, adult literacy programs, affordable childcare services, fair housing counseling for first time homebuyers.	
5	Focus Group	Affordable Housing Providers	6	<p>-Cost burden is the greatest issue facing LMI households in Warren County.</p> <p>-Zoning and other local regulations establish minimum lot sizes and house sizes, creating a "floor" for market rate housing products.</p> <p>-Zoning restricts duplexes, apartment houses, multifamily, and density in general.</p> <p>-Waiting lists for public housing and housing choice vouchers are long.</p> <p>-There is an unmet need for affordable housing utilizing LIHTC funding.</p> <p>-Employment centers are often not near affordable housing options.</p> <p>-Affordable childcare is a huge barrier to self sufficiency for many LMI households.</p> <p>-Seniors and the persons with new physical disabilities require home modifications to remain in their home.</p> <p>-Need for home repairs for the elderly.</p> <p>-Occasionally demolition of structures necessary when reuse is not possible.</p>	No comments no accepted
6	Public Hearing	General Public	4	<p>-The Consolidated Plan should address issues facing illnesses as well.</p> <p>-Funds allocated in accordance with the CP should be allocated on the basis of addressing a real need.</p> <p>-Services should be properly advertised and easy to understand - should not be used only by a handful of people.</p>	No comments not accepted

Table 4 – Citizen Participation Outreach



# Needs Assessment

Pleasant Plain, and Loveland Park, an unincorporated community in Deerfield Township. Public Facility Needs include: new, expanded, or rehabilitation of existing community centers, youth centers, or senior centers; park and recreation facility and equipment improvements; and improvements for Early Learning Center.

## NA-010 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205 (A,B,C)

### Summary of Housing Needs

Warren County' population has grown significantly over the last 12 years, increasing the number of households. Median income has almost increased at the same rate. More people and higher incomes has translated into Warren County becoming recognized as a well-to-do, thriving community. However, this prosperity is not universal to all residents of the County. This section contains a summary of households in the community and details the housing needs within the Community.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	158,383	208,076	31%
Households	58,692	80,823	26%
Median Income	\$57,952.00	\$72,487.00	25%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,639	5,483	10,403	7,264	46,045
Small Family Households	1,688	1,818	3,873	3,408	28,925
Large Family Households	185	303	683	602	4,727
Household contains at least one person 62-74 years of age	856	1,278	2,517	1,651	6,609
Household contains at least one person age 75 or older	800	1,493	2,015	779	1,706
Households with one or more children 6 years old or younger	894	859	1,690	1,238	7,797

**Table 6 - Total Households Table**

Data Source: 2008-2012 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,081	709	289	145	3,224	1,091	1,368	1,073	509	4,041
Having none of four housing problems	718	1,694	3,013	1,967	7,392	431	1,733	6,043	4,644	12,851
Household has negative income, but none of the other housing problems	155	0	0	0	155	165	0	0	0	165

**Table 8 – Housing Problems 2**

Data Source: 2008-2012 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,032	772	678	2,482	432	613	1,381	2,426
Large Related	125	128	144	397	30	164	270	464
Elderly	405	497	383	1,285	764	1,155	1,136	3,055
Other	811	427	311	1,549	171	264	535	970
Total need by income	2,373	1,824	1,516	5,713	1,397	2,196	3,322	6,915

**Table 9 – Cost Burden > 30%**

Data Source: 2008-2012 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	867	203	80	1,150	373	384	524	1,281
Large Related	75	39	40	154	0	114	100	214
Elderly	297	290	105	692	553	588	274	1,415
Other	772	154	4	930	156	222	120	498

significant rates of substance abuse, mental illness, and sexual assault and exploitation, and that more than half become homeless as a result of domestic violence. Agency consultation identified that unaccompanied homeless youth would benefit from supportive housing designed to meet their unique needs and challenges.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Estimates of the number and type of families in need of housing assistance who are disabled is difficult to ascertain as no data source is available that provides complete information. Data sources available do provide indicators of the scope of need of housing assistance for this population. Statistics from New Housing Ohio, Warren County Board of Development Disability, and Warren Metropolitan Housing Authority wait lists for housing includes individuals and families with disabilities. Based on this information and information received through the consultation and citizen participation process, persons with disabilities in need of housing assistance include, but are not limited to, individuals, families, persons with physical disabilities, and persons with developmental disabilities.

Data from Warren County Abuse & Rape Crisis Shelter (ARCS) is an indicator of the number and type of families in need of housing assistance in our community who are victims of domestic violence, dating violence, sexual assault, and stalking. In 2018, ARCS provided emergency shelter to 60 adult victims of domestic violence and 85 children. ARCS continues to turn away approximately 97 households per year from the emergency shelter due to lack of space. Most of the households served through these programs are extremely low-income, putting them at great need for housing assistance. As noted in the response above, some unaccompanied youth become homeless as a result of domestic violence which is a contributing factor to becoming and remaining homeless.

**What are the most common housing problems?**

The quality of housing varies across the County. Salem and Union Townships have the distinction of having the oldest housing stock in the County, with a median year build of 1963. The oldest housing in the western and high growth areas of the County are found in Franklin Township and the neighborhoods immediately adjacent to the central business district of the City of Lebanon, while the newest housing stock is located in the City of Mason. Furthermore, there are 326 homes in Franklin Township that are considered fair or below fair according to the County auditor's assessment. That amounts to 7.2% of the total homes for Franklin Township, which signifies that there is need to improve housing in the Township. In addition, Butlerville has the highest percentage of homes that are either fair or below fair at 23.4%, followed by Harveysburg at 21.2%, which shows an even greater need in those jurisdictions.

The most prevalent housing problem by a wide margin is cost burden. There is a lack of affordable housing in Warren County. There are many factors contributing to this situation that are discussed in great detail in the County's Analysis of Impediments to Fair Housing Choice Report. However, household income is a major factor. There are more 4,639 households living between 0%-30% of the Housing Area

**Are any populations/household types more affected than others by these problems?**

Housing problems affect low or extremely low income households more frequently than high income. Lower income households are less able to address issues such as substandard housing issues, overcrowding, and housing cost burden. Renter-occupied units are affected disproportionately in almost all categories. Despite comprising only 20% of all units, they consistently exhibit more than 20% of the housing problems. For example, they constitute 80% of overcrowded/extremely overcrowded units, 36% of cost burdened units, and 61% of substandard units. Renters have less control over home repair and are oftentimes left to the mercy of landlords. Exceptions to this rule are in the category of cost burden. In this topic, owner-occupied units in the 50%-80% and >80% AMI groups are more likely to suffer cost burden at a higher rate than renter occupied.

Warren County's elderly population also deals with challenges related to low income with 4,427 households containing at least one person 62 years of age or older falling below 50% HAMFI. Single parent households, especially female head of households are at risk of experiencing fair housing discrimination based on familial status. 2010 census data indicated that on average roughly 4.7 percent of the County's households are single family female parents raising children 18 years old or younger. Union Township accounts for the highest amount of female parent at 7.5%, with Franklin Township being the 2nd highest at 6.77%. According to this analysis, female head of households with no husband present experience the greatest cost burden (a median income of \$42,876). Female head of households with an extremely low income could afford approximately only \$320 towards housing per month. This group would experience a cost burden in any jurisdiction in the County.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Discussion with representatives of the Local Continuum of Care, Warren County Workforce Investment Board, and Warren County Public Housing Authority indicated that several groups are at greater risk of homelessness. This includes single mothers, former homemakers who are without work or shelter after separating from a partner, households with high medical bills, and those with a history of mental health issues or substance abuse.

Transitional housing is an 18 month program that includes supportive services. Over the course of the program the individual receiving assistance must be in school, work, or actively seeking work. By contrast, rapid re-housing provides one-time cash assistance without the same level of supportive services and education. The experience of service providers is that once the one-time cash assistance is exhausted, the individual is susceptible to becoming homeless again because their underlying employment and life circumstances have not changed.

WMHA indicated that some families currently housed through the transitional housing program can be adequately served through a rapid re-housing program. Some families, however, require a longer and

as a result they are especially vulnerable to homelessness when unemployed or faced with other sudden unavoidable expenses.

### **NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

#### **Introduction**

NA-15 discusses if and how certain housing problems disproportionately impact different racial or ethnic groups. The housing problems analyzed under this discussion are units that lack complete kitchen or plumbing facilities, have more than one person per room, and/or a cost burden greater than 30%. The analysis considers a group to be disproportionately impacted if members at an income level experience housing problems at a rate 10 percentage points or more than the income bracket as a whole. For example, assume that 60% of all low income households have a housing problem and 70% of Hispanic households have a housing problem. In this case, Hispanic households are said to experience disproportionately greater need.

#### **0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,218	574	268
White	3,993	554	268
Black / African American	69	4	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,384	4,802	0
White	2,219	4,546	0
Black / African American	40	20	0
Asian	60	54	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	79	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

Although the white population accounts for the greatest number in terms of overall housing problems the overall percentages per race need to be compared to fully understand the racial need. Of the 80,704 occupied units in Warren County, 15,517 households have one of more of the housing problems. There are 74,317 White occupied housing units and those having housing issues account for 17.9% (14,517) of the population. Of the 1,683 African American occupied housing units, 19.7% (333) have housing issues. Hispanics encompass 1,446 occupied housing units and 18.9% (273) of those units have housing issues. While the Warren County Hispanic population has housing problems that fall short of greatly exceeding the overall margin, they are still experiencing issues at a greater rate than the general population. African Americans are dealing with housing problems more than any other race or ethnic group in Warren County and have a disproportionately greater need in comparison to the needs as a whole. Efforts should be made to connect housing services to all Warren County racial and ethnic groups equitably. Based on the data, the following racial and ethnic groups were assessed to disproportionately experience one or more of the four severe housing problems to a greater extent in comparison to the population as a whole:

- Asians and Hispanics households in the extremely low-income (0-30% AMI), and low –income income (30-50% AMI) categories,
- African Americans households in the 50-100% AMI category.



\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,467	8,364	0
White	1,407	7,913	0
Black / African American	35	49	0
Asian	10	144	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	139	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	692	6,502	0
White	622	6,141	0
Black / African American	30	30	0
Asian	10	104	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	94	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Housing cost burden is the greatest single issue facing households in Warren County. Approximately 1 in 4 households (20,011) experience some degree of housing cost burden. There are 74,317 White occupied housing units and those having housing cost burden are 25% (18,676) of the population. Of the 1,683 African American occupied housing units, 25% (423) have housing cost burdens. Hispanics encompass 1,446 occupied housing units and 22% (319) of those units have housing cost burden issues. This is also the one situation where the Warren County Asian population has a noticeable percentage of the community with this housing concern. Out of the 3,386 Asian households in the County, 12.55% (425) have a housing cost burden. Although this number is lower than other racial and ethnic groups, it still constitutes a significant amount of households.

While no other group experienced housing cost burdening at a disproportionate rate, this data indicates over a quarter of Warren County households overall experience some level of housing cost burden. Discussion with the Warren County Housing Coalition and Housing Advisory Committee also confirmed that housing cost burden is a leading cause of homelessness and contributes to a lower quality of life.

### **NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)**

#### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

While no other group experienced an excessive housing cost burdening at a disproportionate rate, as indicated in section NA-25 cost burden is a challenge for all racial and ethnic groups. African Americans and Hispanics do experience greater degrees of severe housing issues, 9.65% overall vs. 13% for African Americans and Hispanics. Although the numbers are relatively small, this is still a disturbing trend and strategies need to be explored to determine what is causing this trend and possible solutions to these problems.

According to the ACS 2012-2016 Five Year Estimate, ethnic groups within Warren County experienced some form of change in their household income with Whites (Non-Hispanics) MHI increasing by 6.7%; Asian MHI experiencing a 2.6% increase; African Americans saw an 8.7% decrease; and Hispanic households saw a 23% decrease. The poverty rate with White households decreased from an estimated 11,870 households in 2012 to an estimated 9,900 households in 2016. Hispanics also decreased in the number of households below the poverty rate, while Blacks/African Americans and Asians saw an increase in their level of poverty.

#### **If they have needs not identified above, what are those needs?**

The ability to own a home and afford a home is highly dependent upon access to mortgage credit. The results of the stakeholder interviews and community meeting did not identify local lending policies and practices of financial institutions as an impediment to fair housing choice. The majority of the comments stated that the lending policies and practices of mortgage lenders have policies to actively pursue minority persons and families for a home loan so they are in compliance with state and federal regulations. Statistics of loan approvals based on race do show a bias toward higher approval for Asian,

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

White non-Hispanic, African American, Asian, and Hispanic persons of any race are all found in slightly higher than average concentrations in various parts throughout Warren County – all races/ethnic groups are found in some instances in the same census tracts where the LMI population exceeds half the total. This data alone cannot indicate how many LMI persons belong to any particular ethnic group, however it is reasonable to infer there is overlap when both are found in unusually high numbers in a single geography.

African Americans, the second largest minority (4.1%) after Asians, are mainly concentrated in the central and northwest portions of the County, within the City of Lebanon and the City of Franklin. The 2016 estimated census data reveals that minority populations have grown since the last analysis. Comprising nearly 12% of the County's population, racial minorities other than Asians are located near the Cities of Lebanon and Franklin and the Village of South Lebanon. Lebanon's racial and ethnic minorities are primarily Hispanics and African-Americans (non-Hispanic) that respectively constitute 3.6% and 2.5% of the city's population.

Also an area covering the south central portion of the County includes the Villages of South Lebanon and Morrow as well as the two Townships that surround each one, Union and Salem Townships, respectively. This is the largest and most populous LMI area in the County. The second largest covers portions of the Cities of Carlisle and Franklin and Franklin Township in the northwest corner of the County. In the County's center, a smaller LMI area is found covering the northeast corner of the City of Lebanon.

