



# Warren County Consolidated Plan 2019-2023



## Acknowledgements & Dedication

The 2019-2023 Warren County Consolidated Plan was completed with input from the County's residents and service providers, including local and regional agencies as well as nonprofit service providers. These organizations provide assistance and outreach to low and moderate income community members and special needs groups, improving their quality of life and helping low and moderate income families attain self sufficiency. The 2019-2023 Warren County Consolidated Plan would not be possible without their input and technical support. This Consolidated Plan is a reflection of the individuals who work to integrate all citizens fully into our neighborhoods and the residents of our community who tirelessly strive to obtain quality of life for themselves and their children. We would like to thank them all for their input and support on this project.

## 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

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION ..... 97

**Strategic Plan .....104**

SP-05 OVERVIEW ..... 104

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1) ..... 106

SP-25 PRIORITY NEEDS - 91.215(A)(2)..... 107

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B) ..... 120

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2) ..... 121

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)..... 123

SP-45 GOALS SUMMARY – 91.215(A)(4) ..... 128

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)..... 129

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)..... 130

SP-60 HOMELESSNESS STRATEGY – 91.215(D) ..... 131

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I) ..... 133

SP-70 ANTI-POVERTY STRATEGY – 91.215(J) ..... 134

SP-80 MONITORING – 91.230 ..... 135

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)..... 138

AP-38 PROJECT SUMMARY ..... 140

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F) ..... 144

AP-55 AFFORDABLE HOUSING – 91.220(G) ..... 144

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I) ..... 146

AP-85 OTHER ACTIONS – 91.220(K) ..... 149



# Executive Summary

## Executive Summary

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

#### 1. Introduction

The 2019-2023 Warren County Consolidated Plan is an analysis of community needs in the areas of affordable housing, homelessness, special needs, and community development. As an entitlement community, the Warren County Consolidated Plan satisfies a federal requirement needed to receive federal funding in the form of the Community Development Block Grant (CDBG). It requires prioritization of resources and the establishment of goals to address the community needs outlined in the Needs Assessment and Market Analysis portions of this document.

The priorities and goals that address community needs are outlined in the Strategic Plan portion of this document as well as in the final section, the First Year Action Plan. The priorities, goals, and action plan are place-based strategies that are designed to provide services to low and moderate income populations and to special needs groups including: the physically, mentally, or developmentally disabled; the homeless; the elderly; persons with alcohol or other drug addictions. The public services guided by this document will benefit residents of Warren County who through quality provision of well targeted programs and the judicious allocation of resources that improve the business environment and quality of life for all.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The overall objective of this plan is to provide, facilitate, or encourage the services in the following areas:

1. **Infrastructure** – 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.
2. **Workforce Training** – 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.
3. **Affordable, Practical Transit** – No other topic was so widely and frequently recognized as a need for low and moderate income populations and special needs groups. Providing affordable, practical transportation options to County residents is high priority. The lack of affordable, practical transportation options was cited as a barrier to self-sufficiency to low and moderate income households who have only one vehicle for two adults, an unreliable personal vehicle, or no vehicle.
4. **Affordable Housing** - The average cost of housing in Warren County is considerably higher than neighboring counties, negatively impacting housing affordability and the quality of life that low and moderate income populations in the County can enjoy. Many County residents are experiencing housing cost burden, requiring many low income residents to live far from

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.

#### **4. Summary of citizen participation process and consultation process**

The 2019-2023 Warren County Consolidated Plan involved consultation with a variety of county agencies and local service providers starting with the Analysis of Impediments to Fair Housing Choice Report public process and continuing through the drafting of the Consolidated Plan. Specific organizations involved with the planning process include the Warren County Office of Grants Administration, Warren County Human Services, Warren County Community Services, Warren County Department of Economic Development, Warren County Regional Planning Commission, Warren County Board of Developmental Disabilities, Warren County Combined Health District, Mental Health and Recovery Services of Warren and Clinton Counties, the Housing Coalition, and the Warren Metropolitan Housing Authority. Local homebuilders, lenders, landlords, and representatives from county school districts were also consulted during stakeholder interviews and a series of topic specific public meetings.

The agencies/stakeholders were directed to inform all their consumers that the draft of the plan was available for public comment for a 30 day period. The draft of the plan was also posted on a website designed specifically for the AI report and the Consolidated Plan a links to the site were provided on other County websites.

#### **5. Summary of public comments**

Many comments were received through the citizen participation process conducted during development of the 2019-2023 Consolidated Plan and 2019 Annual Action Plan. The majority of comments addressed affordable housing and transportation needs in our community, including increasing affordable housing options. Housing issues included rental housing, rent assistance, homeowner home repair and rehabilitation programs. Increasing housing options for the following groups was articulated: seniors, homeless families and children, homeless youth (children transiting from the foster program), persons with mental illness, persons with disabilities, and victims of domestic violence. Quality affordable housing in the Franklin, Lebanon, South Lebanon and Morrow areas of the County were also desired. In addition, a continued collaboration, private/public partnerships, and innovative solutions to address housing and services for persons experiencing homelessness and persons with special needs was seen as beneficial.

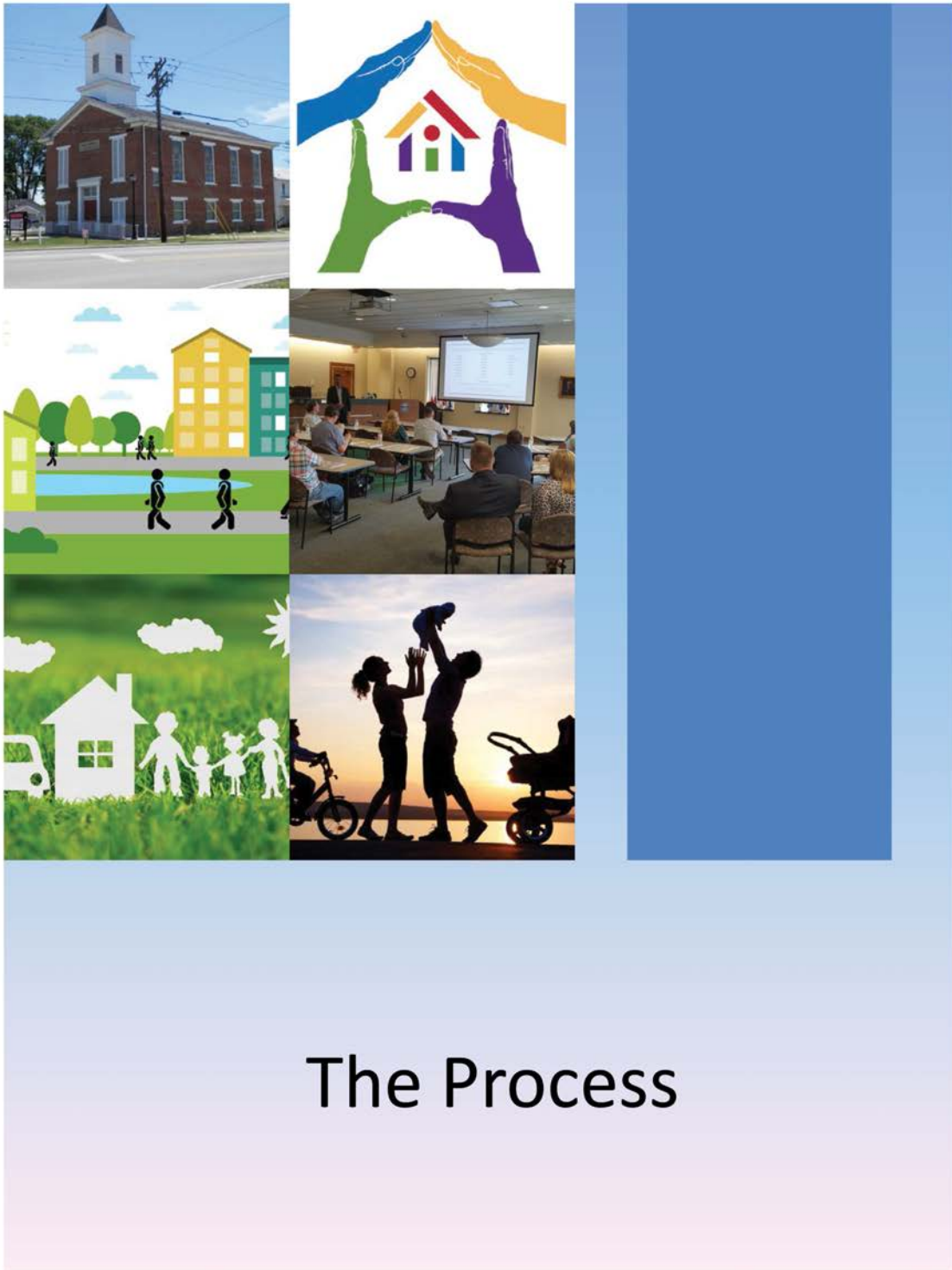
#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were not accepted during the creation of the Warren County Consolidated Plan.

#### **7. Summary**

The 2019-2023 Warren County Consolidated Plan is an analysis of community needs in the areas of affordable housing, homelessness, special needs, and community development used to create effective, place-based strategies that will address community needs. A wide variety of local service providers and agencies were consulted as part of this process as noted above. Warren County plans to continue holding quarterly meetings among The Warren County Housing Coalition and other agencies and organizations that enhance a productive way of life. The quarterly meetings of this committee encourage and support the coordination of these agencies to work “hand in hand” and to complement each other with a goal of reducing homelessness and providing affordable housing opportunities.





# The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WARREN COUNTY	
CDBG Administrator		Warren County Grants Department

**Table 1 – Responsible Agencies**

**Narrative**

The Warren County Grants Department has served and will continue to serve as the department acting as a conduit for CDBG funds.

**Consolidated Plan Public Contact Information**

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## 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.

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

The Warren County Housing Coalition was consulted extensively as a part of gathering input for this plan. Warren County itself does not presently receive ESG funds, though members of the local CoC receive ESG funds to provide an array of services for homelessness facilities, services, and facilities. The board meets monthly to coordinate their efforts to address the housing and service needs of the County’s homeless populations. The input received in interviews with the local CoC was used as the basis for crafting SP-25 “Priority Needs” and SP-40 “Goals”; both sections identify priorities related to services for homeless services and prevention.

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

See Table Below

Agencies, Organizations, and Stakeholders that Participated in the Planning Process	
1	<p><b>Agency/Group/Organization</b> Warren County Office of Grants Administration</p> <p><b>Agency/Group/Organization Type</b> Housing Committee                      Services-Elderly Persons                      Services-Persons with Disabilities                      Services-Victims of Domestic Violence                      Services-homeless                      Services-Employment                      Service-Fair Housing                      Regional organization</p> <p><b>What section of the Plan was addressed by Consultation?</b> Housing Need Assessment                      Public Housing Needs                      Homeless Needs                      Non-Homeless Special Needs                      Economic Development                      Market Analysis</p> <p><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 interview and topic specific public meetings.</p>

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>	

5	<b>Agency/Group/Organization</b>	Warren Metropolitan Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing-PHA Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Economic Development Anti-poverty Strategy
	<b>Agency/Group/Organization consulted - anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interviews.and topic specific public meetings.