In summary, the conclusion can be made that the main impediment to the County is not that the majority of minorities can't afford housing, but that there is a lack of affordable houses on the market to meet the demand. As a result, many minorities have to find affordable homes outside of Warren County in order to meet their housing needs. A majority of individuals that work in Warren County actually commute to the County from outside its jurisdiction. It is apparent that the availability of affordable homes is lacking in the County, and solutions to address this need to be considered.

**NA-35 PUBLIC HOUSING – 91.205(B)****Introduction**

The needs of public housing residents were identified through interviews with representatives of the Warren Metropolitan Housing Authority (WMHA) and with a review of WMHA's 5 year plan. The Mission of the WMHA is to provide safe, sanitary, decent and affordable housing to low-income families, while at the same time providing its families the opportunity to grow socially, economically and financially. WMHA strives to give respect to, and earn respect from, every member of our community and to give those members of our community the very best possible service, without regard to their sex, race, religion or nationality. The typical client uses WMHA's public housing or a housing choice voucher for approximately 5 years or less. Many of the housing facilities managed by WMHA are approaching several decades in age and are in need of restoration for plumbing, HVAC systems, parking lot expansion or maintenance, security lighting, and site development. The most significant needs of public housing

## Race &amp; Ethnicity of Residents

Race/Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	193	428	0	357	0	0	68
Black/African American	0	0	8	17	0	14	0	0	3
Asian American	0	0	1	1	0	1	0	0	0
Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
Hispanic (of any race)	0	0	4	4	0	4	0	0	0
Not Hispanic (of any race)	0	0	200	443	0	369	0	0	71

Source: PIC (PIH Information Center)

Table 24 – Race &amp; Ethnicity of Public Housing Residents by Program Type

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

NA

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The available supply of public housing and housing choice vouchers does not meet the existing demand. Despite a high turnover (the typical resident uses public housing or a housing choice voucher for 5 years and 1 month), both programs have long waiting lists (approximately 11 months) that dramatically overwhelm availability. There are currently 208 public housing units that have a waitlist of 330 families/individuals. There are 817 Housing Choice Voucher Units that have a waitlist of 1500. That is 158 % of the available supply for public housing and 184% for Housing Choice Voucher units that are actively seeking subsidized housing within Warren County.

Consultation with the Warren Metropolitan Housing Authority (WMHA) indicated that while residents of public housing and housing choice vouchers face many challenges in increasing their income and attaining self-sufficiency, the greatest challenges are the lack of affordable and accessible transportation. Childcare was also cited as a barrier given that local day care providers are almost never available during the second or third shifts, or on weekends. There are also many clients who face problems with an alcohol or other drug addiction, or have a mental illness.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	1	0	0	0	0	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 – Homeless Need Assessment

2018 PIT Survey	Sheltered			Unsheltered	Total
	Emergency Shelter	Transitional Housing	Sheltered Total		
Persons in HH with Children					
Number of Households	4	43	47	1	48
Number of Persons (Under Age 18)	10	85	95	1	96
Number of Persons (Age 18-24)	4	13	17	0	17
Number of Persons (Over Age 24)	7	33	40	1	41
Total Number of Persons	21	131	152	2	154
Persons in HH without Children					
Number of Households	18	2	20	6	26
Number of Persons (Age 18-24)	2	0	2	1	3
Number of Persons (Older than 24)	12	1	13	5	18
Total Number of Persons	14	1	15	6	21
Persons in HH with only Children (Unaccompanied Children)					
Number of Households	0	0	0	0	0

numbers. Warren County Human Services advised that whenever unaccompanied youth are reported to the County, the minor is either: a) reconnected to their legal guardian or b) placed with Child Services.

Related to the issue of unaccompanied youth are young adults who have aged out of foster care. Many individuals in this group need to be connected with educational opportunities, employment opportunities, oftentimes housing services, and mentoring to increase the likelihood they attain lifelong self-sufficiency and well-being.

#### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	124	6
Black or African American	23	2
Asian	3	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1	0
Not Hispanic	166	8

Table 27 – Nature and Extent of Homeless

#### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Data from the 2018 PIT count indicated that among the unsheltered homeless, 12.5% of the individuals were children age 18 or younger. Furthermore, approximately 51% of all the individuals that are homeless in Warren County are children. This generally supports evidence from homelessness service providers, who estimated approximately 50% of the families they served included families with children.

Interfaith Hospitality Network indicated that there are few families of veterans that use their shelter. There have been a total of 10 through the HCRP in 2018 or referred to VASH.

Consultation with the Warren County Veterans Service Office indicated that the number of families of veterans in a state of homelessness is low. Though no data is available for the number of veterans assisted who experience homelessness, the office had advised that it has provided Temporary Financial Assistance funds to veterans in need of housing assistance.

This can be used to provide rental assistance or home mortgage payment assistance to prevent a veteran's family from entering homelessness, and has also provided emergency temporary housing using hotel vouchers for veterans and their families who are already in a state of homelessness.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2018 Point-In-Time (PIT) survey of homeless individuals indicated there are an estimated 74 households consisting of 190 (approximately 100 fewer homeless individuals as compared to the 2014 Consolidated Plan) individuals who are homeless in Warren County. 96 of these individuals (51%) are children. Refer to Table 28 to view the results of the 2018 PIT survey. Interviews with homeless service providers indicated a belief that this survey understates the actual number of homeless persons due to the weather conditions common at this time of year. Many individuals find shelter with friends, family, or by their own means during the extreme cold but not permanently. It is extremely difficult to get an accurate count of every individual that is considered homeless in Warren County. The 2018 PIT survey estimates that 4% of homeless individuals are unsheltered. The most significant difference between these categories is that the unsheltered homeless do not have connections to supportive services, a safe temporary shelter, and assistance finding employment, or connections to programs that offer training services.

**NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)****Introduction**

Service delivery for non-homeless special needs populations in Warren County has been adversely impacted by a number of factors in the past decade. A national downturn in the housing market has resulted in decreased funds given that the majority of locally funded initiatives for the elderly (Warren County Community Services), persons with mental disabilities (Mental Health and Recovery Services of Warren and Clinton Counties), persons with developmental disabilities (Warren County Board of Developmental Disabilities), and veterans (Warren County Veterans Service Office) are funded by property taxes.

Funding for state and federal programs such as CDBG funding have also declined over this time period. Funding that remains a viable option for non-homeless housing initiatives includes HUD Section 202 and 811 housing funds (for the elderly and those with disabilities, respectively), Section 8 rental assistance, Low Income Housing Tax Credits, funds from the Federal Home Loan Bank of Cincinnati, and other public and private funding sources.

Recurring themes regarding non-homeless special needs in Warren County focused on a need for affordable housing, practical and flexible transportation options for individuals without a personal vehicle or unable to operate one, and skill-building or training to equip individuals with skills needed to participate in the community, even if only as a volunteer or as part of a program for those with special needs.

**What are the housing and supportive service needs of these populations and how are these needs determined?****Elderly and Frail Elderly**

There are nine senior housing communities for the elderly in Warren County. There is a short waiting list and section 202 vouchers/subsidies that are accepted. Needs cited for Warren County's elderly population included affordable and properly maintained housing, funding for emergency expenses, and providing adequate transportation services.

**Persons with Mental Disabilities**

The Warren/Clinton County Mental Health Recovery Services (MHRS) has 81 beds/units available for severe persistent mental illness (SPMI) individuals. 43 individuals are currently on a waiting list to receive SPMI housing. The long wait list stresses the need for additional housing resources. Consultation indicated this group also requires supportive services; affordable, practical transportation options including a cited need for public transit; counseling, and employment training/opportunities, and a need to connect individuals with a criminal history to housing and job opportunities.

**Persons with Developmental Disabilities**

There are currently 82 homes in Warren County that serve persons with developmental disabilities. In 2014, there were approximately 400 people on a voucher waiting list; out of those 400, 100 had a critical need for a voucher. Those that were classified as having a critical need for example, had physical or behavioral needs that make it exceedingly difficult for their family or caregiver to adequately care for the individual.

Consultation with the Community Housing Assistance Program indicated that the greatest need to serve this subpopulation in the County is affordable and accessible transit. There is also a growing demand for additional service members, supportive living services, day programming, and education.

**Persons with Physical Disabilities**

Anecdotal reports indicate persons struggle to locate homes, including relatively new homes, which meet their physical needs. Seniors who are otherwise capable of aging in place require home modifications to facilitate continued residence in their home, often less costly for all parties than assisted living facilities.

**Persons with Alcohol/Drug Addictions**

There is a need to provide additional resources for outpatient care of persons with alcohol/drug addictions. Community service providers indicated many individuals in this population have no support system upon being released from a prison/jail and quickly return to harmful habits. New Housing Ohio is actively looking for properties in Springboro and Mason to provide additional housing services for people recovering from drugs/alcohol. Additional sober housing communities with treatment options, a job coach, and support services would provide necessary support to members of this subpopulation with the greatest need.



**Describe the jurisdiction's need for Public Improvements:****Public Facility Improvements**

- Waterline improvements
- New, expanded, or rehabilitation of existing community centers, youth centers, or senior centers
- Park and recreation facility and equipment improvements
- Improvements to a Head Start Center

**Non-Transportation Public Infrastructure Improvements**

- Improvements for accessible sidewalks, crosswalks, park facilities, other public facilities
- Reconstruction of sidewalks, street lamps, and other street furnishings

**Transportation**

- Bridge rehabilitation
- Handicap accessible sidewalks and crosswalks
- Installation or maintenance of sidewalk, bicycle, and other non-motorized transportation infrastructure, especially if on a school route or connecting a LMI area to employment opportunities
- New construction of sidewalks and other pedestrian paths
- Operating funds for public transit
- Pedestrian safety improvements, especially if on a school route
- Rail improvements, particularly to provide new freight service to local businesses
- Rehabilitation of sidewalks
- Rehabilitation of vacant or obsolete buildings or building systems
- Retaining walls
- Road resurfacing, reconstruction, other maintenance, and widening
- Road safety improvements
- Sewer line improvements
- Stormwater management improvements
- Transit vehicles or equipment for County agencies that provide transit independently of the County's public transit system

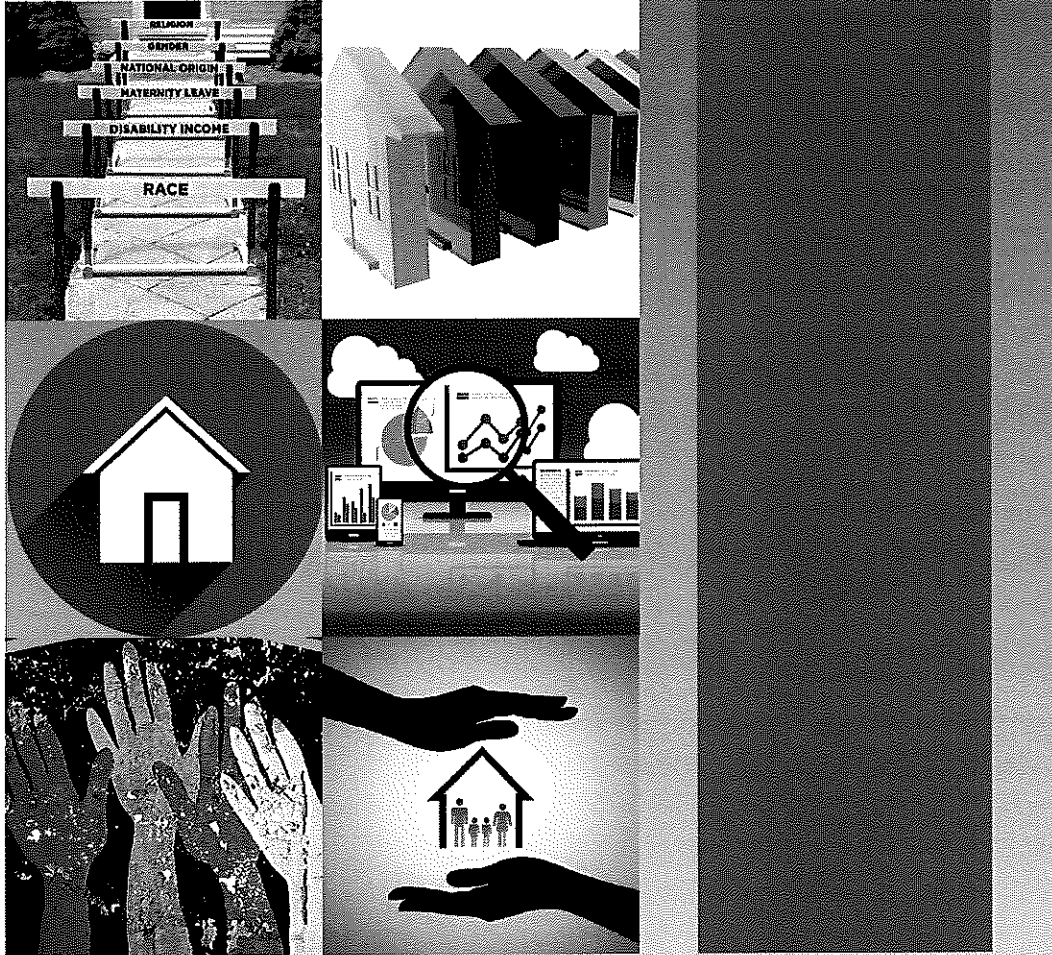
**How were these needs determined?**

The projects listed were derived from past records of applications for CDBG funds as well as group consultation of non-Housing County officials and agency representatives. Planning documents including comprehensive and area plans were also used as a reference when determining non-housing community needs.

- Training in professional or trade areas for which there is a reported shortage in Warren County: advanced information technology, introductory computer skills, and skilled trades including but not limited to: welders, mechanics, and machine operators; simple fabrication; ability to read and understand blueprints; and state tested nursing assistants
- Expanded vocational or other workforce training opportunities for all residents, especially low to moderate income persons, and the following LMI populations in particular: the homeless, persons recently released from correctional institutions, persons with mental or cognitive disabilities, persons without a high school diploma or equivalent, and the long term unemployed

**How were these needs determined?**

The projects listed were derived from past records of applications for CDBG funds as well as a group consultation of the Non-Housing Community Development Subcommittee, a subcommittee of the Housing Advisory Committee created as part of the Consolidated Planning process. Interviews with County officials and agency representatives supplemented the feedback provided by the subcommittee. Planning documents including comprehensive and area plans were also used as a reference when determining non-housing community needs.



# Housing Market Analysis

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	60,558	78%
1-unit, attached structure	5,221	7%
2-4 units	4,048	5%
5-19 units	6,190	8%
20 or more units	1,169	1%
Mobile Home, boat, RV, van, etc	880	1%
<b>Total</b>	<b>78,066</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2008-2012 ACS

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	92	0%	108	1%
1 bedroom	386	1%	3,158	20%
2 bedrooms	6,999	12%	6,977	44%
3 or more bedrooms	50,345	87%	5,758	36%
<b>Total</b>	<b>57,822</b>	<b>100%</b>	<b>16,001</b>	<b>101%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2008-2012 ACS

These wait lists indicate the existing supply of housing reserved for low income persons does not meet the existing community needs. There is a lack of affordable houses on the market to meet the demand in the County. The majority of individuals that works in Warren County, especially minorities, have to find affordable homes outside of Warren County and commute to the county from outside its jurisdiction. It is apparent that the supply of affordable market rate housing is relatively scarce and does not meet the needs of low and moderate income families. This is corroborated by the relatively low number of multifamily units compared to the state of Ohio and by the exceptionally low rental vacancy rate of 3.9% (2013-2017 5 yr ACS).

An Additional 74 houses (217 rooms) were provided through the Warren County Board of Developmental Disabilities in 2018 with 157 individuals with disabilities housed in these houses and an additional 621 individuals on a waiting list. Individuals usually pay 30% of their income in rent and receive rental subsidy as needed from either Section 8 voucher or Warren County DD. Services range from 24-hour staffing support providing complete care, to 5 hours of services each week assisting with basic needs All the houses, except for two owned by WCBDD, are owned by the Community Housing Assistance Program (CHAP). Some individuals are also housed using private landlords. Over half of the facilities leased by private landlords and nearly a third of CHAP-owned facilities are not considered accessible by Americans with Disabilities Act (ADA) standards. While WCBDD prefers to build ADA accessible homes, they have also applied for funds to modify existing homes.

More houses were provided by New Housing Ohio NHO, they own 64 units in Warren County. NHO works closely with WMHA to serve the mentally ill, developmentally disabled, substance use, and homeless populations. Some of the individuals pay 30% of their income in rent while others depend only on rental subsidy.

**Describe the need for specific types of housing:**

There are desirable affordable housing choices available within the county, but not in sufficient numbers to meet the demand, consultation of numerous interviewees indicated units for single adults without children are especially needed. Interviews also indicated there is a need for physically accessible housing for the elderly or individuals with physical disability. This pertains to market rate housing as well as subsidized housing.

The availability of attached units/manufactured homes is less than of the state average (17% compared to Ohio's 27%) and rental units have a surprisingly low vacancy rate across the County: only 3.9% of units are vacant compared to 5.8% across the state (2013-2017 5yr ACS). A vacancy rate of approximately 5% is representative of a healthy rental market with the following:

- Renters have a variety of choices
- Average rent does not escalate due to scarcity
- Vacancy is high enough that landlords compete for renters by improving the property
- Occupancy rates are sufficient that landlords are capable of making a profit.

Together these factors corroborate interviewees who advised Warren County has a tight rental market that offer limited options to individuals looking for this type of housing product.

Rent Paid	Number	%
Less than \$500	3,210	20.1%
\$500-999	9,478	59.3%
\$1,000-1,499	2,607	16.3%
\$1,500-1,999	435	2.7%
\$2,000 or more	271	1.7%
Total	16,001	100.0%

Table 32 - Rent Paid

Data Source: 2008-2012 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	727	No Data
50% HAMFI	3,473	2,145
80% HAMFI	8,150	9,579
100% HAMFI	No Data	15,395
Total	12,350	27,119

Table 33 – Housing Affordability

Data Source: 2008-2012 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$527	\$613	\$806	\$1,125	\$1,316

Data Source: HUD FY 2017 FMR Calculator

households is proportionately larger than the number of housing units affordable to them in the County without imposing a housing cost burden.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing price and rental contract value in Warren County have experienced a significant change between 2000 and 2012 with 32% and 45% change (respectively). It is difficult to predict future housing prices, however much of the underlying conditions that have resulted in population growth and upward pressure on Warren County's housing market such as receiving intra-regional migration, undeveloped land near interchanges, and zoning policy makes it reasonable to anticipate additional price increases. Warren County has twenty-two individual zoning jurisdictions; their practices that facilitate large lot residential but limits smaller lot single family or multifamily development affect the price of land and thus the cost of housing, particularly in the rental housing market.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

As of 2017, the Median Contract Rent of \$998 exceeds the Fair Market Rent (see above) as well as the High and Low HOME rents (see above) for a efficiency apartments and 1 and 2 bedroom units , indicating a possible need for affordable housing in the 1 and 2 bedroom range for these relatively affordable apartment sizes. The 2008 CHAS data corroborates that households earning less than the area median income have limited rental opportunities, with the lowest income households experiencing the greatest need.

Assuming annual rental costs of \$11,880 based on the median contractual rent, approximately 82% of Warren County households are capable of affording this without spending more than 30% of their household income (2013-2017 ACS DP03), leaving the majority of Warren County residents in a position where they can easily rent without experiencing a housing cost burden.

Together these factors indicate the majority of Warren County residents can easily rent without experiencing a housing cost burden, however a minority has limited rental options that do not create a housing cost burden equal to or less than the fair market rent/HOME rents. The strategy to address this narrow issue is to increase the supply of rental units affordable to the households earning less than 50% or 30% of AMI.

**MA-20 CONDITION OF HOUSING – 91.210(A)**

**Introduction**

22% of Warren County Households has at least one housing condition (lacking complete kitchen or plumbing facilities; overcrowding where each room has one or more persons; or housing cost burden where the household spends more than 30% of income on housing). Over 95% of all housing problems can be attributed to housing cost burden, indicating the most prevalent issue is affordable housing rather than sanitation issues or overcrowding.

The average age of Warren County's housing stock is second newest among Ohio's 88 counties. Despite a large population over 220,000, almost one third of all housing has been constructed after 2000 and

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,666	31%	3,068	19%
1980-1999	21,937	38%	5,849	37%
1950-1979	14,806	26%	5,058	32%
Before 1950	3,413	6%	2,026	13%
<b>Total</b>	<b>57,822</b>	<b>101%</b>	<b>16,001</b>	<b>101%</b>

**Table 36 – Year Unit Built**  
 Data Source: 2008-2012 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,219	32%	7,084	44%
Housing Units build before 1980 with children present	10,066	17%	8,313	52%

**Table 37 – Risk of Lead-Based Paint**  
 Data Source: 2008-2012 9Total Units 2008-2012 CHAS (Units with Children present)

**Vacant Units**

This analysis was not able to be conducted.	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Data Unavailable		
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 38 - Vacant Units**



**MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)**

**Introduction**

Warren Metropolitan Housing Authority (WMHA) owns, manages, and operates 10 public housing developments throughout Warren County providing a safe and decent living environment for 208 households. WMHA's units have a 100% occupancy rate and a wait list of 369 households, or almost twice the existing supply, indicating a strong demand for public housing units. Warren County's public housing is recognized for the quality maintenance of its facilities; and often residents of surrounding neighborhoods do not realize the units are public housing. WMHA's housing stock consists of well maintained single family homes, duplexes, and some garden apartments that defy the public's image of unattractive public housing.

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Supportive Housing	Family Unification Program	Disabled*
Voucher Units			208	448			0	0	674
Accessible Units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

Location	Property Name	# of Units	Unit Type	# of Bedrooms	# of Units Handicap Accessible	Condition	Maintenance/ Rehabilitation Needs
Lebanon	East Ridge and Deas Drive	25	12 duplexes; 1 single family	25 3-bedrooms	1	Good	Energy efficient water and plumbing for all sites
	Ridgeway Court	24	12 duplexes	24 3-bedrooms	2	Good	
	Metropolitan Village	40	40 garden apartments	40 1-bedrooms	4	Good	Security lighting and parking lot expansion
S. Lebanon	Mary Lane	31	13 duplexes; 5 single family	31 3-bedrooms	4	Good	New mail boxes, high efficiency
	Sunset	7	7 single family	7 3-bedrooms	2	Good	New mail boxes, high efficiency
Middletown	Brookview Village	35	26 townhomes; 4 garden apartments	21 2-bedrooms; 10 3-bedroom; 4 1-bedroom	4	Good	Security lighting, parking lot improvements, site development, landscaping
Franklin	Scattered Site	46	22 duplexes; 8 single family	Assortment of 1, 2, and 3 bedroom units	0	Good	HVAC
Total		208		Total	17		

\*Options for "Conditions of Units" limited to: excellent, good, fair, and poor

**Table 41 – WC Public Housing Inventory and Needs**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The number and physical condition of WMHA's housing is documented in the preceding tables "WC Public Housing Inventory and Needs" and "Public Housing and Voucher Waiting Lists"

**Public Housing Condition**

Location	Public Housing Development	Average Inspection Score
City of Lebanon	East Ridge and Deas Drive	83
	Metropolitan Village	79
	Station Hill	73
	Bentley Woods	87

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The restoration and revitalization needs are documented in the preceding table "Warren County Public Housing Inventory and Needs". More generally, long term maintenance needs for public housing include general maintenance and rehabilitation of the grounds, building exteriors, building systems, and living space interiors. A well maintained and aesthetically pleasing public housing will have a positive psychological effect on residents and will ensure a more positive impact on the surrounding neighborhoods. Improvements that promote a well maintained and aesthetically pleasing public housing, including all strategies found in WMHA's 5 year plan, are also indicative of WMHA's long term public housing needs.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The mission of WMHA is to provide safe, sanitary, decent, and affordable housing to low income families, while at the same time providing its families the opportunity to grow socially, economically, and financially. Achieving this vision requires maintenance of all public housing units in a state of decent quality including living interiors and building systems as well as properly maintained building exteriors to ensure the properties are aesthetically pleasing and an asset to the surrounding neighborhood. It also requires adequate resources to provide supportive services to residents to help them return to a state of self-sufficiency.

Given the long wait lists for both public housing units and housing choice vouchers, WMHA will pursue growing the voucher program through options such as the family unification voucher. WMHA aims to improve quality of life and economic vitality by implementing measures that disperse poverty by bringing higher income public housing households into lower income developments, and by promoting self-sufficiency and asset development for families and individuals.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

IHN, NHO, and ARCS all require their consumers to participate in either: skill building classes; to actively seek employment; to be employed; and/or to be treated for AOD addictions (if applicable). All families under care are referred to and encouraged to participate as appropriate with the following agencies: Veterans' Administration (if they are a vet), Warren County Department of Job and Family Services, The Warren County Health Department, WIC, the Woman's Center, WIA, Aspire, Solutions, Talbert House (prior drug concerns), the Warren County One Stop, Warren Metropolitan Housing Authority, and others not listed.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Interfaith Hospitality Network (IHN) provides services to homeless families, most of who are not chronically homeless but need temporary shelter and assistance making connections to employment, transportation, training, education and childcare. Bernie's Place (owned and operated by New Housing Ohio) provides services to chronically homeless individuals, most of whom also have a mental disability or are recovering from addictions to (but no longer use) alcohol or other drugs. NHO connects their consumers to mental health services and treatment for alcohol/drug addictions. NHO's services aim to reintegrate this population back into society and help them re-attain a sustainable level of self-sufficiency. The Abuse and Rape Crisis Shelter (ARCS) provides short term shelter and services to single women and women with children who are victims of domestic violence/partner violence and are in need of safe and secure shelter for this reason.

The Office of Veterans Services provides short-term assistance to veterans and their families and generally connects veterans to other service providers such as IHN or NHO when underlying issues and housing solutions cannot be quickly resolved.

Interviewees advised that unaccompanied youth, through coordination between diverse providers of services to the homeless and other groups, are immediately connected to shelter and services through Warren County Children's Services.

Other services and facilities that meet the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth is addressed in MA-35 Special Needs Facilities and Services.