6	<b>Agency/Group/Organization</b>	Warren County Department of Economic Development
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis 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 and topic specific public meetings.

7	<b>Agency/Group/Organization</b>	Warren County Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis 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 and topic specific public meetings.

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.

11	Agency/Group/Organization	Abuse and Rape Crisis Shelter
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings.
12	Agency/Group/Organization	Interfaith Hospitality Network
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews. The consultation provided key information on the organization and what initiatives they plan on achieving in the future. To work together to assure that anyone who is homeless and willing to take assistance will be assisted.
13	Agency/Group/Organization	New Housing Ohio
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings.

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



**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?
<b>Continuum of Care</b>	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.
<b>OKI Strategic Regional Policy Plan</b>	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.

<p><b>OKI Coordinated Public Transit Plan</b></p>	<p>Ohio-Kentucky-Indiana Regional Council of Governments (OKI)</p>	<p>The Coordinated Plan is a unified and comprehensive strategy for public transportation service delivery. The plan identifies the transportation needs of older adults, individuals with disabilities and low-income individuals; lays out strategies for meeting these needs; and prioritizes services for these target populations. The Coordinated Plan has been used both by funding applicants to document the need for their projects and by the administrative agencies to make funding decisions. The following constitute the major gaps in transportation service: 1. Inadequate transportation options during evenings, late nights, and weekends for elderly, disabled and low-income populations. 2. Inadequate transportation options for low-income specialized transportation users, particularly for trips to work and job training opportunities. 3. Very limited collaboration of service providers. 4. Unaffordable fares, particularly for suburban and rural areas of the region. 5. Inadequate number and variety of destination types. Additionally, the Coordinating Plan addresses to a regional scope of these problems recognizing the individual counties acting alone to resolve transportation challenges may be inadequate.</p>
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**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).**

Housing, transportation, and economic development issues transcend jurisdictional boundaries and thus, the County has forged cross-jurisdictional partnerships to develop coherent long-term policies that support a shared vision. This has strengthened the policy linkages between housing and transportation, job centers and social services, and the whole spectrum of community needs. Additionally, jurisdictions within the region have been brought together to share ideas on how we can improve transportation options, provide affordable housing and develop efficient public and human service delivery. Several programs, consortiums, and coalitions have been developed to collectively solve these issues and to share experiences on what works. The efforts of the following organizations on the regional level are of particular benefit:

- a) **The Warren County Housing Coalition:** The housing coalition fosters interagency coordination and cooperation around interdependent homelessness challenges and develops long-term strategies to address issues of regional significance.
- b) **OKI and Miami Valley Regional Planning Commission (MVRCP):** These agencies have similar policy direction as the Consolidated Plan and many of their efforts are designed to help build stronger, more sustainable communities by connecting housing to jobs, fostering economic development, and encouraging local innovation. These agencies provide leadership and embrace a broad range of institutional arrangements and policies that promote the well-being of the region as a whole. They provide critical sources of funding for programs and infrastructure that implements the goals of the Consolidated Plan.

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.

## PR-15 CITIZEN PARTICIPATION

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

The 2019-2023 Warren County Consolidated Plan was drafted following a participation process involving different county agencies and local service providers to reach as many interested citizens as possible. These organizations include the Warren County Office of Grants Administration, Warren County Human Services, Warren County Community Services, Warren County Department of Economic Development, Warren County Regional Planning Commission, Warren County Board of Developmental Disabilities, Mental Health and Recovery Services of Warren and Clinton Counties, the Local Continuum of Care, Housing Coalition, and the Warren Metropolitan Housing Authority.

A website was created advertising the purpose and process required for a Consolidated Plan - the website had received 233 unique visitors at the close of the 30 day public review period with 421 page views. The website included links to the Department of Housing and Development (HUD) resources, the County's existing Impediments to Fair Housing Choice Report, Consolidated Plan Drafts, and two surveys (both in English and Spanish). Local homebuilders, lenders, landlords, and representatives from county school districts were also consulted during stakeholder interviews and a series of open public meetings. The citizen participation process provided the resources necessary to determine the County's greatest needs and to establish priorities based off those requirements.

	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  Informal Citizens' Expressed Concerns	Public  Non-targeted/broad community  Residents of Public and Assisted Housing  nonprofit service providers	8  15	-Increased decent and safe affordable housing, including rehabs and new construction.  -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.	No comments were not accepted
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

- Convicted felons are almost unemployable and very difficult to house.
- The ability to work provides a great sense of self-worth to individuals with mental health or developmental disabilities.
- Supportive services for individual leaving jail/prison are needed.
- Transitional Housing program is a more effective service than rapid rehousing for some consumers for some families.
- Few long term housing options for low income victims of domestic violence - only short term emergency housing.
- Many churches and charities provided unreported services to special needs groups.

<b>3</b>	Focus Group Homeless Service Providers	6	<ul style="list-style-type: none"> <li>-Shelter must be provided in conjunction with a self-sufficiency plan addressing childcare, transportation, job training, and mental health needs. Most homeless are without permanent shelter only for the short term.</li> <li>-The short term homeless are usually members of the "working poor".</li> <li>-Chronic homelessness attributed to deeper issues i.e. mental health, substance abuse, or similar problems.</li> <li>-Majority of homeless reported to be found in Franklin and Lebanon.</li> <li>-Must get out message to churches that the homeless can be referred to IHN, NHO, or ARCS.</li> <li>-Need a substance abuse treatment center.</li> <li>-Mental health services important part of package when addressing root causes of homelessness, especially chronic homelessness.</li> <li>-Counseling and budgeting lessons needed for those in homeless programs.</li> </ul>
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<b>4</b>	Focus Group Community Development Service Providers	4	<ul style="list-style-type: none"> <li>-There is a disproportionate need in Franklin, Morrow, Harveysburg, and parts of Lebanon.</li> <li>-Potential projects could include community centers, parks and recreational facilities, creating historic districts or branding, revolving loans, public-private partnerships, workforce training, advertise/supplement small business</li> </ul>	No comments not accepted
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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
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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
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**Table 4 – Citizen Participation Outreach**







# Needs Assessment

## Needs Assessment

### NA-05 OVERVIEW

#### Needs Assessment Overview

The needs assessment portion of the Consolidated Plan analyzes housing trends in Warren County and determines the level of housing issues throughout the County. This section of the Plan is separated into topics relating to housing needs, housing problems, and housing cost burden. Housing cost burden is the most common housing problem in Warren County. Cost burden, where a household is spending more than 30% of household income on housing, represents a problem faced by 1 in 4 households throughout Warren County.

Low income households are more likely to experience housing problems than the moderate income households, with extremely low income households being especially impacted. The data indicates the lower a household's income, the more likely they are to suffer any given housing problem and the more likely the household is to become homeless. Interviews indicated that populations most susceptible to homelessness are low income households who have few resources to fall back on when impacted by a large medical bill or loss of employment.

#### Homelessness

The 2013 Point-in-Time Survey indicated that 49% of the 291 homeless individuals counted were children and approximately 18% were unsheltered. Consultation indicated that the majority of homeless individuals were low income but only temporarily homeless. Chronically homeless individuals usually suffered from underlying issues related to mental health or an alcohol or drug addiction. The most significant needs reported are for building basic job skills, access to employment opportunities, affordable and accessible transportation, and childcare services.

#### Non-Homeless Special Needs

These included the elderly, frail elderly, and individuals with mental, physical, or developmental disabilities in need of improved and affordable transportation options and homecare services. Consultation indicated individuals with any kind of disability benefit from basic training and connections to employment opportunities as it greatly enhances the individual's self-worth. Victims of domestic violence needed safe housing and transportation.

#### Non-Housing Community Development

The Non-Housing Community Development focus group provided input regarding the status of public facilities in Warren County. The group also discussed possible improvements to the County's infrastructure to service areas of need. Specific communities such as the City of Franklin; portions of the City of Lebanon; the Village of Carlisle; the Village of Morrow; and the Village of South Lebanon were identified as needing additional resources to stabilize their public services. Also, smaller areas requiring additional facilities were found in the Village of Harveysburg; the Village of Butlerville; the Village of

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

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	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>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	35	15	60	220	25	25	45	0	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	30	0	75	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	54	15	15	75	159	15	25	28	30	98
Housing cost burden greater than 50% of income (and none of the above problems)	1,866	659	229	15	2,769	1,051	1,323	1,008	454	3,836
Housing cost burden greater than 30% of income (and none of the above problems)	294	1,110	1,282	372	3,058	286	848	2,282	1,304	4,720
Zero/negative Income (and none of the above problems)	155	0	0	0	155	165	0	0	0	165

**Table 7 – Housing Problems 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
NUMBER OF HOUSEHOLDS										
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
NUMBER OF HOUSEHOLDS								
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
NUMBER OF HOUSEHOLDS								
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

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,011	686	229	2,926	1,082	1,308	1,018	3,408

**Table 10 – Cost Burden > 50%**

Data Source: 2008-2012 CHAS

5. Crowding (More than one person per room)

	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
NUMBER OF HOUSEHOLDS										
Single family households	49	15	40	20	124	15	10	20	20	65
Multiple, unrelated family households	50	0	4	55	109	0	15	8	10	33
Other, non-family households	0	0	0	0	0	0	0	0	20	20
Total need by income	99	15	44	75	233	15	25	28	50	118

**Table 11 – Crowding Information – 1/2**

Data Source: 2008-2012 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

Single person households in need of housing assistance represented in the data tables above include the elderly and other household categories, both of which include households that experience moderate and severe cost burden. Based on this data and additional information received through the citizen participation process, single persons in need of housing assistance include a significant number of homeless unaccompanied and parenting youth (single female head of household), as well as other low- and moderate-income households. With regard to unaccompanied homeless youth, agency consultation indicated that this population group experiences significant cost-burden, has limited access to adequate income and supports, often does not have the life skills to maintain independent housing, experiences

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

Median Family Income (HAMFI)<sup>1</sup> and 5,483 households between 30-50% HAMFI. A Household represents all people living in a housing unit. Members of a household can be related or unrelated. Households that fall below 50% of median income are susceptible to many types of housing issues.

The income groups most likely to pay more than 50% of household income on housing are those earning 0-30% of AMI. The number of renter-occupied households and owner-occupied in the 0-30% AMI that were spending greater than 30% of income on housing was 1,866 for renters vs. 1,323 for owners, indicating this is a housing problem that affects both low income owner occupied units and low income renters. Although the total household numbers are not as severe, households in the 30%-50% AMI bracket and the 50%-80% AMI bracket also experience a housing cost burden.

A smaller number of low income (30%-50% AMI) and moderately low income (50%-80% AMI) households experience an extreme housing cost burden (50% of household income goes to housing), indicating housing cost burden affects a range of low and moderate income households but extremely low income households most acutely.

### **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.

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<sup>1</sup> If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.



**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 more involved period of case management than possible through a rapid-rehousing program, creating a situation where some families will likely re-enter a state of homelessness. There are families sheltered as part of Warren County's transitional housing program, administered by the Warren Metropolitan Housing Authority.