Organization	Programs/Services
<p>Warren County Community Services (WCCS)</p>	<p>WCCS provides six core services to Warren County's low to moderate-income population: aging services; early childhood education; energy assistance programs; family services; affordable housing, including housing counseling and education; and the RSVP program, a program connecting volunteers to nonprofits.</p> <p><b>Aging Services:</b> Services for older adults help promote independence and wellness. The SR 741 Center and the five senior lunch sites in the County provide a nutritious meal and an opportunity to learn, grow and stay socially engaged, all important for healthy aging. The Supportive Services program assists seniors with insurance, applications, linkage to resources for food and home repair and other necessary services and benefits.</p> <p>Senior assisted transportation is a critical service for persons who no longer drive, linking them with health care appointments and necessary activities such as grocery shopping. Medical transportation is reimbursed through a county levy. Nonmedical transportation, as well as the services mentioned above, is funded by federal money as well a 15% local match. Both federal and local United Way match funds have consistantly decreased while older adults in Warren County are projected to be at 21% of the population by 2020.</p> <p><b>WCCS Meals on Wheels™ (MOW)</b> delivered close to 232,000 meals each year serving a monthly average of 780 clients. An additional 24,000+ meals were served at the five lunch sites. All meals meet 1/3 of recommended daily intake for persons 52 and over. Additional delivery vehicles are critical in order to maintain the 15 MOW routes that go into every corner of the County.</p> <p><b>The Elderly Services Program (ESP)</b> Care Management and Intake is a WCCS service that links older adults with a scope of home care options including home delivered meals, medical transportation, adult day services, environmental services, homecare assistance, independent living assistance, emergency response systems and home modifications and repairs. There is no income qualification for this program. However, depending on income, clients may be required to help pay the cost of their care through a co-payment.</p> <p><b>Early Learning Centers:</b> Four early childhood learning centers are operated by WCCS for income-eligible families with infants and children to four years of age. All facilities have earned 4-star quality ratings, providing quality educational services and nutritious hot meals and snacks every day.</p> <p><b>Energy Assistance Programs:</b> Winter crisis programs are available for income-eligible households once annually. A summer crisis program provides electric bill assistance to individuals 60 years of age or older.</p> <p><b>Family Services:</b> Family Services provides various programs promoting self-sufficiency, such as STEP (Success Toward Employment Program) providing individuals with intensive one-on-one assessment and job coaching, geared toward the "unemployable" or hard-to-employ individuals. Emergency Services assists households with utility and rent vouchers for those</p>

**(MHRS)**

Funding sources include federal and state subsidies, grants, entitlements, fees, and local levies.

**Housing:** MHRS offers housing to individuals with a mental health disability in order to restore them to a sustainable independence. Housing products cover a range of support levels to meet the diverse needs of consumers. 37 long term and time-limited care units, 38 other residential care and supportive housing units, 34 subsidized housing units, and 68 subsidized scattered site independent living housing units meet the full spectrum of housing needs. MHRS expends over \$1 million annually to provide housing for its consumers. These housing units have waiting lists. Transitional housing, where consumers are regaining personal independence after leaving more intensive (and costly) housing, is the product in most critical need.

Housing is ideally located in walkable neighborhoods to facilitate access to employment opportunities, medical appointments, and daily living destinations. Many MHRS consumers do not have a valid driver's license or lack a personal vehicle.

**Counseling:** MHRS coordinates counseling and psychiatric services according to the unique needs of consumers as well as their families.

**Transportation:** Many MHRS consumers lack a personal vehicle or valid driver's license. MHRS staff advised it is impossible for consumers to achieve sustainable independence or maintain stable employment without transportation assistance. Staff also noted the difficulties and impracticalities of using WC Transit to meet the needs of their consumers to reach employment or medical appointments. MHRS transit costs the agency \$70,000+ annually. Many consumers and their destinations are dispersed; making timely on-demand transit services a critical need. Some of MHRS' consumers would also benefit from a fixed route transit service connecting Lebanon residential areas to areas rich in jobs. Currently consumers can only be connected to a limited number of jobs that are within walking distance of their residence.

**Employment Opportunities/Skill Building:** MHRS coordinates services for job coaching and job developing. Job coaches help MHRS consumers build needed employment skills and provide assistance on resume building and interviewing. MHRS also employs job developers who connect consumers to jobs.

**Crisis Intervention:** The Crisis Intervention Team (CIT) is a collaborative effort between law enforcement and mental health professionals to help law enforcement officers handle incidents involving individuals with a mental illness according to best practices. The program's results help ensure persons with a mental disability are not imprisoned but are provided with appropriate mental health services.

**Suicide Prevention:** The Suicide Prevention Coalition of Warren and Clinton Counties prevent suicide by mobilizing the community through education and awareness programs.

**Other Unmet needs:** Warren County's only supportive housing option for adults recovering from an AOD addiction is Bernie's Place, operated by New Housing Ohio. There is a need for more of this kind of supportive housing for at-risk populations.

	<p>mental disabilities. Housing needs could be satisfied using LIHTC or other funding sources.</p> <p>Care provided in group homes. Housing services provided by WCBDD generally qualify as either permanent supportive housing or assisted care.</p> <p><b>Other Supportive Services:</b> WCBDD other supportive services to its consumers including habilitation services, including programming offered at the Deerfield Center where a variety of activities are offered. Staff assists individuals with personal care and basic needs while offering educational and enrichment opportunities. Another service provided is the senior program for consumers over the age of 50 and focuses on leisure and enrichment experiences. Home-Based services are offered to individuals who cannot attend on-site programming for medical reasons to ensure these consumers also benefit from programming experiences.</p> <p><b>Transportation:</b> WCBDD provides its own transportation services for consumers at a cost exceeding \$1 million annually. This included 34,000 trips with additional 3,000-4,000 trips provided by private transit providers at WCBDD's expense. Though some consumers have medical or behavioral needs necessitate private transportation, many consumers are perfectly capable of walking or using public transit. Though some transportation services are reimbursed by Medicaid, the majority of transit costs are not. Consultation indicated WCBDD would like to utilize the County's transit services more frequently but the practicality of using the County's transit service is limited, forcing the agency to resort to its own transit services at considerable cost. As one staff person advised, it would be "enormously helpful" if consumers could use the County's transit system with greater frequency as it is critical to promoting consumer freedom and independence. The practicality of using the County's transit services was negatively impacted beginning in 2014 when the County's federal funding transitions from "rural" to "urban", a change that results in fewer operating dollars.</p> <p><b>Employment Opportunities/Skill Building/Day Programming:</b> WCBDD offers a Transition School to Work program for eligible students 14-22. The programs offer a variety of services such as employment classes, job development, job coaching, and job trials. Supported employment is also available, where consumers engage in work opportunities under the supervision of Adult Services staff. Other individuals are capable of working independently of staff supervision in meaningful work positions. A supportive need cited is for improved employment opportunities and skill building. These are important quality of life factors that dramatically improve self worth and are necessary to attaining higher levels of independence.</p>
<p><b>Warren County Human Services (WCHS)</b></p>	<p>WCHS is a County agency responsible for administering financial, medical, and social service programs mandated by the state legislature. The agency falls under the supervision of the Ohio Department of Jobs and Family services and receives funding from federal, state, and county sources. Education and training is provided in addition to these support services to help individuals find employment that moves them from short term assistance to self-sufficiency in the shortest time possible.</p>

as a major need as part of an on-demand scheduling system that can be handled entirely online.

Learning, Earning, and Parenting (LEAP) is designed to help pregnant teens or teen parents to graduate from high school, obtain a high school diploma or GED. Support services such as child care, transportation, and food assistance are available as well as a case manager who provides one-on-one support.

**Other Programs:** Other programs administered by WCHS include Medicaid, food assistance, and PRC program (Prevention, Recovery, and Contingency), which provides benefits to low income families in need of overcoming immediate barriers in achieving self-sufficiency.

**Warren County Office of Veterans Services (WCOVS):**

The WCOVS is funded by a property tax in accordance with Ohio law. Honorably discharged veterans (and their families) who receive assistance must demonstrate a clear and urgent need for emergency relief. Assistance is provided to alleviate urgent needs and bring recipients to a state of self sufficiency.

**Employment & Skill-building:** The WCOVS assists veterans by connecting them to employment and job training opportunities through the services of OhioMeansJobs. Consultation indicated the services provided by these agencies adequately address the needs of veterans.

Unmet needs include connecting veterans with valuable work experience to employers who can benefit from the skills veterans acquired while in the military. An interview indicated many veterans struggle to articulate how their military experience translates to valuable experience as a civilian. The result is many veterans are limited to occupations that pay lower wages. This negatively impacts their quality of life and impedes businesses from fully leveraging the veteran’s economic potential. Augmenting the services provided by Work Force One or creating a program tailored for veterans to provide one-on-one support are both possible solutions worth exploring. Inaccurate employer perceptions were also cited as a barrier to hiring veterans, as some erroneously believe veterans are more likely to show aggressive behavior. Awareness needs to be raised advising that these misconceptions are profoundly inaccurate.

**Housing:** Affordable housing was cited as a major need for many veterans due to the lack of availability of affordable market rate housing. Groups that were especially impacted include low income veteran households; seniors on a (low) fixed income; and low income widows of veterans. Individuals are referred to Metropolitan Housing Authority where they are given preference; however they are generally added to a waiting list.

Veterans with an emergency housing need can be housed temporarily with vouchers for hotels, however this is not a solution for individuals with long term housing needs. WCOVS is limited to referring these individuals to other agencies as most of these individuals have other underlying needs that inhibit the individual from attaining self-sufficiency.



	<p>These services are provided to several different populations including victims of: domestic violence, dating violence, other cases of intimate partner violence, sexual assault, abuse/neglect/or exploitation of the elderly, and stalking.</p> <p>Unmet needs: Paper and cleaning products, office supplies, non-perishable food products, personal and hygiene products, and other basic supplies for daily living are in constant need, as are resources for daily operations.</p>
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<p><b>Interfaith Hospitality Network (IHN)</b></p>	<p>IHN provides services to homeless families including connections employment and training opportunities. Unmet needs of clients include practical, affordable transportation, affordable daycare services, employment, and affordable housing. The program guidelines for IHN are specific and they do not take anyone into the shelter that is “severely” mentally ill, currently on drugs/alcohol and running from abuse. Homeless individuals that have a mental illness (not severe) are sent to Solutions for proper care. Consultation indicated that individuals who are not chronically homeless tend to find permanent shelter within a short time; however the household usually remains in a low or moderate income and were described as “the working poor”. By contrast, chronically homeless clients have underlying conditions such as mental health disabilities or an alcohol or other drug addiction. These persons often fail to attain employment because they are unable, not unwilling. The homelessness of these individuals cannot be resolved until the underlying issues are addressed.</p>
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<p><b>New Housing Ohio - Bernie’s Place (NHO):</b></p>	<p>NHO operates “Bernie’s Place”, a shelter for the chronically homeless including individuals with mental disabilities or individuals recovering from addictions to (but no longer using) alcohol or other drugs.</p> <p>Unmet Needs: The existing capacity at Bernie’s Place cannot meet existing demand. Individuals in need of these services, particularly persons who are recently leave prison, would benefit from a sober housing community with treatment options, a job coach, and support services including onsite staffing. These basic services are critical to reintegrating this population back into society and helping them re-attain a sustainable level of self-sufficiency.</p>
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<p><b>4C...for Children</b></p>	<ul style="list-style-type: none"> <li>• Advocacy for childhood education and care</li> <li>• Child care resources, referrals</li> <li>• Assistance to families, childcare centers, family childcare providers, and employers</li> <li>• Professional Development / Community Services</li> </ul>
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<p>Care, Inc</p>	<ul style="list-style-type: none"> <li>• Children’s programs</li> <li>• Case management</li> <li>• Educational and advocacy</li> <li>• Home Visits</li> <li>• School-based support groups</li> </ul>
<p>Cincinnati Association for the Blind and Visually Impaired</p>	<ul style="list-style-type: none"> <li>• Counseling</li> <li>• Rehabilitation</li> <li>• Connecting persons to employment</li> <li>• Information Services</li> </ul>
<p>Community Behavioral Health, Inc</p>	<ul style="list-style-type: none"> <li>• Mental Health: Mental health assessments, individual and family counseling, case management, medication support, housing services, child and adolescent mental health services</li> <li>• Alcohol/Drug Addictions: outpatient services, day reporting, drug court</li> <li>• Child Services: mental health assessments, anger management, counseling, play therapy, psychiatric services, chemical dependency services, and school based services</li> <li>• Employment Services: job coaching, job developing, job readiness training, and assistance securing employment</li> </ul>
<p>Community Pregnancy Center</p>	<ul style="list-style-type: none"> <li>• Counseling for women and men</li> <li>• Clothing</li> <li>• Diapers</li> <li>• Supplies for Infants</li> </ul>
<p>Epilepsy Foundation</p>	<ul style="list-style-type: none"> <li>• Community Education</li> <li>• Counseling for children, teens, and adults</li> <li>• Senior programming</li> <li>• Group homes with daily educational, vocational, and social programming for individuals with epilepsy and/or developmental disabilities</li> <li>• Children's Program / Therapeutic Camp</li> </ul>
<p>F.A.I.T.H. Emergency Services, Inc.</p>	<ul style="list-style-type: none"> <li>• Emergency Services</li> </ul>
<p>Franklin Area Community Services, Inc.</p>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> </ul>

<p>Cooperatively, Inc.</p>	<ul style="list-style-type: none"> <li>• Home weatherization services</li> <li>• Emergency home repair services</li> <li>• Modifications for mobility</li> <li>• Assessments of homes for potential modifications</li> </ul>
<p>Salvation Army</p>	<ul style="list-style-type: none"> <li>• Emergency Services</li> <li>• Food Pantry</li> <li>• Clothing</li> </ul>
<p>Shared Harvest Foodbank, Inc.</p>	<ul style="list-style-type: none"> <li>• Food Banking</li> <li>• Mobile Pantry</li> <li>• Back Pack Program for children (for weekend nutritional needs)</li> <li>• Commodity Supplemental Food Program (CSFP)</li> <li>• Supplemental Nutrition Assistance Program (SNAP)</li> </ul>
<p>Warren County Adult New Readers</p>	<ul style="list-style-type: none"> <li>• Adult education assistance for reading, writing, math, and communication</li> <li>• One-on-one tutoring for basic literacy</li> <li>• Teaching English as a Foreign or other language</li> </ul>
<p>Warren County Career Center (WCCC):</p>	<ul style="list-style-type: none"> <li>• Vocational and other academic education opportunities for youth</li> <li>• Adult education programs</li> <li>• GED</li> <li>• Referrals and connections to area employers</li> </ul>

**MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)**

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Various regulatory barriers—zoning codes, development fees, and growth and infrastructure extension policies—could impact development costs in some areas of the County. The County’s 2011 Analysis of Impediments to Fair Housing Report documents these regulatory barriers—both public and private—and identifies potential strategies to help improve affordability.