An additional recurring theme concerning low income families with children is their need for affordable and practical daycare options. The lack of daycare discourages a parent, often a single parent, from pursuing work because it is less costly than paying for daycare. The need for daycare for second and third shifts is especially acute.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Currently, there are formerly homeless households nearing the end of rapid rehousing assistance in Warren County. Most of these are either households with very young children or single-parent households with multiple children. Many will continue to be housing cost-burdened after the assistance ends due to having high housing costs and low income. These individuals and families will need continued support including access to transportation, affordable child care, affordable rents, and sufficient opportunities for economic growth in order to be successful and minimize the risk of repeat homelessness. Ongoing issues such as mental health, substance abuse or chronic health conditions also impact these household's ability to maintain economic stability in an expensive housing market. Their greatest needs are reliable sources of transportation, which was cited as impeding their ability to access

employment, educational attainment, and childcare services. Another need of families is case management. More case workers are needed to adequately address the needs of families.

Persons are considered at-risk of becoming homeless if they meet the entry criteria for Interfaith Hospitality Network (IHN) or WMHA's Transitions program. The intake process explores with the household the reasons they are at-risk of losing housing and if there are any resources, such as family or friends that can assist them. If it is determined that the household doesn't have the ability to maintain housing without prevention assistance, then they are further assessed and a plan developed to stabilize the household.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Discussion with service providers indicated that housing cost burden is the most significant housing characteristic linked with instability and increased risk of homelessness on the basis that these households often survive "paycheck to paycheck". Loss of employment or a medical emergency leaves little room for adjustment for households already paying more than 30% of income on housing. 2008-2012 CHAS data indicates 61 % of Warren County households that are below 80% of the AMI are housing cost burdened.

Discussion with representatives of the Warren County Housing Coalition (lead agency for the Local Continuum of Care) also indicates that there is an increased risk of homelessness for low-income single adults. There are few programs or facilities currently designed to meet the needs of this subpopulation, as a result they are especially vulnerable to homelessness when unemployed or faced with other sudden unavoidable expenses.

**Discussion**

Although the numbers for cost burdened renter-occupied units and cost burdened owner occupied units are similar, renter-occupied units experience cost burden at a greater percentage. The 2013-2017 ACS identified 84,853 housing units in Warren County. Of these, 22.4% were renter-occupied and 77.6% were owner occupied compared to 33.9% and 66.1% (respectively) for the state.

**Renter-Occupied Units:**

- 3,058 renter-occupied units have a housing cost burden consuming 30%-50% of their income
- 2,769 renter-occupied units have an extreme housing cost burden (pay more than 50% of income on housing)
- **5,827** renter-occupied units have a housing cost burden

**Owner-Occupied Units:**

- 4,720 of owner-occupants dedicate 30%-50% of household income to housing and 3,836 pay more than 50%
- **8556** owner-occupied units have a housing cost burden

The second most prevalent housing problem is overcrowding or severe overcrowding, with 702 units falling into these two categories. 66% of these units were renter occupied.

The third most prevalent housing problem is substandard housing, though the total numbers are comparatively small. 220 rental units lack complete plumbing or kitchen facilities, and 95 owner-occupied units lack the same. These 315 units account for 0.43% of all dwelling units in the County.

**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%

**30%-50% 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	3,875	1,316	0
White	3,595	1,251	0
Black / African American	140	40	0
Asian	50	0	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	90	15	0

**Table 14 - Disproportionally Greater Need 30 - 50% 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%

**50%-80% 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	5,040	4,772	0
White	4,710	4,597	0
Black / African American	84	0	0
Asian	84	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	79	74	0

**Table 15 - Disproportionally Greater Need 50 - 80% 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.

**NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE 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:**

Similar to the preceding section NA-15, NA-20 analyzes whether some racial/ethnic groups have a disproportionately greater need of addressing severe housing problems. The “Severe Housing Problems” differs from “Housing Problems” in that there is “severe overcrowding” (instead of simply “overcrowding” where there are 1.5 persons instead of 1 person per room) or there is a “severe cost burden” (instead of simply “cost burden” (50% of household income spent on housing instead of 30%).

**0%-30% 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	3,600	1,185	268
White	3,395	1,160	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 17 – Severe Housing Problems 0 - 30% 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%

**30%-50% 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	2,030	3,140	0
White	1,835	2,990	0
Black / African American	90	90	0
Asian	20	30	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	80	25	0

**Table 18 – Severe Housing Problems 30 - 50% 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%

**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

The data indicates that lower income groups are in general more likely to suffer from severe housing problems. Households that fall under 30% AMI represent 3,600 of the households with severe housing problems. The White population account for the greatest overall number of severe housing problems with 3,395 households having substandard housing. The percentage of households with severe housing problems is similar to the households with less severe housing problems.

Although the White population accounts for the greatest number in terms of severe housing problems the overall percentages per race need to be compared again to determine racial need. Of all the occupied units in Warren County, 9.65% (7,789) households have severe housing problems. There are 74,317 White occupied housing units and those having severe housing issues are 9.76% (7,259) of the population. Of the 1,683 African American occupied housing units, 13.3% (224) have severe housing issues. Hispanics encompass 1,446 occupied housing units and 13% (189) of those units have severe housing issues. The Warren County African American and Hispanic population have housing problems that greatly exceed the overall margin and are still experiencing issues at a rate greater than the general population. African Americans and Hispanics are dealing with severe housing problems at a greater percentage than other races or ethnic groups in Warren County, and have a disproportionately greater need in comparison to the needs as a whole. All disproportionately affected groups belong to ethnic or racial minorities.

### NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 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.**

Similar to preceding sections, NA-25 analyzes whether some racial or ethnic groups have a disproportionately greater need relating to housing cost burdens. Disproportionately greater need is defined as a racial/ethnic group that experiences housing cost burdening at a frequency 10% greater than the population as a whole. Once again, the high percentage of White households in Warren County corresponds with high numbers of White households having housing cost burdens.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	52,818	12,214	7,797	288
White	48,289	11,461	7,215	298
Black / African American	984	169	254	0
Asian	2,055	335	90	0
American Indian, Alaska Native	38	10	18	0
Pacific Islander	20	0	0	0
Hispanic	846	134	185	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2008-2012 CHAS



**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,

Hispanics, and White families in Warren County versus lower approval percentages for African-Americans and the few Native Americans in the County.

Minority consumers often have unequal access to loans at the best price and on the best terms based on credit history, income, and other risk factors. High cost loans can be defined as first mortgages with interest rates that are 3 percentage points higher than a benchmark rate and second mortgages that are 5 percentage points or higher than a benchmark rate. According to a Woodstock Institute study, sixty percent of mortgages obtained by African American households and 46 percent obtained by Hispanic families were high-cost loans.

This disparate treatment was not limited to lower income households. In fact, there was a higher level of discrepancy when analyzing upper income households. A low-income African American borrower was three times more likely to receive a high-cost loan than a low-income White borrower. An African American earning more than \$135,000 annually was five times more likely to receive a high-cost loan than a White borrower at the same income level.

Further consultation with the local CoC, members of the Housing Advisory Committee, and diverse community service providers also indicated that all LMI individuals of all racial and ethnic groups are in need of the following:

#### **Extremely Low-Income and Low-Income Households**

- Affordable and accessible childcare services, particularly for 2nd and 3rd shifts
- Affordable and timely alternative transportation options
- Affordable apartments for individuals with previous criminal records, particularly felons
- Funding to repair or replace aging building systems in owner-occupied structures
- Mental health services
- Parental guidance and counseling services
- Supportive services and housing for singles without children
- Weatherization assistance and energy efficient systems upgrades
- Workforce training and development

#### **Moderate-Income Households**

- Affordable and accessible childcare services, particularly for 2nd and 3rd shifts
- Affordable and timely alternative transportation options
- Funding to repair or replace aging building systems in owner-occupied structures
- Parental guidance and counseling services
- Weatherization assistance and energy efficient systems upgrades
- Workforce training and development

**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

residents were affordable, accessible transportation options; affordable, accessible childcare services; and skill building and job training. There are 330 persons/families that are on a waiting list for public housing and there are 208 public housing units (206 of which are actively in use). Also, 1500 persons/families are on a wait list to receive a Section 8 Housing Choice Voucher. There are 581 Section 8 housing units. Lastly, there are 26 vouchers for permanent supportive housing.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing Units	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled **
# of units vouchers in use	0	0	208	1037*	0	0	0	0	224

\* Includes all units that are currently in use (Public Housing: 206) (HCV General units: 581) (NED Units: 217) (Mainstream: 7) (PSH: 26)

\*\* Includes Mainstream and Non-elderly disabled (NED)

Source: PIC (PIH Information Center)

**Table 22 - Public Housing by Program Type**

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	13,027	12,066	0	12,245	0	0	
Average length of stay	0	0	4	6	0	6	0	0	
Average Household size	0	0	2	2	0	2	0	0	
# Homeless at admission	0	0	5	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	23	92	0	75	0	0	
# of Disabled Families	0	0	47	197	0	142	0	0	
# of Families requesting accessibility features	0	0	204	447	0	373	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Data Source: PIC (PIH Information Center)

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Race & 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 & 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

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the 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.

**How do these needs compare to the housing needs of the population at large?**

Over 90% of residents of public housing and housing choice voucher holders are extremely low income or very low income. Interviews with members of the Housing Advisory Committee indicated that generally the challenges faced by residents of public housing or voucher holders are similar to the challenges faced by all extremely or very low income residents in the County. Without assistance, they are much more likely to experience a housing cost burden (refer also to NA-15 and NA-20), resulting in very low disposable income. Interviews indicated the housing cost burdened are the most susceptible to homelessness in the event a family member becomes ill or loses employment. Another recurring similarity was how the lack of affordable, accessible childcare and transportation options were significant barriers to self-sufficiency and employment. Additional similarities related to the need for skill building and employment training and the need (for some) to acquire basic budgeting skills.

**NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)**

**Introduction**

Warren County is a member of Homeless Planning Region 14, a region served by a regional CoC that includes Butler and Clermont Counties in addition to Warren County. This regional CoC reports to the Ohio Department of Jobs and Family Services and coordinates funding and activities among agencies that serve the homeless population in Region 14. The Point in Time (PIT) count of homeless persons indicated there are 190 homeless persons on a typical January night. Approximately 51 % of these individuals were children and 18% were unsheltered.

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				
Persons in Households with Adult(s) and Child(ren)	2	152	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

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				
Persons in Households with Only Adults	6	15	0	0	0	0
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
Persons in HH with Children	Emergency Shelter	Transitional Housing	Sheltered Total		
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	Emergency Shelter	Transitional Housing	Sheltered Total		
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)	Emergency Shelter	Transitional Housing	Sheltered Total		
Number of Households	0	0	0	0	0
Total Number of One-Child Households	0	0	0	0	0
Total Number of Multi-Child Households	0	0	0	0	0
Total Number of Persons	0	0	0	0	0
All Homeless	Emergency Shelter	Transitional Housing	Sheltered Total		
Total Households	22	45	67	7	74
Total Persons	35	132	182	8	190
<b>Source: 2018 Point in Time Survey</b>					

Table 26 – 2018 PIT Survey

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Interviews with CoC representatives, including ARCS, Warren Metropolitan Housing Authority, and Interfaith Hospitality network indicated that many of Warren County's homeless become homeless due to loss of a job, a medical emergency, or drug/alcohol addiction. Many of these individuals struggle to make basic housing expenses and the added financial hardship of losing a job makes it extremely difficult for these individuals to live self-sufficiently. Furthermore, a lack of education and viable employment are leading causes of homelessness.

The chronically homeless, which are those that suffer with mental illness or other underlying condition, makes it difficult if not impossible for them to find employment and maintain self sufficiency. Common conditions may include mental health issues, substance abuse problems, or a criminal history. A vast majority of these individuals will remain homeless, unless they are placed in a permanent subsidized house or they are treated for their underlying condition.

Homeless families with children most often became homeless due to loss of employment or a medical emergency. In some circumstances, a children’s illness will often times place a large financial strain on a family, which results in missed work and housing payments; ultimately leading to homelessness. These persons exit homelessness after being reconnected to employment opportunities, often with the benefit for services provided by homeless service providers who connect these individuals to training opportunities or financial aid provided to those actively searching for work or in training.

Veterans and their families are also at risk for becoming temporarily homeless primarily due to mental illness, more specifically post traumatic stress disorder. Previous interviews from the last consolidated plan with the County Veterans Service Office indicated that in certain cases, underlying issues such as



post-traumatic stress syndrome or mental stress of similar origin puts some veterans and their families at greater risk.

Some interviewees reported they do not encounter unaccompanied youth in Warren County; others advised there are unaccompanied youth but they "couch surf" (find temporary and usually unsustainable shelter with a friend or extended family), making this group difficult to reach or to estimate their 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)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	124	6
Black or African American	23	2
Asian	3	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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 Homelessness by Racial and Ethnic Group.**

The experience of homeless service providers is that the overwhelming majority of homeless persons are Caucasian (Interfaith Hospitality Network indicated that there are over 90%) with the remainder consisting of African Americans or Biracial. Latinos were reported to rely on family networks when faced with the threat of homelessness. These results are not surprising. The 2017-5 Year American Community Survey indicates the following racial make-up of Warren County's households.

#### **Warren County Population by Race**

- White (non-Hispanic): 90.7%
- Asian: 4.2%
- African American: 2.1%
- Hispanic (any race): 1.8%
- Two or more races: 1.1%
- Other race: 0.4%
- American Indian/Alaska Native: 0.1%
- Native Hawaiian/Pacific Islander: 0.0%

Further consider that these households have the following median household income according to the 2017 5 Year American Community Survey, ranked below from highest median income to lowest.

#### **Median HH Income**

- Asian: \$129,840
- White (not Hispanic): \$ 78,707
- Hispanic (any race):\$ 70,940
- African American:\$ 69,426
- Two or more races: \$58,906
- Other Race:\$ 36,136
- American Indian/Alaska Native:\$ 12,083
- Native Hawaiian/Pacific Islander: NA

Warren County's ethnic and racial composition and median household income supports anecdotes that the overwhelming majority of homeless persons in Warren County are Caucasian. However, African Americans may be disproportionately represented among the homeless based on the 2014 consolidated plan, which indicated that they represent somewhat less than 10% of the homeless. Though admittedly imprecise, this anecdote may suggest more homeless African Americans than would be expected based on their share of 2.1% of the population.

**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.

**Describe the characteristics of special needs populations in your community:****Elderly and Frail Elderly**

The US Census estimates there are 8,963 Warren County residents over 65 with some form of disability, or 31.2% of the total population age 65 and older.

**Persons with Mental Disabilities**

According to MHRS's 2017 annual report 12,199 people received treatment in the MHRS system; 2,737 calls were received from their crisis hotline; and 84% of participants that used MHRS services maintained stable schooling or work.

**Persons with Developmental Disabilities**

Approximately 90% of individuals that have a developmental disability (DD) in Warren County work with the Board of Developmental Disabilities to receive vouchers (the most common being the Independent Option waiver) that covers housing and other expenses. These individuals generally reside in group homes, though a minority resides in larger facilities. Individuals served by WCBDD have access to day programming agency-operated transportation. The WCBDD also provides a total of 82 homes with a maximum capacity of 217 individuals, all of which have a room to themselves.

**Persons with Physical Disabilities**

The 2017 US Census estimates there are 9,836 Warren County residents aged 18 and over that have an ambulatory disability, or approximately 4.54% of the County's total population. The majority of these individuals are aged 65 and over at a total of 5392 residents. Additionally, 1.31% has a vision disability and 2.89 % a hearing disability that are aged 18 and over.

**Persons with Alcohol/Drug Addictions**

Consultation in 2014 with the Warren/Clinton County Mental Health & Recovery Services Board (MHRS) and other agencies that work with this population indicated drug or alcohol abuse is often a factor in life situations where an individual is low income or unemployed. Interviewees advised it is difficult to find long term housing solutions for individuals with a history of drug/alcohol abuse. New Housing Ohio provides transitional housing for recovering drug/alcohol addicts and also recovery residences for those seeking to live in sobriety. New Housing Ohio is actively seeking to expand and build additional recovery homes in Springboro and Mason.

**Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking**

There are no reports to date that indicate the total number of domestic violence cases; however, a community report in 2015 was conducted by the Warren County Family and Children First Council which indicated that between the years of 2008 to 2012, an average of 217 persons per 100,000 were

domestically violated per year. With the assumption that this rate is constant, there are approximately 486 people that have been domestically violated in the year 2017 (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates).

### **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.

### **Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking**

The Abuse, Rape, and Crisis Shelter in Warren County provides temporary shelter for people that have been victims of domestic violence, abused, and/or raped. The shelter serves approximately 60 people per year with the average stay being 30 days. Many members of this subpopulation have practical and affordable transportation needs and occasionally expeditious legal counsel. The Emergency Shelter Grant is an appropriate funding source for many victims who are capable of quickly regaining a stable housing and employment situation. There is a need for providing long term, independent housing services catered towards individuals that have been victims of domestic violence, dating violence, sexual assault, and stalking.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The County produces no estimates on the number of persons with HIV/AIDS for the current year; however, a community report in 2015 was conducted by the Warren County Family and Children First Council which indicated that between the years of 2008 to 2012 a yearly average of 40 persons 100,000 had HIV. In the event that this rate is consistent from 2012, the estimated number of people in Warren County that have HIV is 90, or roughly 0.04 percent of the County's total population (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates). Consultation with various community service providers did not indicate that any of these agencies target assistance to this subpopulation, nor did interviewees observe a community need related to housing or other services that differs in any meaningful way from the population as a whole.

### **NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)**

#### **Describe the jurisdiction's need for Public Facilities:**

The Non-Housing Community Development Subcommittee, a subcommittee of the Steering Committee created for the Consolidated Planning process, reported that while Warren County is a healthy and affluent community overall, pockets of low to moderate income populations are most frequently concentrated in the following areas: the City of Franklin; portions of the City of Lebanon; the Village of Carlisle; the Village of Morrow; and the Village of South Lebanon. Smaller concentrations are found in the Village of Harveysburg; the Village of Butlerville; the Village of Pleasant Plain, and Loveland Park, an unincorporated community in Deerfield Township.

#### **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.

### **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.

**Describe the jurisdiction's need for Public Services:****Economic Development**

- Financial assistance for key economic development projects (low or zero interest loans, installation of public infrastructure need for a private project)
- Small business assistance (low interest loans, workforce training, tax credits or abatements)
- Technical assistance to small business
- Commercial façade program (e.g. commercial loan to rehabilitate architecturally or historically significant commercial building exteriors)
- Small business incubator program
- Expansion or other improvements to workforce training facilities (WC Career Center or a post secondary institution)
- Creation of a County Land Bank to expedite and otherwise facilitate redevelopment and reuse of blighted or underutilized land
- Brownfield remediation to return structures and properties with existing infrastructure/utility provision back to an economically viable use
- Public facility or recreation improvements that facilitate outdoor/nature tourism and business

**Neighborhood Revitalization**

Rehabilitation of:

- Structures capable of being returned to productive use
- Blighted structures in otherwise healthy neighborhoods
- Reusable structures in need of lead-based paint or asbestos remediation
- Strategic structures that are key to neighborhood or community revitalization
- Demolition of vacant, dilapidated structures that demonstrate no opportunity for reuse

**Public Services**

Consultation indicated a need for equipment or operating funds for the following community services:

- Elderly or youth services and programming
- Assistance and supportive services for the homeless
- Assistance for individuals with mental, physical, or cognitive disabilities
- Assistance and supportive services for those with a drug/alcohol addiction
- Supportive services and other services for victims of domestic or similar violence
- Housing counseling or any other housing education for first time homebuyers and other LMI homebuyers
- Affordable day care services, especially for 2nd and 3rd shifts.
- Adult literacy programs
- Public health programs and clinics

**Workforce Development**

- Affordable, practical transportation options for workers without a personal vehicle



- Training and business counseling for entrepreneurs
- 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

## HOUSING MARKET ANALYSIS

### MA-05 OVERVIEW

#### **Housing Market Analysis Overview:**

The 2013-2017 ACS identified 84,853 housing units in Warren County. Of these, 22.4% were renter-occupied and 77.6% were owner occupied compared to 33.9% and 66.1% (respectively) for the state.

The homeowner vacancy rate was 0.3% and the rental vacancy rate was 3.9% compared to 1.7% and 5.8% for the state. The low vacancy rate for both home types, particularly rental, is indicative of a tight housing supply. A healthy rental vacancy rate is 6%-9%. Although there are many factors that affect the housing market, the County appears to lack a sufficient supply of affordable rentals to satisfy the market's demand.

As of 2018, there are 208 public housing units (206 available) and 817 voucher units in Warren County with waiting lists of 330 and 1500, respectively. There are an additional 413 "Section 202" units (for seniors only) with a waitlist of 368 and 1055 LIHTC units, most of which also have waitlists.

These wait lists indicate the existing supply of housing reserved for low income persons does not meet the existing community needs. Interviews also indicated the supply of affordable market rate housing is also 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).

There are a number of regulatory barriers in Warren County that make it difficult to provide affordable market rate housing. The policies, procedures, and practices of county, city, village and township departments, can impact fair housing goals and influence housing patterns. Zoning code requirements have a direct effect on the cost of housing.

The lack of affordable housing in Warren County impacts minorities especially Hispanics and African American, most of them are only able to afford housing units within the lower price range and not in the County's employment centers. Individuals with disabilities are impacted by governmental decisions as well.

### MA – 10 NUMBER OF HOUSING UNITS

#### **Introduction**

This section summarizes the stock of housing units located in Warren County. Housing units are broken down into various categories which include the following: property type, such as detached vs. attached structures and the amount of units per building; Owner vs. Rental units that are further broken down by bedroom size (see charts below). This section also describes the targeting (income level/type of family served) of units assisted with federal, state, and local programs, as well as the needs for specific housing types.

**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

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

As of 2019, Warren Metropolitan Housing Authority operates 208 public housing units (206 of which are currently available) targeted to income eligible individuals, 17 units are handicap accessible. The average adjusted income for individuals on a waiting list for Section 8 Housing and Public Housing is \$8,847 (source: WMHA Waiting List Statistical Summary). Individuals that live in public housing generally remain in the unit 3-5 years or less. The waitlist for WMHA units is about 2-4 years. There are an additional 798 federal housing choice voucher recipients whose average annual income is \$12,276; the average voucher holder receives housing benefits for approximately 5 years. Less than 1% of people on a waiting list for Section 8 Housing Vouchers are elderly, and 72% have a family. Furthermore, 69% are white, while less than 1% is Asian or American Indian/Alaskan Native.