**Zoning and Subdivision Standards:** Lot sizes, densities, set-backs and architectural standards limit the number of building lots that can be located on a parcel of land, and in some cases the types of structures

These issues will require broad and comprehensive discussions among: city, township, and county staff; elected officials; property owners; businesses; and community members. Proposals will be brought before the County Commission as appropriate.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSESTS – 91.215 (f)

### Introduction

This section describes the County's efforts at promoting economic development through job training initiatives that strive to meet projected workforce demands of employers and identifies workforce and infrastructure needs of the business community. Applicants typically seek to repair and replace existing infrastructure or to meet needs in growing areas such as street construction or installing water and sewer lines. These projects are designed to benefit eligible moderate to low-income neighborhoods and to assist with infrastructure needs which pose a serious and immediate threat to the health or welfare of the County.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	203	239	0	0	0
Arts, Entertainment, Accommodations	9,957	10,742	11	16	4
Construction	3,569	2,795	4	4	0
Education and Health Care Services	14,593	8,772	17	13	-4
Finance, Insurance, and Real Estate	6,280	4,694	7	7	0
Information	2,270	1,329	3	2	-1
Manufacturing	11,872	10,955	14	16	2
Other Services	2,788	2,503	3	4	0
Professional, Scientific, Management Services	11,933	6,884	14	10	-4
Public Administration	0	0	0	0	0
Retail Trade	9,951	9,159	11	13	2
Transportation and Warehousing	2,864	846	3	1	-2
Wholesale Trade	5,596	4,027	6	6	-1
Total	81,876	62,945	--	--	--

**Table 44 - Business Activity**

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	206	203	111	633	1,843
9th to 12th grade, no diploma	2,355	1,300	958	2,929	2,763
High school graduate, GED, or alternative	4,798	5,710	6,098	16,237	8,285
Some college, no degree	4,998	4,709	5,940	10,633	3,794
Associate's degree	463	2,377	2,599	5,451	1,112
Bachelor's degree	1,561	6,921	10,402	13,183	3,229
Graduate or professional degree	44	3,125	6,082	8,179	2,270

**Table 49 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,189
High school graduate (includes equivalency)	31,444
Some college or Associate's degree	37,700
Bachelor's degree	63,212
Graduate or professional degree	76,217

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Warren County are: Construction, Education & Healthcare Services, Finance & Real Estate, Manufacturing, Retail Trade, and Transportation & Warehousing.

### Describe the workforce and infrastructure needs of the business community:

The business community is faced with a challenge in the workforce space due to the fact that unemployment rates are currently very low. This poses a challenge for businesses looking to expand, but Warren County is not alone as this is a nationwide issue. However, Warren County is fortunate to have so many educational institutions within a 45 minute drive as well as access to over 2.3 million people in the workforce within that same distance.

The infrastructure needed for businesses to grow is available in Warren County with an abundance of raw land that is ready to be developed. Working with JobsOhio and other regional partners, sites are being prepared so they can be marketed as “shovel-ready” and allow quick turn-around times for projects.

these organizations share leads seeking new growth or expansion and partnerships allow incentives to be offered at various levels of government to entice business investment.

## **MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION**

### ***Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")***

Consultation with area service providers indicated that the highest concentration of housing problems was located in parts of the cities of Franklin, Lebanon, Carlisle, and parts of the Villages of South Lebanon and Morrow. As noted in NA-15 (Disproportionately Greater Need: Housing Problems) and NA-20 (Disproportionately Greater Need: Severe Housing Problems), the most common housing problem is a housing cost burden (paying more than 30% of HH income on housing) or a severe housing cost burden (paying more than 50% of HH income on housing). Housing cost burdens account for over 95% of all housing problems in Warren County. As anticipated, housing problems decrease with an increase in income. Black/African American and Hispanic households (at or below the Area Median Income) experience a greater percentage of housing problems. All Asian households making less than 50% of the AMI (110 households) experience housing problems. Given that housing cost burdens are much more prevalent among low income households, it is reasonable to anticipate that the greatest number of housing problems will be concentrated in census tracts that have a proportion of low and moderate income that is greater than the county average.

The graphic found at the end of this section illustrates the location of census tracts where the majority of households are low or moderate income (earning at least <80% of the county average). The location of these census tracts corroborates the results of interviews with local service providers and agency representatives. Parts of the municipalities of Carlisle, Franklin, Lebanon, South Lebanon, and Morrow as well as parts of the townships of Franklin, Union, and Salem all include census tracts where the majority of households earn less than the county median income.

### ***Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")***

As noted above, higher concentrations of low and moderate income families are found in census tracts as illustrated in the graphic at the end of this section labeled "Majority Low and Moderate Income Census Tracts". The following graphics overlap the LMI majority census tracts with census tracts that have a higher proportion of racial or ethnic groups. For the purposes of this question, "concentration" was defined as a census tract where the percentage of the population belonging to a particular racial or ethnic group is found at a rate that is 10% higher than the county average. For example, the percent of Warren County residents who are African American is 3.3%. A census tract where 3.6% of the population is African American is deemed a "high concentration".

Note: a low income census tract on the eastern border of Monroe in Turtlecreek Township will not be addressed in this analysis on the basis that it contains a state correctional institution with thousands of non-resident inmates.

good access to employment, commercial services and health services. However, a large percentage of the residents are renters and many homes were built prior to 1940 and have a higher level of housing rehabilitation needs (maintenance due to age). These geographic areas are identified on the map above.

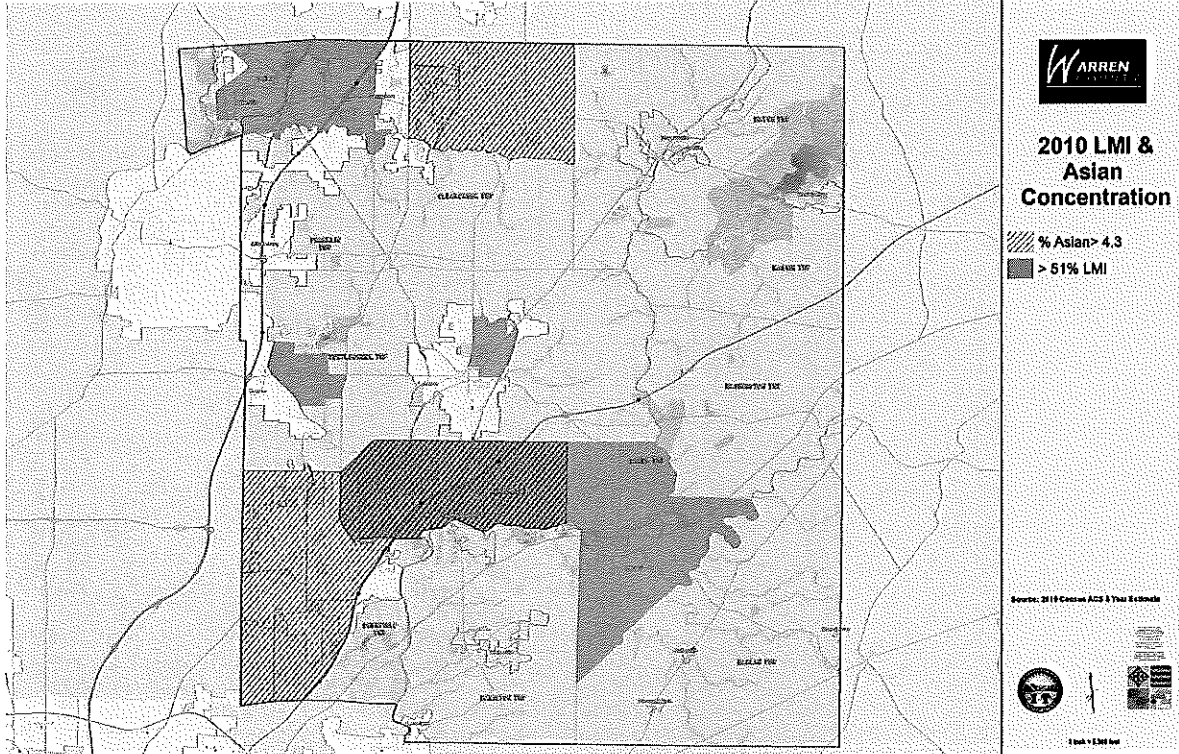
**Are there any community assets in these areas/neighborhoods?**

Many community assets exist in or near these areas/neighborhoods including public schools; early childhood education center; libraries; centers of commerce; fixed route public transportation (City of Lebanon); human service providers; health care facilities; recreational facilities and parks; senior centers; and other amenities and services. These areas typically have access to central water and sewer services. Some of these neighborhoods assets, such as the South Lebanon Early Learning Center, has been the result of CDBG funding.

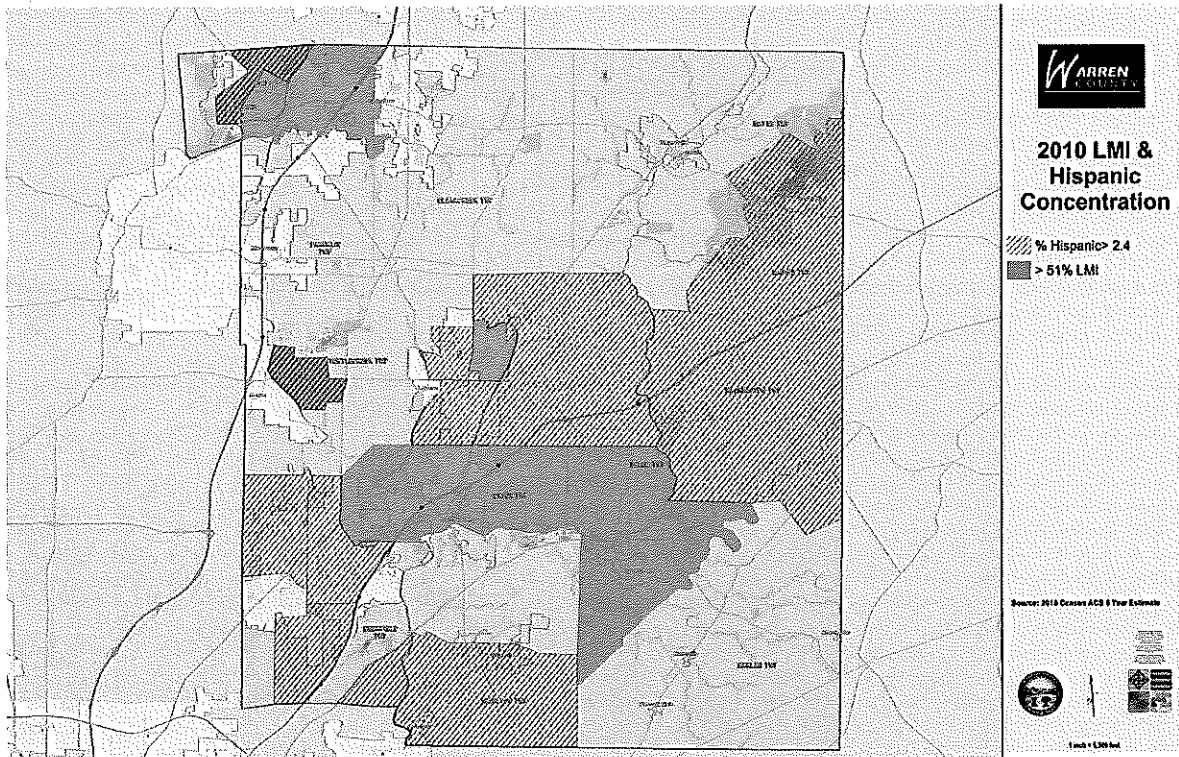
Another major asset is the residents that have been empowered to realize and use their abilities to build and transform the community and that have participated in neighborhood planning on issues involving land use and development, redevelopment, transportation, and neighborhood identity. These residents have become community advocates. Plans for some of these communities have been developed that focus on strategies that address: (1) economic development, (2) affordable housing, (3) improved safety, (4) beautification, (5) improved health, and (6) public/private cooperation. A number of key projects or programs emerging from these strategies have been undertaken—including plans to extend public transit and construct bike trails.

**Are there other strategic opportunities in any of these areas?**

Opportunity exists for local governments in these neighborhoods, and agencies and organizations serving these areas, to apply for funding for projects through the CDBG programs. These neighborhoods include block groups that are considered predominately low and moderate income under the CDBG program and may be eligible for public facility and infrastructure improvements such as parks, streets, and sidewalks. Improvements to existing or new community facilities may also be eligible under this program if at least 51% of the people served are low and moderate income. It is also anticipated that the home repair and homebuyer assistance goals for the Warren County Grants Administration Department and the CDBG program will help to maintain and increase affordable housing options for residents county-wide, including some residents of these areas.

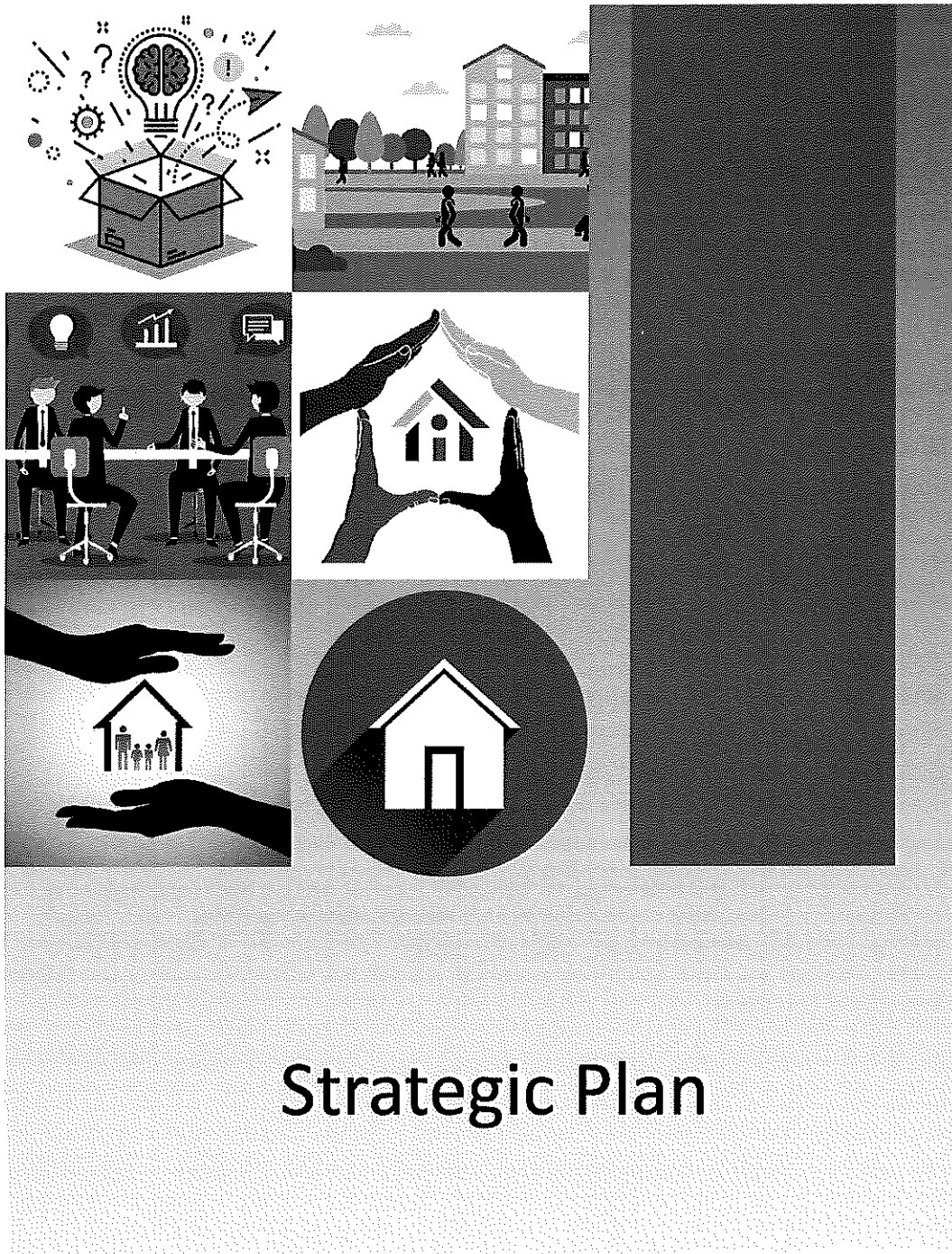


Map 3 - 2010 Census - Majority Low/Moderate Income and Asian Concentration



Map 4 - 2010 Census - Majority Low/Moderate Income and Hispanic/Latino Concentration





# Strategic Plan

### **Anticipated Resources**

Warren County anticipates the following program funding over the duration of this Consolidated Plan:

CDBG: \$3,310,000

These funds will be supplemented by a diversity of funding options available through regional, state, and federal programs.

### **Institutional Delivery Structure**

Warren County relies on a network of public sector, private sector, and nonprofit organizations to provide services to LMI households and special needs groups. These community service providers will continue to work to overcome gaps in the institutional structure and delivery system by fostering collaboration and communication between organizations, monitoring program performance, and allocating funds based on a scoring system.

### **Barriers to Affordable Housing**

Zoning codes, development fees, and growth and infrastructure extension policies, particularly those that limit density or otherwise restrict housing development and increase the cost of housing, are impacting housing costs in parts of Warren County. Collaboration among municipalities, townships, the County, businesses, and community members will be required to address these issues.

### **Homelessness Strategy**

Warren County agencies and nonprofit service providers are capable of helping homeless individuals re-attain self-sufficiency through the following:

- Additional resources for operations and case management
- Cooperation and coordination from correctional institutions to ensure the recently unincarcerated are connected to services
- Additional collaboration, resources, and technical support from other agencies and service providers that offer workforce training and job development skills

### **Anti-Poverty Strategy**

Warren County's anti-poverty strategies include (re)development of affordable housing; connecting the homeless to employment; workforce training initiatives; economic development; skill-building and employment opportunities for special needs groups; provision of affordable childcare services and education. It will be necessary to consider the County's anti-poverty strategies from a geographic perspective; affordable housing must be provided near employment centers. Also, the County's severe transit problem is a hindrance to low income families seeking employment, education, and attaining self-sufficiency. All strategies relate to connecting low and moderate income families to employment and education in order to achieve stable self-sufficiency. Several existing programs were highlighted in a preceding section which will be deployed over the next year in attempts to reduce poverty. Worker retraining, housing counseling and financial literacy are the key elements of the local approach to reduce

**SP-25 PRIORITY NEEDS - 91.215(A)(2)**

**Priority Needs**

<b>1</b>	<p><b>Priority Need Name</b> Public Facility Improvements Road, Water, Sanitary Sewer, and Stormwater Maintenance Pedestrian and other Non-Motorized Transportation Park Improvements</p>
<b>Priority Level</b>	High
<b>Population</b>	<ul style="list-style-type: none"> <li>- Extremely Low Income Households</li> <li>- Low Income Households</li> <li>- Moderate Income Households</li> <li>- Middle Income Households</li> <li>- Public Housing Residents</li> <li>- Elderly</li> <li>- Persons with Mental Disabilities</li> <li>- Persons with Physical Disabilities</li> <li>- Persons with Developmental Disabilities</li> <li>- Persons with Alcohol or Other Addictions</li> <li>- Non-housing Community Development</li> </ul>
<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Public Facility Improvements</li> <li>- Neighborhood Improvements and Revitalization</li> </ul>
<b>Description</b>	<p>Repair of road, water, sanitary sewer, and stormwater maintenance as it pertains to improving the housing, employment, or transportation options of low and moderate income residents of Warren County. LMI neighborhoods often have the oldest infrastructure in the greatest need of maintenance or replacement.</p> <p>Installation of new or maintenance of existing sidewalks, multiuse trails, and pedestrian infrastructure. Consultation indicated a broad need for rehabilitation, refurbishment, or other improvements to existing public facilities. Other facilities mentioned were shelters for the homeless, recreation centers for the elderly, recreation centers for all ages, as well as offices required for the provision of services delivered to low and moderate income individuals or special needs groups.</p> <p>Park improvements include rehabilitation or new construction for park furnishings such as benches, trash receptacles, playing fields, drinking fountains, restrooms, concession areas, educational amenities, park trails, parking lot maintenance, natural resource enhancement, or other park related improvements.</p>

**Basis for  
Relative  
Priority**

Many of the challenges and needs of low and moderate income persons, and community needs in general, are rooted in a poor match between workforce skills and available employment opportunities. These challenges negatively impact quality of life, health, and hinder opportunities to access training or more gainful employment. There are limited services to connect individuals leaving prison to stable employment and housing options. These individuals are at great risk for committing similar life errors and returning to prison.

<b>3</b>	<b>Priority Need Name</b>	Affordable, Practical Transit Funding for Senior Transportation Mental Health/AOD Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	<ul style="list-style-type: none"> <li>- Extremely Low Income Households</li> <li>- Low Income Households</li> <li>- Moderate Income Households</li> <li>- Middle Income Households</li> <li>- Families with Children</li> <li>- Elderly</li> <li>- Public Housing Residents</li> <li>- Chronic Homelessness</li> <li>- Persons with Mental Disabilities</li> <li>- Persons with Physical Disabilities</li> <li>- Persons with Developmental Disabilities</li> <li>- Persons with Alcohol or Other Addictions</li> <li>- Victims of Domestic Violence</li> <li>- Non-housing Community Development</li> </ul>
	<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Affordable, Practical Transit</li> <li>- Transit Planning, Coordination, and Leadership</li> <li>- Transit Funding for Special Needs Groups</li> </ul>
	<b>Description</b>	The identification of affordable, practical transit as a major priority came from almost all organizations consulted including representatives from workforce training programs, economic development, public housing, community services, human services, providers of services to the physically disabled, the mentally disabled, the developmentally disabled, the elderly, and the homeless. Transit is a necessity for many individuals who need connected to medical appointments, treatment options,

	Expand the number of children/households served through Warren County Community Services Early Learning Program by expanding or constructing new facilities and by adequately funding staff and other resource needs.
<b>Basis for Relative Priority</b>	<p>The lack of affordable, accessible childcare services discourages many low and moderate income individuals from seeking work or attending education/workforce training programs. Provision of affordable, accessible childcare will result in increased income for low and moderate income workers and reduce dependency on other supportive services.</p> <p>The Early Learning Programs administered by WCCS all have wait lists. Many of the children enrolled in these programs have diverse and challenging needs that are not easily met in public schools. Expanding the capacity of Early Learning Programs will also help address these needs and reduce future services required by students whose needs are met earlier in life.</p>

<b>5</b>	<p><b>Priority Need Name</b> Affordable Owner-Occupied Housing Affordable Senior Housing</p> <p><b>Priority Level</b> High</p> <p><b>Population</b></p> <ul style="list-style-type: none"> <li>- Extremely Low Income Households</li> <li>- Low Income Households</li> <li>- Moderate Income Households</li> <li>- Middle Income Households</li> <li>- Elderly</li> </ul> <p><b>Associated Goals</b></p> <ul style="list-style-type: none"> <li>- Affordable Owner Occupied Housing</li> <li>- Affordable Housing New Construction</li> <li>- Affordable Senior Housing</li> <li>- Residential Rehabs</li> <li>- Regulatory Environment to Promote Affordable Housing</li> <li>- Affordable Housing near Employment Centers</li> <li>- PPP for Private Delivery of Affordable Housing</li> <li>- Use Vouchers for Lease to Own Program</li> <li>- Down Payment Assistance</li> <li>- Home Weatherization, Repairs, and Modifications</li> <li>- Homebuyer/Credit Counseling</li> <li>- Residential Infill</li> </ul> <p><b>Description</b> The average cost of housing in Warren County is considerably higher than</p>
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**Priority** income population, enable them to live closer to work and daily needs, and reduce the cost burden imposed by commuting with personal transportation. The current quantity and location of market rate and subsidized renter-occupied housing is not a reflection of market demand or community needs.

<b>7</b>	<p><b>Priority Need Name</b> Home Repairs Home Modifications</p> <p><b>Priority Level</b> High</p> <p><b>Population</b> -Extremely Low Income Households -Low Income Households -Moderate Income Households -Middle Income Households -Large Families -Families with Children -Elderly -Persons with Physical Disabilities -Persons with Developmental Disabilities</p> <p><b>Associated Goals</b> -Home Weatherization, Repairs, and Modification - Residential Rehabs - Home Weatherization, Repairs, and Modifications</p> <p><b>Description</b> Consultation with service providers indicated many low income households can afford general housing costs, but are unable to afford mechanical or system failures including furnaces or roofs. Seniors on fixed incomes are especially vulnerable to these emergencies. Many individuals that belong to the growing number of elderly households are capable of remaining in their homes with minor modifications to make the homes accessible. Persons with physical limitations can similarly benefit.</p> <p><b>Basis for Relative Priority</b> As Warren County’s population ages, the number of persons on fixed and relatively low incomes will increase. The cost in general of moving families to subsidized housing is considerably greater than the one-time cost of keeping a family in their own home. Similarly, the cost of moving a non-senior family to subsidized living is much greater than making improvements that allows the family to stay in their home.</p> <p>The vast majority of seniors and persons of all ages with a physical disability strongly desire to remain in their homes as long as possible. The cost of home modifications is generally a small fraction of the public and private cost of moving an individual to an assisted care facility or other location.</p>
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many users it is the most significant social engagement and experience they enjoy. Funding for products delivered through Meals on Wheels were cited as a need to maintain the program. Meals on Wheels is one of WCCS's most used services, providing over 220,000 meals in conjunction with dining centers. Delivery of used appliances, basic items of clothing, personal items, or emergency food supplies during power emergencies.

**Basis for Relative Priority**

There is an unmet need for flexible funding sources to meet client needs not fulfilled by other programs, mainly to provide emergency assistance to otherwise independent seniors. Resources for day programming have tightened in recent years and are limited. Staffing has been reduced from 40 hrs/week to 32. Adequate provision of these services was cited as a critical need to providing an adequate quality of life to Warren County Seniors. The Meals on Wheels service provides nutrition to homebound seniors and checks on the senior's well being. The service is one of several critical programs that helps keep seniors in their home.