According to 2016 data, of all households participating in the Warren Metropolitan Housing Authority Housing Choice Voucher program, 25% include at least one person with a disability. 42% of households with a head of household 61 years or less were headed by a person with a disability. 67% of households headed by someone 62 or older were headed by a person with a disability.

Warren County Community Services manages ten Section 202 (low income elderly) facilities totaling 413 one-bedroom units. The affordable housing supply is supplemented by additional 1055 income-restricted units funded by Low Income Housing Federal Tax Credits; some of these projects were supplemented by HOME or Ohio Housing Trust (OHTF) funds.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No WMHA operated public housing units or WC Community Services Section 202 units will be lost. The number of Section 8 vouchers is not expected to decrease, and waiting lists have continued to increase.

No LIHTC units are anticipated to go offline as none of the developments will see the 30 year compliance period expire during the duration of this five year plan.

**Does the availability of housing units meet the needs of the population?**

The relationship between existing units and wait lists is as follows:

- There are 208 Public Housing Units (206 in use). 330 families/individuals are on a waitlist for public housing.
- There are 817 Housing Choice Voucher Units. 1500 households on a waitlist to receive one of three types of Housing Choice Voucher units, which include the following:
  - HCV Units: 581
  - NED Units: 217
  - Mainstream Units: 19 (12 units currently available)
- 413 Section 202 units have a wait list of 368 households
- 1055 LIHTC units: An average of 1 person on wait list in each complex

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.

Project Name	City	Units	# of 1 bedroom Units	# of 2 bedroom Units	# of 3 bedroom Units	# of 4 bedroom Units	Placed in Service Year
Lebanon Commons	Lebanon	20	0	20	0	0	2004
Cedars at Rivers Bend	South Lebanon	176	80	80	16	0	2005
Robin Springs	Middle-town	120	14	24	58	16	2005
Franklin Woods	Franklin	114	18	70	26	0	2007
Harding House	Franklin	60					1989
Meadow View	Spring-boro	120	24	48	48	0	1994
Hunter Run II	Lebanon	52					1994
Timbercreek Apartments	Spring-boro	60	0	50	10	0	1996
Colony Square Village	Lebanon	42	0	0	42	0	1997
Emerald Edge Apartments	Franklin	170	64	88	18	0	1998
Hopkins commons	Maineville	59					
Hunter Run I	Lebanon	62	0	0	62	0	1995
<b>Total</b>		<b>1055</b>	<b>200</b>	<b>380</b>	<b>280</b>	<b>16</b>	

**Table 30 – Low Income Housing Tax Credit Unit Inventory**

Data Source: LIHTC & Warren County Board of Disabilities.

## MA-15 COST OF HOUSING - 91.210(A)

### Introduction

This section describes the cost of housing and a breakdown of monthly rental payments in Warren County. It also analyzes the affordability of housing through percentages that fall below the areas median family income.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	142,500	188,500	32%
Median Contract Rent	504	729	45%

**Table 31 – Cost of Housing**

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



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

Rent Paid (Most Current Data)	Number	%
Less than \$500	1224	7.2%
\$500 to \$999	7326	43.1%
\$1,000 to \$1,499	6340	37.3%
\$1,500 to \$1,999	1547	9.1%
\$2,000 to \$2,499	374	2.2%
\$2,500 to \$2,999	68	0.4%
\$3,000 or more	119	0.7%
<b>Total</b>	<b>16,998</b>	<b>100%</b>
<b>No Rent Paid(Not included in Total)</b>	<b>1,113</b>	

**Table 34 – Monthly Rent**

Data Source: 2013-2017ACS DPO4

**Is there sufficient housing for households at all income levels?**

In the last few years, Warren County has continued to see growth within its jurisdictions and a change within the median household income (MHI) and housing prices. Median County housing prices for both owner and renter occupied units and the County's MHI are higher than the state's. When compared to the State, Warren County has a greater percentage of households that have an income range of above \$50,000. The estimated median income in the State of Ohio for 2017 is \$52,407, while the estimated median income in Warren County is \$79,397. Over 70% of Warren County households make more than the State's median income. While a majority of Warren County residents are capable of affording most of the County's housing stock, lower income residents face more limited options and are more likely to experience a housing cost burden.

For example, half of the County's housing stock should be affordable to a family earning the median County income or less. At present, households earning the median family income can afford only 47% of the County's housing stock. The same point is made by looking at households earning half of the HUD Area Median Family Income (HAMFI), or \$39,698. There are 14,172 households in Warren County that make \$34,999 or less (2017 5 Year Census Estimate), but only 5,600 rental and owner occupied units are affordable to households earning this amount (2008 -2012 CHAS Data).

An analysis was made about home values and affordability for protected groups illustrated that only 30% of the median income per month could be budgeted toward making housing payments without experiencing a cost burden. These factors indicate that the number of low and moderate income

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

almost two thirds since 1980 (see following tables). Relatively new housing is not in need of rehabilitation, however 24% (or more than 20,000 units) was constructed before 1960 most of them in Salem and Union Townships; a minority of these units could benefit from targeted rehabilitation policies, especially if managed as part of a neighborhood revitalization program in communities with a higher concentration of older housing stock. The 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 is located in the City of Mason. Franklin Township has over 300 homes considered fair or below fair and need improvement.

**Definitions:** The following terms are defined as follows for the purposes of this plan:

- **Standard condition:** meets all state and local codes
- **Substandard condition but suitable for rehabilitation:** The unit is in poor condition, it is financially feasible to rehabilitate, and the unit's rehabilitation will contribute to broader neighborhood revitalization
- **Substandard condition not suitable for rehabilitation:** The unit is in poor condition, it is not financially feasible to rehabilitate, and the unit's rehabilitation cannot contribute to broader neighborhood revitalization
- Many of the housing rehabilitation programs currently at Warren County's disposal have project funding limits. Examples of these funding limits include: a maximum total project cost; a maximum percentage covered by the program funding source relative to total project cost; or how much of the home is indebted relative to the value of the structure. Therefore "financially feasible" will necessarily be determined based on parameters of the funding source, on the value of neighborhood revitalization, and economic merits of each potential rehab project.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,545	22%	6,291	39%
With two selected Conditions	153	0%	176	1%
With three selected Conditions	0	0%	115	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	45,124	78%	9,419	59%
<b>Total</b>	<b>57,822</b>	<b>100%</b>	<b>16,001</b>	<b>100%</b>

**Table 35 - Condition of Units**

Data Source: 2008-2012 ACS

**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**

The total number of vacant units in Warren County decreased in the last few years. According to the 2012 census the total number of vacant units was 4,844 and it decreased to 4,149 in 2017. The number of “other vacant” units within the County, decreased by 17% from 2,429 in 2012 to 2,008 in 2017. “Other vacant” units include units that are not for sale or rent and quite possibly are abandoned. The previous data is an indicator of the need for possible redevelopment or rehabilitation activities.

### **Need for Owner and Rental Rehabilitation**

Warren County enjoys some of the newest housing stock in the state; however a sizeable minority of all housing (24%) is 50 years old or more (2013-2017 ACS). Only 19% of rental stock was constructed after 2000 comparing to 31% of owner occupied housing (2008-2012 CHAS). Not all vintage housing is in need of rehabilitation; however interviews indicate a minority of older housing stock is in need of rehabilitation; older housing stock that does not see reinvestment may otherwise have a negative impact on the surrounding neighborhood.

Consultation with nonprofit service providers indicated an especially strong need for neighborhood revitalization where older housing stock is concentrated. Listed areas include neighborhoods within Carlisle, Franklin, Lebanon, South Lebanon, Morrow, and other smaller areas with older housing. The need for rehabilitation is greatest in cases where many units in the neighborhood are in a distressed state and the neighborhood may transition to a blighted or semi-blighted area. For example, Butlerville (Harlan Township) has the highest percentage of homes that are either fair or below fair at 23.4%, followed by Harveysburg (Massie Township) at 21.2% which shows an even greater need in those jurisdictions.

The total number of vacant units in Warren County decreased in the last few years. According to the 2012 census the total number of vacant units was 4,844 and it decreased to 4,149 in 2017. The number of “other vacant” units within the County, decreased by 17% from 2,429 in 2012 to 2,008 in 2017. “Other vacant” units include units that are not for sale or rent and quite possibly are abandoned. The previous data is an indicator of the need for possible redevelopment or rehabilitation activities.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Paint produced prior to 1980 often contained trace amounts of lead to improve luster. Children and infants who live in homes built before 1980 are at risk of developing lead poisoning by ingesting paint chips or inhaling lead-based dust. Children with lead poisoning may show lower intelligence, be smaller than other children of the same age, and may have behavioral problems such as hyperactivity and aggressiveness (Ohio Dept. of Jobs and Family Services Report: Lead Poisoning).

As of 2017 28,340 housing units, or 33.4% of all Warren County residences, were constructed prior to 1980, making them possible sources of lead-based paint contamination. According to (2008-2012 CHAS) Warren County has 18,219 owner occupied units were built before 1980, 32% of those units do have a lead-based paint hazard, the renter-occupied units show higher percentage with 44% units with LBP hazard out of 7,084 units were built before 1980. Childen occupied housing units with LBP hazard are estimated to be approximately 52% out of 8,313 renter-occupied units compared to 17% out of 10,066 owner-occupied 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. WHMA'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)

**Describe the supply of public housing developments:**

	Section 8 Vouchers		WMHA Operated/Maintained Units	
	Number on Wait List	Percent of Total	Number on Wait List	Percent of Total
Wait List Total	346	100%	369	100%
Extremely Low Income (<30% MFI)	297	86%	338	92%
Very Low Income (>30% but <50% MFI)	47	14%	27	7%
Low Income (>50% but <80%)	2	1%	4	1%
Non-elderly Individuals	343	99.13%	369	100%
Elderly Households (1 or 2 persons)	3	0.87%	0	0
Small Families (2-4 members)	X	X	X	X
Large Families (5+ members)	X	X	X	X
Individuals/Families with Disabilities	37	10.69%	44	12%
White Households	224	64.74%	263	71.27%
Black Households	101	29.19%	95	25.75%
Hispanic Households	17	4.91%	9	2.44%
Asian Households	1	0.29%	1	0.27%
Other Race Households	3	0.87%	1	0.27%
Veterans	12	3.47%	6	1.63%
<b>Housing Needs by # of Bedrooms</b>	<b>Number of Bedrooms</b>	<b>Percent of Total</b>	<b>Number of Bedrooms</b>	<b>Percent of Total</b>
0 Bedrooms	0	0	0	0
1 Bedroom	125	36.13%	143	38.75%
2 Bedrooms	136	39.31%	125	33.88%
3 Bedrooms	82	23.70%	101	27.37%
4 Bedrooms	0	0	0	0
5+ Bedrooms	2	0.58%	0	0

**Table 40 – Public Housing and Voucher Waiting Lists**



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
<b>Total</b>		<b>208</b>		<b>Total</b>	<b>17</b>		

\*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	<b>83</b>
	Metropolitan Village	<b>79</b>
	Station Hill	<b>73</b>
	Bentley Woods	<b>87</b>

Location	Public Housing Development	Average Inspection Score
	Cedar Terrace Lebanon	93
	LA LUZ Apartments	87
	Lebanon Family	91
Village of South Lebanon	Mary Lane II	94
	Cedars at River Bend	93
	Mae Smith/Wellsbridge	87
	Union Village	98
	Woodknoll	96
City of Franklin	Franklin Rehab	88
	Franklin Ridge	74
	Harding House	90
	Franklin Commons	93
	Franklin Court	82
	Sherman Glen	87
City of Morrow	Earl J. Maag Retirement Community	91
Village of Maineville	Salem House	84
City of Springboro	Springboro Commons	98
City of Mason	Deerfield Commons	85
Village of Waynesville	Carriage Hill dba Waynesville Commons	96

Table 42 - Public Housing Condition

**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.

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

**Introduction**

Several factors have contributed to homelessness in Warren County, including escalating housing costs since the 1980s that outstripped personal income growth; accelerated loss of affordable housing stock and declining rental assistance; and decreased affordability and availability of family support services, such as child care. The County can play a significant role in reducing homelessness by determining local housing needs through comprehensive plans, removing regulatory and legal barriers to the development of affordable and supportive housing, and fostering community support for permanent housing for the homeless. The lack of affordable housing limits the County's ability to end homelessness by limiting its ability to move people from shelters to permanent housing.

Warren County is home to three providers of services to the homeless: Interfaith Hospitality Network (IHN); New Housing Ohio (NHO); and the Abuse and Rape Crisis Shelter (ARCS). These organizations coordinate with out-of-county service providers, particularly Hope House in Butler County (Middletown). These service providers offer services for the homeless that complement (and do not duplicate) the services provided by mental health and substance abuse systems. The goal is to ensure there is coordination and collaboration among these systems so that homeless persons are able to easily access mainstream resources that will assist them in attain stable employment, housing, and a state of self-sufficiency.

**Facilities and Housing Targeted to Homeless Households**

Service Provider	Facility Name	Target Population	Breakdown by Type		
		Family Beds	Family Units	Individual Beds	Total Year Round Beds
Interfaith Hospitality Network	Interfaith Hospitality Network	Households with Children	6	16	16
Abuse and Rape Crisis Shelter	Abuse and Rape Crisis Shelter	Single Female and Households with Children	14	0	14
New Housing Ohio	Bernie's Place	Single Adults	0	14	14

**Table 43 - Facilities and Housing Targeted to Homeless Households**

**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.

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

### Introduction

The special needs subpopulations discussed in this section may find services through a host of County and agency service providers, discussed in considerable detail in the following tables. Consultation with these service providers indicated a strong tradition to coordinate services and make referrals to ensure consumers accessed the most appropriate services. The interviews also indicated a general need and desire to deepen inter-agency connections and cooperation to reduce duplicity of service provision and to share services when possible, particularly in the area of transit. Currently the Mental Health and Recovery Services of Warren and Clinton Counties, the Board of Developmental Disabilities, Warren County Community Services, and Warren County Human Services all expend considerable resources to provide transit to their consumers, often on an individual basis.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Consultation with area service providers indicated that all these groups are in need of permanent supportive housing with the exception of persons with HIV/AIDS and their families (As noted in NA-45, there are only an estimated 94 persons with HIV/AIDS in Warren County and interviews did not indicate they experience needs related to housing that differed from the population at large). The unique circumstances of each subpopulation noted in this question warrants services tailored to that subgroup and to the individual. The tables below provide an assessment of the services available through all the major service providers in Warren County and describes the permanent supportive housing needs of each subpopulation.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

See attachments

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

See attachments

### **For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See attachments

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>

	<p>facing eviction or a shut-off—this assistance can help prevent homelessness. The Medication Assistance Program (MAP) provides individuals no-cost or reduced-rate prescriptions, helping the low-income/uninsured complete applications for medication assistance.</p> <p><b>Affordable Housing:</b> WCCS provides rental and homeownership opportunities to lower-income and/or senior individuals and families, mainly through various federal, state, and local government programs.</p> <p>WCCS owns ten Section 202 housing developments reserved for income-eligible seniors. There are 413 units available, some of which are considered supportive housing. This housing is at full occupancy and has a waiting list of 368 persons, indicating a strong need for such housing. In addition to the 202 housing, WCCS also owns and operates one affordable housing development for families—namely Colony Woods, which also maintains a waiting list.</p> <p>The Agency also provides a Homebuyer Assistance Program, known as Balanced Housing, which provides participants a broad spectrum of homeownership opportunities. Services typically include homebuyer counseling and education classes, loan packaging, down-payment or loan subsidy assistance, credit repair/building, foreclosure prevention, home repair/rehab, etc.</p> <p><b>The WCCS “Home Repair and Maintenance (H.O.M.E.) Program”</b> provides affordable, high-quality home maintenance, repairs, and modifications to individuals and families in need, allowing them to remain living independently, cost-effectively, and safely in their own homes. The need for these services far outweighs the current resources available, particularly due to the ever-increasing senior population with a desire to age in place.</p> <p><b>RSVP: The “Retired and Senior Volunteer Program”</b> engages individuals age 55 and over in volunteer service to meet critical community needs and to provide a quality, meaningful experience which will enrich the lives of the volunteers through community service work and life-changing opportunities. With more than 240 volunteers serving over 30,000 hours annually of volunteer service, the value of this program to the community is estimated at over \$680,000. The RSVP program is strengthening the community and having a direct impact on the lives of Warren County residents.</p> <p><b>Other unmet needs:</b> Space needed for administrative offices, counseling services, and programming requires upgraded and modernized building systems (phone, hardware, software, user-friendly building space) as well as increased staff and resources to satisfy the ever-growing needs of the community.</p>
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<p><b>Mental Health and Recovery Services of Warren and Clinton Counties</b></p>	<p>MHRS provides a wide range of service to individuals with mental health disability or an alcohol or other drug addiction (AOD) through contracted service providers. MHRS plans, funds, monitors, and evaluates these services and executes state laws requiring research on community needs for mental health, alcohol and drug addiction services. Services are made available to individuals with a mental health or AOD addiction as well as their families.</p>
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<p>(MHRS)</p>	<p>Funding sources include federal and state subsidies, grants, entitlements, fees, and local levies.</p> <p><b>Housing:</b> 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.</p> <p>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.</p> <p><b>Counseling:</b> MHRS coordinates counseling and psychiatric services according to the unique needs of consumers as well as their families.</p> <p><b>Transportation:</b> 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.</p> <p><b>Employment Opportunities/Skill Building:</b> 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.</p> <p><b>Crisis Intervention:</b> 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.</p> <p><b>Suicide Prevention:</b> The Suicide Prevention Coalition of Warren and Clinton Counties prevent suicide by mobilizing the community through education and awareness programs.</p> <p><b>Other Unmet needs:</b> 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>
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	<p>MHRS advised there is a growing number of unaccompanied young adults (18-20) who “couch surf” or reside in other unstable housing situations. Some of these individuals are pushed out by their parent(s), or their parent(s) have been incarcerated. Their condition makes them susceptible to a lifetime of low educational attainment, unemployment, and service dependency. Services are needed to provide these persons with stable housing and assistance connecting them to employment and/or training opportunities to ensure they attain healthy self sufficiency.</p> <p>Many consumers with a criminal history, particularly felons, are not eligible to receive housing assistance through most programs currently available. The result is that individuals with a felony, including ones that are decades old, are very difficult to house and assist. This is also true if the individual is a mother with children. Housing options and employment opportunities for this population are a critical need.</p>
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<p><b>Warren County Board of Developmental Disabilities (WCBDD):</b></p>	<p>WCBDD provides numerous areas of services for adults with physical and mental disabilities. All persons who satisfy state eligibility requirements may use WCBDD’s services. WCBDD staff advised that essentially all persons who will benefit from these services will qualify under the eligibility requirements. The age of consumer’s ranges from birth to 3 and 18 and over – children aged 4-17 are given comparable treatment through public school districts. Funding is provided by federal and state subsidies, entitlements, fees, and local levy dollars. Medicaid reimbursed waivers are the most significant source of funding, however all waivers require a 30% match, most of which is provided by local levy funds.</p> <p><b>Housing:</b> Housing for WCBDD consumers is provided through Community Housing Assistance Program, an agency sponsored nonprofit that owns and maintains the housing properties using funds provided by WCBDD. The majority of consumers live in group homes with two, occasionally three, other individuals. Supportive living providers offer in-home care tailored to the needs of consumers. This may range from assistance with medication or budgeting total daily supervision (seven days a week) including meal preparation, homemaking, transportation, and assistance with daily living. Regardless of the level of care, supportive living providers strive to create an environment that fosters integration into the community, personal growth, and independence.</p> <p>Additional housing is provided at Intermediate Facilities (IMF) for the developmentally disabled. These licensed facilities are operated by nonprofits. Smaller examples have 9 beds and the largest 100+. There are over 100 IMF housing units for individuals with a developmental disability in Warren County. There will be a need to replace almost all IMF housing in the near future, much of it in the next five years. The state no longer favors IMFs as a means of providing housing and supports a shift to group homes. This will create a need for acquisition of housing units which are suitable for group homes.</p> <p>Staff cited a need for a small multifamily environment to accommodate 12 consumers. This is an ideal size because staff can be shared among individuals with varying needs. Staff also said collaborative opportunities to satisfy the needs of WCBDD and other agencies are to have a jointly managed facility for individuals with developmental disabilities and consumers with</p>
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	<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>Warren County Human Services (WCHS)</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>

**Employment, Training, and Assessment Services:**

WCHS provides employment, training, and assessment classes to almost all recipients of Ohio Works First (OWF) cash assistance and food assistance to fulfill these programs' requirements. Recipients receive an assessment to determine skill levels and barriers to self sufficiency. Participants are usually scheduled for two weeks of classroom training, job search skills, resume building, interviewing skills, computer training, and other skills. If participants have not obtained employment in two weeks they are assigned to a Work Experience Program provided through OhioMeansJobs, Warren County Career Center, or the Ohio State University Extension Office. These services are used by residents with a wide range of backgrounds and skill levels, however WCHS staff advised that low and moderately low income persons are in greatest need of these services (very low income persons often have an additional underlying condition such as mental illness or substance abuse that complicates efforts to improve their situation with job training alone). Consultation indicated there is a need for additional staff resources enabling a WCHS employee to function as a case manager, following up with program participants after an interview or to see how an individual is faring with a training course. Though this was once possible, WCHS staff has been reduced by 25% in the last five years, resulting in the loss of staff to offer a deeper, more personal level of support to participants.

**Supportive Services:**

Financial assistance is available to income eligible parents for child care. Payments can be made to certified child care providers, either at a center or an in-home provider. The need for affordable childcare was cited in many interviews, from homelessness providers to economic development professionals, as one of the most significant needs of low to moderate income families who are trying to attain a higher level of self sufficiency. Consultation with other service providers indicated a program shortfall is that the income cutoff for program eligibility is abrupt, pushing some individuals who found employment back into a state of much higher need.

Adult Protective Services is available for adults 60 and over at risk of abuse, neglect, or exploitation. Protective services include casework, medical care, guardianship and legal services, food, clothing, and in-home care.