**10 Priority Need Name** Connecting Non-Seniors to Volunteer Opportunities

**Priority Level** Low

- Population**
- Extremely Low Income Households
  - Low Income Households
  - Moderate Income Households
  - Middle Income Households
  - Elderly
  - Public Housing Residents
  - Chronic Homelessness
  - Individuals
  - Families with Children
  - Elderly
  - Frail Elderly
  - Persons with Mental Disabilities
  - Persons with Physical Disabilities
  - Persons with Developmental Disabilities
  - Persons with Alcohol or Other Addictions
  - Persons with HIV/AIDS and their Families
  - Victims of Domestic Violence

<b>12</b>	<b>Priority Need Name</b>	Housing Infill
	<b>Priority Level</b>	High
	<b>Population</b>	<ul style="list-style-type: none"> <li>- Extremely Low Income Households</li> <li>- Low Income Households</li> <li>- Moderate Income Households</li> <li>- Middle Income Households</li> <li>- Non-housing Community Development</li> </ul>
	<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Neighborhood Improvements and Revitalization</li> <li>- Residential Infill</li> </ul>
	<b>Description</b>	This is a common practice in relatively urban neighborhoods where units have been demolished. The need for this in Warren County is small compared to more urban counties but is appropriate in parts of Lebanon, Franklin, and other established neighborhoods.
	<b>Basis for Relative Priority</b>	A handful of established neighborhoods show signs of distress or becoming distressed. Quality infill, possibly constructed by individuals learning vocational skills, restores continuity to the neighborhood fabric, utilizes existing infrastructure and developed land, and reduces the real or perceived neighborhood blight.

<b>13</b>	<b>Priority Need Name</b>	Facilities for the Homeless Case Management for Persons Experiencing Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	<ul style="list-style-type: none"> <li>- Chronically Homelessness Individuals</li> <li>- Families with Children</li> <li>- Mentally Ill</li> <li>- Chronic Substance Abuse</li> <li>- Veterans</li> <li>- Victims of Domestic Violence</li> <li>- Unaccompanied Youth</li> </ul>
<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Supportive Services for the Homeless</li> <li>- Supportive Services for the Homeless Permanent Support Housing for Veterans</li> </ul>	



**Priority** typical resident of public housing is with WMHA for approximately 4 years. The waitlist varies from 2-4 years.

There are households on the wait list for public 206 public housing units, underscoring the need for housing assistance to households earning less than 30% of area median income. The greatest need is for 1 and 2-bedroom units, followed by 3-bedroom units. The average length of stay is approximately 4 years.

There are households on a wait list for the Section 8 vouchers, 99% of who are extremely low income or very low income, underscoring the need for housing assistance to households earning less than 50% of area median income. The greatest need is for one and two bedrooms units, followed by 3 bedroom units. The average length of stay is approximately 4 years; the average wait list is 2-4 years.

<b>15</b>	<b>Priority Need Name</b>	Housing and Supportive Services for Individuals with Alcohol or Other Drug Addiction
	<b>Priority Level</b>	High
	<b>Population</b>	- Chronic Homelessness - Mentally Ill - Chronic Substance Abuse
	<b>Associated Goals</b>	- Supportive Services for Special Needs Subpopulation
	<b>Description</b>	A home for individuals recovering from chronic alcohol or other drug addictions. Individuals would have to be sober and meet certain requirements. Case management and in-house supportive and rehabilitative services would be provided.
	<b>Basis for Relative Priority</b>	Homeless service providers cited a need for a home that is tailored to the unique needs of this subpopulation to break the cycle of dependency, reintegrate individuals to the community, and return individuals to a state of self sufficiency and sobriety.

Table 51 – Priority Needs Summary

**SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)**

**Anticipated Resources**

Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Cons. Plan
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	- Acquisition					
	- Admin and Planning					
	- Economic Development	737,000	30,000	0	767,000	3,068,000
	- Housing					
	- Public Improvements					
	- Public Services					
Public Housing	public-federal					
	Public housing operations and capital improvements					
Housing Choice Vouchers (Section 8)	public-federal					
	Tenant-based rental assistance					
Continuum of Care	public-federal					
	Transitional housing					
	Permanent supportive housing					
	Support Services					

Table 53 - Anticipated Resources

**SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Warren County Office of Grants Administration	Departments and agencies	Economic Development Ownership Neighborhood Improvements Public Facilities	County
Warren County Community Services	Departments and agencies	Rental Public Services	County
Mental Health and Recovery Services of Warren and Clinton Counties	Departments and agencies	Non-homeless special needs	Warren and Clinton Counties
Warren County Board of Developmental Disabilities	Departments and agencies	Public Housing Transportation Supportive Living Day Programming	County
Abuse and Rape Crisis Shelter	Non-profit organizations	Homelessness	County
New Housing Ohio	Non-profit organizations	Homelessness	Region
Warren Metropolitan Housing Authority	Public Housing Authority	Public Housing	County
Interfaith Hospitality Network	Community/Faith-based organization	Homelessness	Region
Warren County Human Services	Departments and agencies	Public Services	County
Warren County Regional Planning Commission	Departments and agencies	Planning	County

Supportive Services		
Alcohol & Drug Abuse	X	
Child Care	X	
Education	X	
Employment & Employment Training	X	
Healthcare	X	
HIV/AIDS		
Life Skills	X	
Mental Health Counseling	X	
Transportation	X	

Table 55 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Warren County does a great job with collaboration between organizations, agencies, and departments to collectively provide public housing and services to those in need. The Warren County Metropolitan Housing Authority is the lead agency involved with the Housing Coalition to coordinate services and provide housing vouchers to individuals in need of subsidized housing. The vouchers provided by the WMHA can then be utilized by individuals in need, especially those that are homeless, to be used amongst the many service providers to find housing. Many organizations provide specialized care curtailed to the unique classification of individuals that are in need. Those organizations along with services provided are listed below.

**Warren Metropolitan Housing Authority (WMHA):** Provides safe, sanitary, decent and affordable housing to low-income families. WMHA also provides the transitions program that gives temporary housing solutions to homeless families who find it difficult to find housing within the region 14 homeless service area. The goal of transitions is to provide education and services to homeless individuals in hopes of providing permanent housing and employment so they can live independent lifestyles.

**SP-45 GOALS SUMMARY – 91.215(A)(4)****Goals Summary Information**

The goals listed below are ordered according to their importance based on stakeholder interviews and consultation with area service providers. The remaining goals are not in order according to their relative importance. All goals promote self sufficiency among low and moderate income households and helping them meet basic needs including access to quality public facilities, housing, employment, transportation, counseling, and material independence.

**Goals Summary Information**

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Public Facility Improvements</b>	Non-Housing Community Development	Public Facility Improvements	CDBG: \$1,800,000	Other: 16 Other
2	<b>Homelessness Prevention, Case Management, Services</b>	Homeless	Facilities for the Homeless Case Management for Persons Experiencing Homelessness	CDBG: \$250,000	Homeless Person Overnight Shelter: 180 Persons Assisted  Homelessness Prevention: 10 Persons Assisted
3	<b>Supportive Services for Abuse Victims</b>	Special Needs Abuse and Rape Crisis Shelter	Supportive Services Shelter and Protection Counseling	CDBG: \$170,000	Public service Benefit: 130 Persons Assisted
4	<b>Neighborhood Improvements and Revitalization</b>	Non-Housing Community Development Neighborhood Stabilization and Revitalization	Public Improvements	CDBG: \$150,000	Other: 8 Other

Table 56 – Goals Summary

All projects will last from program year 2019 to 2023

### Goal Descriptions

1	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Infrastructure and public facility improvements for the effective operations of a neighborhood and community showing a clear, reasonable connection to improved outcomes for low and moderate income households.
2	<b>Goal Name</b>	Homelessness Prevention, Case Management, Services
	<b>Goal Description</b>	Resources needed for the prevention of homelessness, resources service providers to provide case management to ensure individuals regain independence and self sufficiency, and resources for services providers that are needed for the continued operation of facilities and shelters for the homeless.
3	<b>Goal Name</b>	Day Programming , Supportive Services for Seniors
	<b>Goal Description</b>	Resources for service providers to offer day programming and supportive services, particularly Warren County Community Services. This may include resources for new or repaired facilities as well as funding for the actual services themselves.
4	<b>Goal Name</b>	Neighborhood Improvements and Revitalization
	<b>Goal Description</b>	Improvements of sidewalks, roads, and key residential or commercial property necessary and reasonably connected to the revitalization of a predominantly low and moderate income neighborhood.

Table 57 – Goals Description

#### SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):** NA

#### Activities to Increase Resident Involvements

Residents are encouraged to actively participate in assisting staff in maintaining their complex. WMHA encourages residents to report maintenance issues inside and outside their housing. These both provide staff with valuable information, as well as gives the residents a sense of responsibility of their surroundings. Meetings are held with residents on a regular basis to inform them of all upcoming work scheduled to take place and to gather resident feedback and special requests.

The Warren County Metropolitan Housing Authority also assists families to access training and skills to increase their income and self-sufficiency. Any Housing Choice Voucher (HCV) eligible applicant or program participant who has been issued a HCV may utilize the subsidy to purchase rather than rent a home if they meet the following qualifications. Participation in the home ownership program is conditioned on the family attending and successfully completing a homeownership and housing

analyze the benefit of affordable housing as it relates to economic development (providing a well-rounded workforce).

- Create innovative financial incentives for the development and construction of affordable housing within mixed-income developments. This may include public private partnerships with developers, the County, and The Warren County Port Authority. Incentives may include funding public infrastructure in agreement for the provision of affordable housing units.
- Invest in an innovative, energy efficient rehabilitation program that improves the quality of affordable housing, extends the life of buildings, and decreases the operating costs.
- Continue to dedicate Community Housing Improvement Program (CHIP) and Warren County Rehab, Inc. program income funds toward the provision and maintenance of affordable housing through the Warren County Balanced Housing Corporation.
- Consider the formation of a Community Land Trust (CLT), which typically acquire and hold land, but sell off residential buildings on that land. This mitigates the cost of land, making the housing more affordable.
- Build incentives for affordable housing into the Warren County Rural Zoning Code.
- Implement administrative reforms geared toward the reduction of costly delays in the development review process. This would include the creation of a "one-stop" permitting process function at the County level, including approvals for zoning, building, water, sewer, stormwater management, erosion and sediment control, land subdivision, development guarantee bonding, and economic development incentives.
- Ensure that a full range of housing opportunities is available, including single family detached, single family attached, multi-family, and cohousing appropriate by location, both for home ownership and rental. This should include allowing accessory dwelling units in a wide range of residential districts.
- Revise zoning policies to allow development of a range of housing types "as of right". Greater housing diversity and affordability may be achieved by revising zoning policies to eliminate both direct and "back door" prohibitions and explicitly allow a range of housing types, rather than requiring a special review process or disallowing certain types of structures entirely.

#### **SP-60 HOMELESSNESS STRATEGY – 91.215(D)**

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

Warren County agencies and nonprofit service providers meet regularly to share information and collaborate on various initiatives. Homeless service providers will prioritize an improved understanding of how to address the unique needs of Lesbian, Gay, Transsexual, and Bi-Sexual individuals. They prioritize attaining additional resources to address the unique and often exceptional needs of individuals who are sex offenders, have criminal histories, have chronic alcohol or other drug addictions, or mental disabilities. Consultation with these organizations indicated that improved outreach will be facilitated by

**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.**

Warren County agencies and service providers will strive to address the underlying causes of chronic homelessness, of alcohol or other drug addictions, mental illness, and/or chronic unemployment. One of the highest priorities will be establishing a home for the chronically homeless with these underlying issues. A state of sobriety will be required. Supportive services provided by on-site staff and connections to employment, training, or treatment will be provided on a case-by-case basis as needed. A key element of these strategies is to provide homeless service providers with the resources they need to adequately handle case-management and to provide safe and secure shelter to households as they are connected to resources that will help them attain self-sufficiency.

Area organizations will also increase awareness and efforts to address unaccompanied youth. This hard to reach population will be helped by greater communication between schools, Warren County Children's Services, and the cooperation of diverse community service providers and community members. More attention will also be dedicated to youth who are aging out of foster care, ensuring their self-sufficiency as adults. This can be achieved through discharge planning for youth in foster care systems.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

County agencies and nonprofit service providers generally have a well entrenched system of referral between organizations, and many of all organizations consulted advised that many if not most of their consumers are connected with them by referral. Interviews indicated the most significant gap in support is currently for individuals who are being released from correctional institutions. One of the highest priorities is to work with local correctional institutions to ensure there is support inside and outside of the correctional facility that is connecting the recently unincarcerated to organizations that will connect these organizations with employment opportunities and stable housing. Failure to do so creates a predictable scenario where recently released individuals are susceptible to committing future crimes and are reincarcerated at great social and economic cost.

#### **SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)**

##### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Warren County conforms to all state and federal requirements related to lead based paint hazards when public funds are used to rehabilitate housing units containing LBP hazards. The Warren County Combined Health District issues informational pamphlets and brochures to residents informing them of the hazards associated with LBP and steps the property owner may take to abate it. The County refers to the guidelines for the evaluation and control of LBP hazards in housing as applicable. The Combined Health



To address these and related factors that contribute to poverty, the County will use the following principles and goals as performance measures to assess how to prioritize CDBG funds and other federal, state, and local resources:

- View the County and region's housing market as interrelated
- Develop and implement strategies to ensure workers are able to secure affordable, quality housing near their place of work
- Develop a more comprehensive and efficacious transportation system, including transit and non-motorized options, to connect the County's workforce to its employers, and to enable mobility and independence to residents with special transportation needs

The intent of all goals and strategies in this Consolidated Plan is to provide the assistance needed for a decent, reasonable quality of life for residents unable to fully satisfy their basic needs, and to help all other low and moderate income populations become entirely self sufficient through connections to employment, training, reasonable and decent housing, transit, adequate local infrastructure, childcare, and supportive services for individuals with alcohol or other drug addictions, mental health, development disabilities, and other needs.