WCHS makes extensive use of WC Transit Services. Rides are provided through WC Transit and the service is a critical component of connecting program participants to employment and training opportunities. The elderly and physically disabled constitute a large percentage (~30) of all WCHS riders. Other program users lack a personal vehicle or have only one vehicle for multiple adults. Consultation indicated a concern that the decrease in funding available for transit services will result in poorer transportation and scheduling options. Interviews indicated the on-demand system is already somewhat unpredictable and not easy to use for individuals on a strict schedule.

In order to adequately satisfy the needs of participants who must be connected to employment and training opportunities, fixed routes in the most strategically important, heaviest traffic corridors are needed. A website that is intuitive and easy to use was also cited

	<p>as a major need as part of an on-demand scheduling system that can be handled entirely online.</p> <p>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.</p> <p><b>Other Programs:</b> 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.</p>
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<p><b>Warren County Office of Veterans Services (WCOVS):</b></p>	<p>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.</p> <p><b>Employment &amp; Skill-building:</b> 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.</p> <p>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.</p> <p><b>Housing:</b> 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.</p> <p>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>
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	<p><b>Transportation:</b> The WCOVS has 7 vans at its disposal to transport veterans at no cost. The vast majority of trips are for medical appointments. Trips may be at almost any time of day and destinations may be outside the County, a significant difference between this transit service and other county operated transit services. Consultation indicated current funding satisfies the existing level of need. The only need cited is to raise awareness of the WCOVS’ transit services, as many veterans are unaware of it availability.</p> <p><b>Other Needs:</b> Interviewees explained many veterans with children are either moderate or low income, creating a need for affordable daycare services. In many cases one spouse remains at home in order to avoid the greater expense of paying for child daycare. Another need affecting some veterans is that many programs are not offered to adults without children, leaving this population with fewer resources as they try to attain self-sufficiency. The interview indicated the mental health services tailored to veterans fall dramatically short of their needs – services provided by the VA are slow to be provided and do not meet the needs of many individuals.</p> <p>Lastly, there are essentially no programs available for veterans (and nonveterans) who leave prison, which often fails to rehabilitate many of the incarcerated. Many individuals find themselves almost unemployable due to their criminal history, particularly felons. These factors make it natural that many formerly incarcerated individuals commit similar crimes and return to prison at great social and economic cost. There is a need for assistance for persons leaving prison to reintegrate them into society.</p> <p>Post-Service Transition: Veterans experience an abrupt transition when they transition from military to civilian life. Though the Veterans Administration offers a short class to help individuals adapt to civilian life, the scope of the program does not meet the needs of all. This leaves many veterans at increased risk of depression, anxiety, post traumatic stress syndrome, or harmful lifestyle habits. Many veterans would benefit from a reintegration program that offers counseling or other supportive services as appropriate to help them readapt to civilian life.</p>
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<p><b>Abuse and Rape Crisis Shelter</b>  (ARCS)</p>	<p>ARCS provides various service areas to the survivors of abuse and sexual assault and to their families. Services provided include hotline services, short term emergency shelter, hospital, legal, social services, and peer counseling.</p> <p>Shelter – safe, short term shelter is available as a case worker assists in the preparation of a detailed case plan that reflects each client’s unique needs.</p> <p>Legal advocacy – free legal advocacy services educate clients on the criminal justice system, civil court system, and the rights of victims of domestic violence. It may also include accompaniments of clients to court, police stations, and meetings with legal aid or an attorney.</p>
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	<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><b>Abilities First</b></p>	<ul style="list-style-type: none"> <li>• Adult Services: adult day programming for the developmentally disabled, community living, and operation of intermediate care facilities (Doty House and Hopewell Residential); job development and coaching; vocational evaluation; retention coaching</li> <li>• Children’s Services: Early childhood learning center; employment coaching and vocational evaluation; preschool for children with autism; pediatric therapies</li> </ul>
<p><b>American Red Cross</b></p>	<ul style="list-style-type: none"> <li>• Emergency / Disaster / International Services</li> <li>• Disaster Preparedness / Youth Education</li> <li>• Services to the Armed Forces</li> <li>• Health and Safety Training</li> </ul>
<p><b>Arthritis Foundation, Inc</b></p>	<ul style="list-style-type: none"> <li>• Patient Services / Public Arthritis Education Services:</li> <li>• exercise programs for persons with arthritis</li> <li>• camp for families with junior arthritis</li> <li>• literature</li> <li>• public forums</li> </ul>
<p><b>Big Brothers and Sisters of Warren County</b></p>	<ul style="list-style-type: none"> <li>• Community Based Mentoring and role modeling (Traditional Matches)</li> <li>• School Based Mentoring and role modeling</li> <li>• Waiting Child Activities</li> </ul>
<p><b>Camp Joy</b></p>	<p>Summer camp and year-round opportunities for:</p> <ul style="list-style-type: none"> <li>• Low-income youth and families</li> <li>• Youth and families affiliated with Children’s Services</li> <li>• Youth and families with medical conditions</li> <li>• Camps for grieving children and families</li> </ul>
<p><b>Cancer Family</b></p>	<ul style="list-style-type: none"> <li>• Center for Individual and Family Counseling</li> </ul>



<p><b>Care, Inc</b></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><b>Cincinnati Association for the Blind and Visually Impaired</b></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><b>Community Behavioral Health, Inc</b></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><b>Community Pregnancy Center</b></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><b>Epilepsy Foundation</b></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><b>F.A.I.T.H. Emergency Services, Inc.</b></p>	<ul style="list-style-type: none"> <li>• Emergency Services</li> </ul>
<p><b>Franklin Area Community Services, Inc.</b></p>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> </ul>

	<ul style="list-style-type: none"> <li>• Infant supplies</li> <li>• Other basic emergency Services</li> </ul>
<b>Kings Local Community Services, Inc.</b>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> <li>• Infant supplies</li> </ul>
<b>Lebanon Community Services Corporation</b>	<ul style="list-style-type: none"> <li>• Emergency community services for low income households</li> </ul>
<b>Lebanon Food Pantry, Inc.</b>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> <li>• Infant supplies</li> </ul>
<b>Lifespan, Inc.</b>	<ul style="list-style-type: none"> <li>• Elderly Services (transit, companion services, emergency response, home delivered meals, medical equipment, minor home modifications, personal care, respite care, independent living assistance, counseling for families related to geriatric care)</li> <li>• Financial counseling and debt management</li> <li>• Behavioral health services for all ages for a wide range or mental health issues)</li> <li>• School-Based Programs: academic assistance, goal setting, mental health counseling, food, clothing, shelter, and medical care</li> </ul>
<b>Little Miami Food Pantry</b>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> <li>• Infant supplies</li> </ul>
<b>Mason Food Pantry</b>	<ul style="list-style-type: none"> <li>• Food Pantry</li> <li>• Basic kitchen and bathroom products</li> <li>• Infant supplies</li> </ul>
<b>Mental Health America of Northern Kentucky and Southwest Ohio, Inc.</b>	<ul style="list-style-type: none"> <li>• Employment workshops, resume building, assistance searching for employment</li> <li>• Crisis response training for first responders</li> <li>• DUI assessment and education</li> <li>• Budgeting and financial assistance</li> <li>• Reintegration program for recent prison releases</li> <li>• Support groups, Peer support groups, “compeer” program to support individuals with mental illness through friendship</li> </ul>
<b>People Working</b>	<ul style="list-style-type: none"> <li>• Home repair for the low income elderly</li> </ul>

<p><b>Cooperatively, Inc.</b></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><b>Salvation Army</b></p>	<ul style="list-style-type: none"> <li>• Emergency Services</li> <li>• Food Pantry</li> <li>• Clothing</li> </ul>
<p><b>Shared Harvest Foodbank, Inc.</b></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><b>Warren County Adult New Readers</b></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><b>Warren County Career Center (WCCC):</b></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

that can be built on those lots. The net effect may be to increase the cost of land used to build new housing, if the government-imposed rules are a constraint on the land market. The report finds that land costs represent a notable portion of housing costs, and zoning practices (minimum lot size, rural densities) affect the price of land. The construction of affordable housing may therefore become costly and more limited, effectively excluding many low-income residents. Other constraints to the supply of affordable housing include: the prohibition on manufactured home parks; limitations on accessory dwelling units; low development densities; development fees; the limited range of housing types; and infrastructure extension (water and central sewer) policies within the rural areas. Most rural areas of the County do not have access to public sanitary sewer lines, thus a home must have an on-site septic or mound system. Typically, lot sizes must range from 2 to 5 acres to accommodate these systems and meet local health department regulations. Given the cost of the land in the County, the minimum lot size requirement for the septic systems can make new home construction less affordable.

**Transportation:** These regulatory barriers also affect the location of affordable housing within the County. Location coupled with the County's lack of transportation choices further exacerbates many affordable housing options. To the extent that regulatory barriers prevent development in select areas of the County, this requires lower income households to live further away from job opportunities and this results in increased transportation cost.

**Community Opposition:** Another barrier to affordable housing is that communities that had been receptive to affordable and low-rent housing in the past and that represent the core of affordable housing market (low income housing tax credits), now view additional affordable housing as damaging to the economic health and vitality of their community. Opposition by residents to various types of affordable housing in their communities "not in my back yard" (NIMBY) is a pervasive practice motivating the development of additional regulations that intentionally limit growth in general and affordable housing in particular. Notwithstanding the achievement of some reforms, this continues to prompt the implementation of regulatory barriers that pose major obstacles to rental housing, higher-density development, and other types of affordable housing.

**State and Federal Regulations:** There is sometimes a complex interplay between federal mandates and local requirements where locally adopted rules result indirectly from federal actions, such as the imposition of special construction requirements for buildings located in the 100-year flood plain. Localities must enact these rules in order to make federally-sponsored flood insurance available, and flood insurance is required before secondary lenders will buy mortgages on affected properties. Zoning and building codes that are locally adopted have also incorporated a variety of requirements springing from legally enforceable federal mandates, such as accessibility standards required under the Fair Housing Act.

**Building Codes:** These regulations, variations of which are in effect in practically every community, set minimum requirements for new construction and rehabilitation designed to protect public health, safety and welfare. They govern structural systems, plumbing and electrical systems, HVAC systems, fire protection, energy conservation and similar topics.

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 ASSETS – 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)

**Labor Force**

Total Population in the Civilian Labor Force	107,122
Civilian Employed Population 16 years and over	99,003
Unemployment Rate	7.58
Unemployment Rate for Ages 16-24	21.83
Unemployment Rate for Ages 25-65	4.86

**Table 45 - Labor Force**

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	31,030
Farming, fisheries and forestry occupations	3,804
Service	8,752
Sales and office	25,047
Construction, extraction, maintenance and repair	5,080
Production, transportation and material moving	4,635

**Table 46 – Occupations by Sector**

Data Source: 2008-2012 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	59,718	64%
30-59 Minutes	29,860	32%
60 or More Minutes	3,757	4%
<b>Total</b>	<b>93,335</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2008-2012 ACS

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,336	536	3,262
High school graduate (includes equivalency)	18,945	1,932	7,154
Some college or Associate's degree	24,485	1,564	5,631
Bachelor's degree or higher	39,494	1,498	6,794

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2008-2012 ACS

**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.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Union Village development, Warren County Sports Park at Union Village, and future development of the prison lands along State Route 63 will have a large impact in future years' development in Western Warren County. The land will likely see a surge in commercial, industrial and residential development (4,500 new homes planned at Union Village).