See also SP-25 "Priority Needs", which discusses many of the existing programs and goals to expand them or provide new services, all of which are aimed at combating the underlying issues that contribute to poverty.

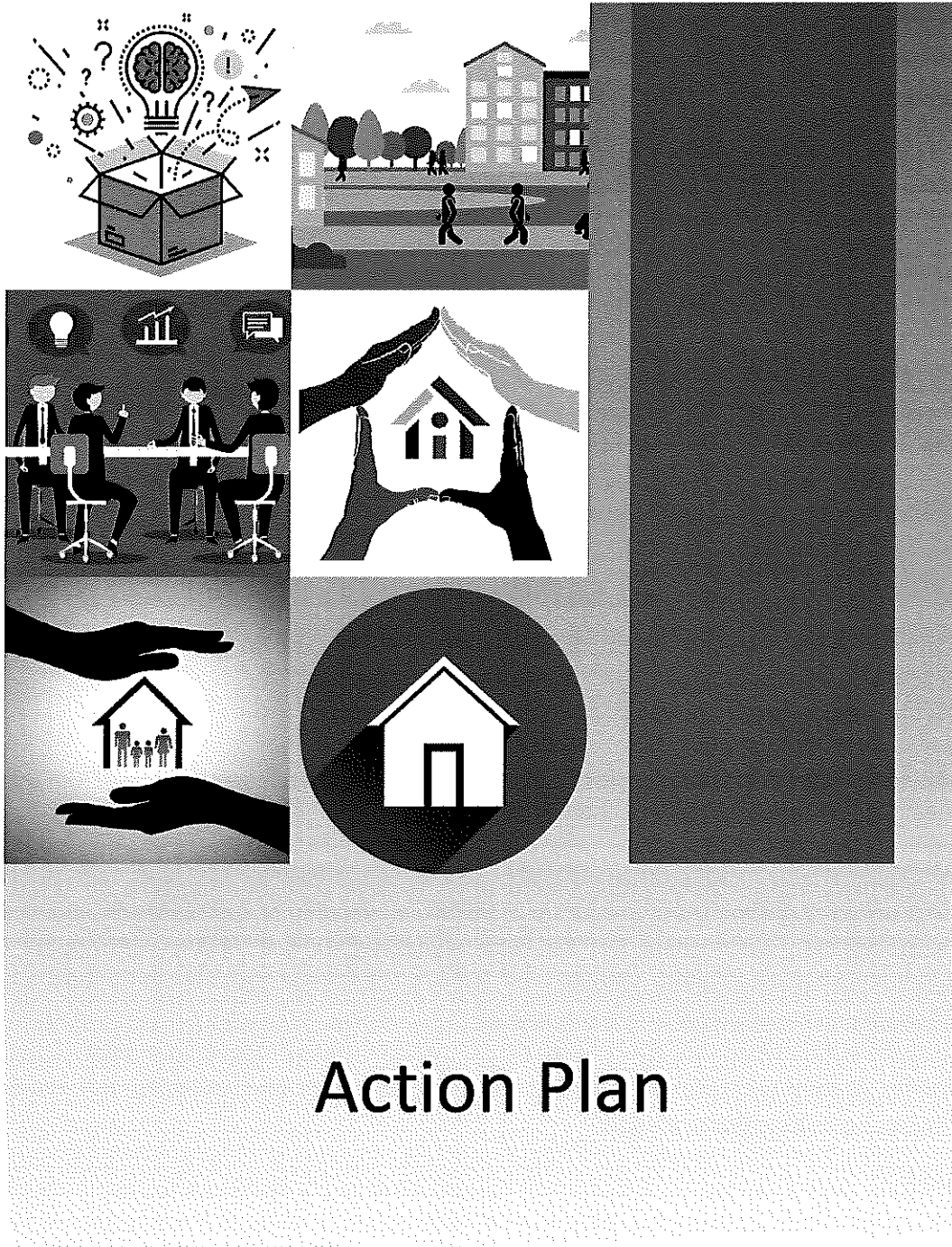
**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

See text above

**SP-80 MONITORING – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The Warren County Office of Grants Administration is the lead agency for administering the CDBG programs and funds. The uses of CDBG fund are regularly monitored for compliance with applicable environmental, procurement, financial and labor regulations. In order to be more vigilant regarding timeliness of expenditures, the Department has developed a process to track CDBG funded projects. On a monthly basis, and more often if needed, Staff meets to review project status, including funding commitments and expenditures. Staff will also make quarterly projections of expenditures, including any necessary revisions to reflect recent expenditures not yet drawn down or to fine-tune projections. The department administers the housing activities of the CDBG program and is responsible for monitoring economic development and workforce development activities of the CDBG program. Some activities under the CDBG programs are implemented through agreements with community-based non-profit organizations that provide a range of economic development technical assistance, loan packaging, housing, housing counseling, employment training, transitional-housing, legal service, recreation,



# Action Plan

## 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	Public Facilities	2019		Public Facilities		Infrastructure		Other
2	Homelessness Prevention	2019		Public Service		Homelessness		Homeless person overnight shelter: 180 persons; Homelessness Prevention: 10 Person

AP Table 2– Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

All of the families receiving overnight shelter were homeless and considered extremely low-income.

### AP-35 PROJECTS – 91.220(D)

#### Introduction

- Warren County, Ohio was established in 1803 and is located in the Southwest corner of the State. Warren County is approximately 25 miles north of Cincinnati and 35 miles south of Dayton, encompassing 407 square miles. Warren County consists of 11 Townships (Clearcreek, Deerfield, Franklin, Hamilton, Harlan, Massie, Salem, Turtlecreek, Union, Washington, and Wayne), 5 cities (Carlisle, Franklin, Lebanon, Mason, and Springboro) and 8 villages (Butlerville, Corwin, Harveysburg, Maineville, Morrow, Pleasant Plain, South Lebanon and Waynesville).
- Over the years, Warren County has made a conscious effort to reach as many low-moderate income areas as possible with special consideration where needs are greatest. We are happy to continue funding qualifying projects that meet the national object of benefiting LMI persons.

#### Project Information

#	Projects
1	FY19 Franklin City Storm Sewer
2	FY19 Franklin Township Road Repair
3	FY19 Harveysburg Storm Sewer Project
4	FY19 Morrow GIS Project
5	FY19 Wayne Township Storm System project
6	Abuse & Rape Crisis Shelter
7	Administration / Fair Housing

AP Table 3 - Project Information

<b>Project</b> (Note: Additional information for these discussions may be available on the AP-36 Project Detail screen.)	<b>Goals Supported</b>	<b>Geographic Areas</b>	<b>Needs Addressed</b>	<b>Funding</b>
<b>FY19 Harveysburg Storm Sewer Project</b>				
<b>Description</b>	Install storm sewers and pavement along Ken Blvd and Loraine Ave in Harveysburg, Ohio.			
<b>Target Date for Completion</b>				
3 <b>Estimate the number and type of families that will benefit from the proposed activities</b>	This area qualifies based on census data: 53% of the homes are low-to-moderate income.			
<b>Location Description</b>	Homes along Ken Blvd and Loraine Ave in Harveysburg, Ohio will benefit from this project.			
<b>Planned Activities</b>	Project includes full depth repair, asphalt overlay, storm sewer conduit, catch basins and manholes.			
<b>FY19 Morrow GIS Project</b>				
<b>Description</b>	GPS collection and GIS mapping for water and storm sewer systems in Morrow.			
<b>Target Date for Completion</b>				
4 <b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 1150 households that will benefit from the project. The homes fall in census trances listing 53% and 60% as LMI.			
<b>Location Description</b>	This project will benefit the entire Village of Morrow, as all household within Village limits are on the same water and sewer system.			
<b>Planned Activities</b>	Project includes GPS collection and GIS mapping for water and storm water systems.			

<b>Project</b> (Note: Additional information for these discussions may be available on the AP-36 Project Detail screen.)	<b>Goals Supported</b>	<b>Geographic Areas</b>	<b>Needs Addressed</b>	<b>Funding</b>
<b>FY19 Abuse and Rape Crises Shelter</b>				
<b>Description</b>	Assistance to victims of domestic abuse.			
<b>Target Date for Completion</b>				
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Each year, ARCS assists about 130 women, children and families impacted by domestic violence as well as 400-500 from their crisis hotline.			
<b>Location Description</b>	The service is offered county-wide to anyone in need of assistance.			
<b>Planned Activities</b>	Provide shelter, protection, counseling and other services to victims of domestic abuse.			

AP Table 4 - Project Information

## Discussion

Warren County has established the following programs: Home Repair Program, Rehab Program, and Demolition Programs. Program income, originally from the Neighborhood Stabilization Program (NSP: 2009-2013) is used to fund these programs. We work with Warren County Community Services to co-organize some of these events.

## **AP-60 PUBLIC HOUSING – 91.220(H)**

### Introduction

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households. The Warren County Metropolitan Housing Authority (WCMHA) currently has 208 units of public housing and has access to 798 Section 8 Housing Choice vouchers. Due to funding shortages they are currently only able to fund 750 vouchers. Actions planned during the next year to address the needs of public housing.

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

Metropolitan Housing will continue its voucher program which will provide affordable housing to qualifying individuals. It will continue to identify and work with landlords to continue this program.

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

Warren County Community Services and Warren County Metropolitan Housing provide counseling to individuals about purchasing and financing a home. These agencies are also active in trying to identify various sources of transportation which aids in long-term employment, which ultimately provides income for homeownership.

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

Warren Metropolitan Housing Authority is classified as a high performance authority and continues to effectively serve the community.

## AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

### Introduction

Warren County recently updated the Analysis of Impediments to Fair Housing, which discusses barriers to affordable housing and recommendations to address needs. Consultation with key agencies and round table discussions were considered in identifying barriers and steps to take.

**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**

Warren County has several strategies to remove or ameliorate negative effects of public policy that are barriers to affordable housing. Our short term recommendations are listed below.

1. **Improve Financial Education:** The County can take an active role in bridging the language/cultural gap by translating brochures and applications. Also, the County can work in tandem with financial institutions to better assist them with their federally mandated programs intended to promote lending and provide loans in minority neighborhoods.
2. **Promote Ohio Housing Locator:** The Fair Housing Office with the assistance of Housing Opportunities Made Equal (HOME) should promote the Ohio Housing Locator ([OhioHousingLocator.org](http://OhioHousingLocator.org)) to landlords and property management companies (for free property registry sign-up) and to the citizens of Warren County to find a place to rent. It is a searchable directory of affordable, accessible rental housing.
3. **Provide Fair Housing Training for Policy Makers:** In order to minimize the potentially negative impact of public policies and codes, policy makers should receive fair housing training to recognize potential fair housing problems experienced by protected classes. This could be achieved with assistance from HOME.
4. **Update Zoning Codes to Address Mixed Use; Cluster Development; The Range of Permitted Housing Types; and Impediments for Group and Recovery Homes**
5. **Expand the Lebanon Loop and Continue to Improve the Employment & Housing Transportation Linkage:** Warren County Transit has discussed the possibility of expanding the Lebanon Loop to include the industrial center south of Lebanon as well as South Lebanon. This route will allow the public, including those who live in low-income areas, to have better access to transportation for jobs, doctor appointments, and recreational activities.
6. **Provide Accessible Housing for the Aging and People with Disabilities:** The lack of accessible housing for the aging and persons with disabilities can be addressed by working with the Warren County Board of Developmental Disabilities (WCDD). WCDD has an established relationship with private care facilities to provide housing for disabled persons and through the Community Housing Assistance Program (CHAP), a non-profit organization that finances and supervises housing for adult persons with disabilities.

## **AP-85 OTHER ACTIONS – 91.220(K)**

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

The County has identified several underserved needs, such as providing support to young men and women exiting foster care and persons in transition from being incarcerated. The County plans to address these obstacles by meeting with interested and involved parties to research specific needs and develop plans to meet them.

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

Metropolitan Housing Authority continues its public housing and voucher programs, which allow for lower income residents to receive affordable housing. The Fair Housing Office of Warren County will begin to promote the Ohio Housing Locator to citizens to notify them of affordable rental homes. Additionally, Warren County will begin discussions with the Zoning Department regarding updating codes to include higher density and mix-use districts.

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

Since Lead Based Paint has not been utilized in residential structures for numerous years, the frequency of contamination isn't as great as it used to be. Education and communication by way of distribution of information regarding the hazards and how to alleviate them, is the most productive way to education the public.

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

One step the County is taking to reduce the number of poverty-level families is having a robust Economic Development Department as well as an active branch of the Ohio Means Jobs agencies. By bringing more business to the County, there will be more opportunity for employment for its residents. Also, Warren County Transit is considering adding bus routes that link residential areas to industrial parks to provide reliable transportation to employment.

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

Warren County has developed institutional structure by partnering and networking with the following organizations:

- Non-Profit Organizations: Abuse & Rape Crisis Shelter and Interfaith Hospitality Network
- Community/Faith-based Organizations: Warren County Community Services, Interfaith Hospitality Network
- Philanthropic Organizations: The Warren County Foundation
- Continuum of Care: Warren County Metropolitan Housing Authority
- Public Institutions: Warren County Human Services, Warren County Fair Housing Office, Board of Developmental Disabilities, Combined Health District, Regional Planning Commission, Mental Health Recovery

Representatives from most of the above listed organizations meet quarterly in discussions led by the Regional Planning Commission. They analyze ways to better serve areas of the County, including low-



## Program Specific Requirements

### AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

#### 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.	0.0%

#### Discussion

Warren County does not have program income from the CDBG program. Each project conducted with CDBG funding qualifies based on either census data, survey or presumed LMI as limited clientele.