The State Route 63 corridor will act as the commercial gateway into Turtlecreek Township. Workforce will be needed to fill newly created jobs in the commercial, manufacturing, and construction sectors due to this growth. One need that must be addressed in some form in future years is public transportation as businesses look to continue with expansion plans.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Many educational partners in the region provide a large number of graduates each year in a variety of fields. These institutions partner with businesses to provide them access to students who are learning business-critical skills. The challenge is both finding enough qualified candidates for jobs and also ensuring those candidates have the appropriate skills.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Investment Board of Butler, Clermont, and Warren Counties oversee Ohio Means Jobs centers in each county. These centers provide a singular solution center for job seekers such as access to job postings, skills assessments, and hiring events. The OMJ centers also have federal training dollars available which can help employers when hiring qualified individuals back into the workforce. Various educational institutions and community organizations also invest in workforce development to help those who may not be attending a traditional four year school find a successful path forward.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?** No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Our office partners with the local communities to help them implement their economic visions. We also partner with State agencies such as JobsOhio, Development Services, etc. and regional partners such as REDI Cincinnati to focus efforts and implement a shared vision of how the region will develop. Many of



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.

The majority of LMI households are located in urban areas with a moderate vulnerability to an increase in natural hazards associated with climate change. Urban flooding can be more frequent, more localized, and not as well understood. It is caused by rain falling on impervious surfaces and overwhelming the capacity of stormwater drainage systems. The City of Franklin is located along the Great Miami River with a history of flooding. Protective measures, such as a levee system, have been taken over the years. Warren County also has a FEMA approved hazard mitigation plan, the Warren County 2015 Hazard Mitigation Plan, that identifies the County's vulnerability to natural hazards as well as mitigation strategies.

#### **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.

1. **African American and LMI Concentrations:** Census tracts that have both a “high concentration” of African Americans and LMI households includes portions of Franklin and Carlisle west of Franklin’s downtown; and the northeast quadrant of Lebanon. It is appropriate to note that the average African American household in Warren County earns \$73,373 compared to a county average of \$72,055 (2010 Census). The fact that African American households and LMI households are found in higher concentrations in a particular census tract does not necessarily imply that the African American households are also the LMI households.
2. **Asian and LMI Concentrations:** Census tracts that have both a “high concentration” of Asians and LMI households are found only in Union Township and South Lebanon. It is appropriate to note that the average Asian household earns \$102,778 compared to a county average of \$72,055 (2010 Census). The fact that Asian households and LMI households are found in higher concentrations in a particular census tract does not necessarily imply that the Asian households are also the LMI households.
3. **Hispanic (of any race) and LMI Concentrations:** Census tracts with both a “high concentration” of Hispanic households and LMI households are found only in census tracts in Carlisle and Franklin in the northwestern corner of the County to the northeast of Franklin’s central business district. It is appropriate to note that the average Hispanic household earns \$91,696 compared to a county average of \$72,055 (2010 Census). The fact that Hispanic households and LMI households are found in higher concentrations in a particular census tract does not necessarily imply that the Hispanic households are also the LMI households.
4. **Caucasian Non-Hispanic and LMI Concentrations:** Census tracts with both a “high concentration” of Caucasian non-Hispanic (hereafter simply “Caucasian”) households and LMI households match the boundaries of the Village of Morrow and Salem Township. Interestingly, Caucasian households earn less than all other ethnic and racial groups in Warren County with the exception of persons who define themselves as two or more races. They earn \$70,842 compared to a county average of \$72,055 (2010 Census). The fact that Caucasian households and LMI households are found in higher concentrations in a particular census tract does not necessarily imply that the Caucasian households are also the LMI households.

As defined by HUD, Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods where there is extreme poverty and where the majority of the population is non-white. The technical definition used by HUD to define an R/ECAP is a census tract where 40% or more of the households live in poverty and where more than 50% of the population is non-white. Based on the Fair Housing Equity

Assessment for the County completed in December 2018, there are no R/ECAPs located within Warren County.

### **What are the characteristics of the market in these areas/neighborhoods?**

As explored in Warren County's Analysis of Impediments to Fair Housing Choice, racial or ethnic minorities tend to make up a higher percentage of households within these neighborhoods, substantially higher than in the broader county. These areas/neighborhoods of concentration of minority and LMI persons tend to be in older areas within the county's cities. Housing within these neighborhoods has 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?**

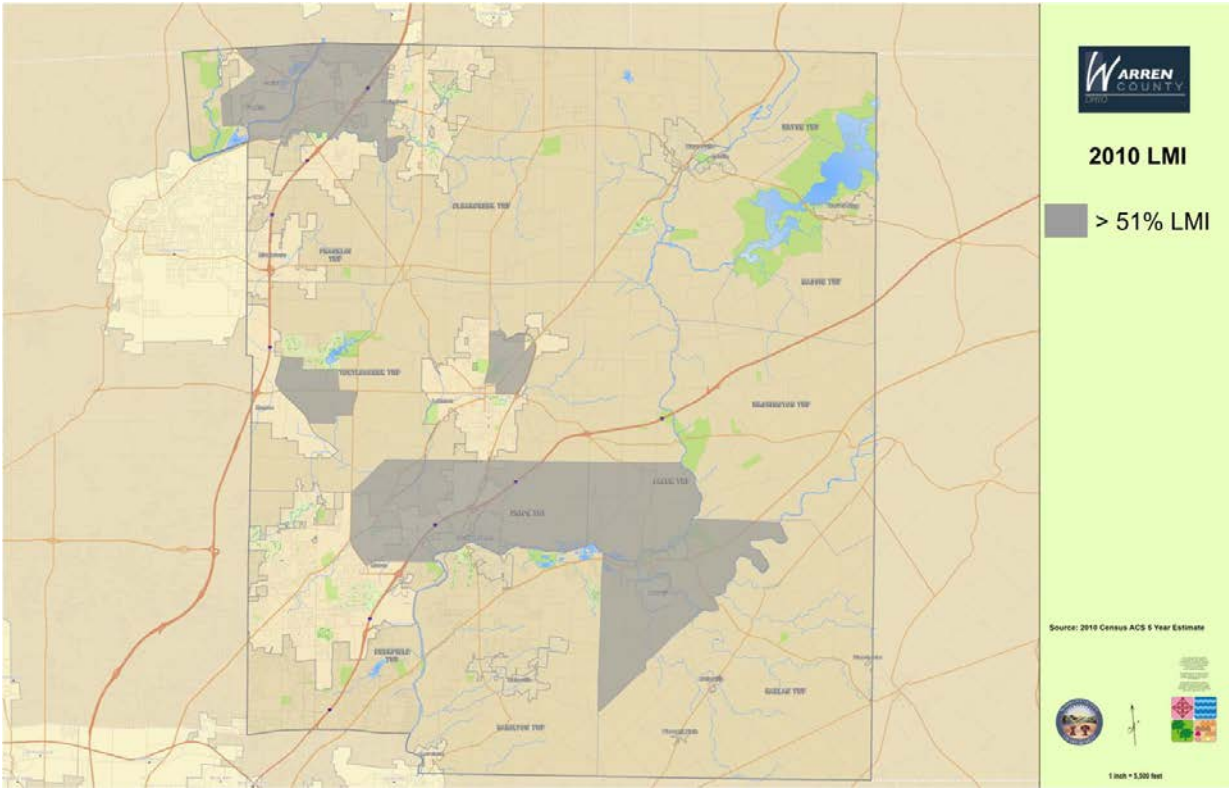
Many community assets exist in or near these areas/neighborhoods including public schools; early childhood education center; libraries; centers of commerce; fixed route public transportation (City of Lebanon); human service providers; health care facilities; recreational facilities and parks; senior 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. Broadband availability in the County is dependent on whether households are located in an urban area or a rural region. Analysis based on public discussion and the National Broadband Map found that most urban areas, including low-to-moderate income neighborhoods, have three or more fixed residential broadband providers while the more rural eastern portion of the county have only two or less.

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.

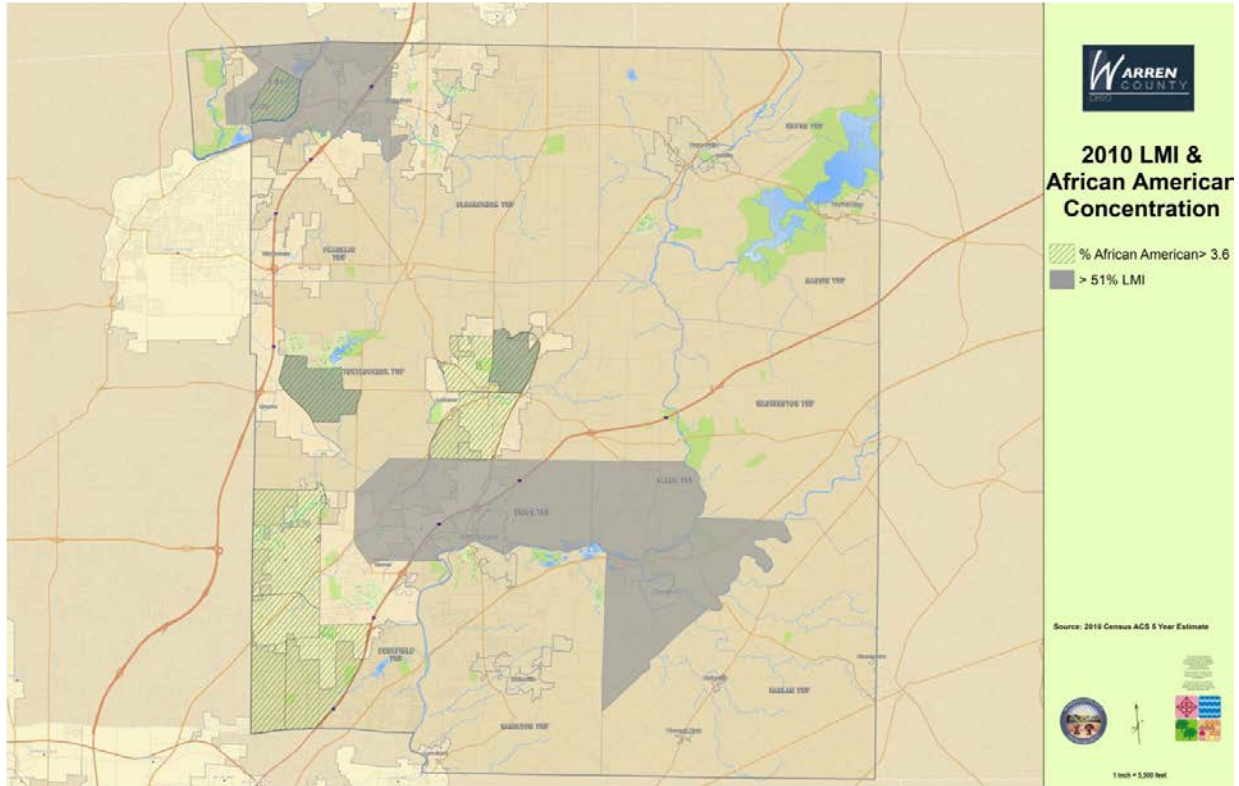
### **Are there other strategic opportunities in any of these areas?**

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

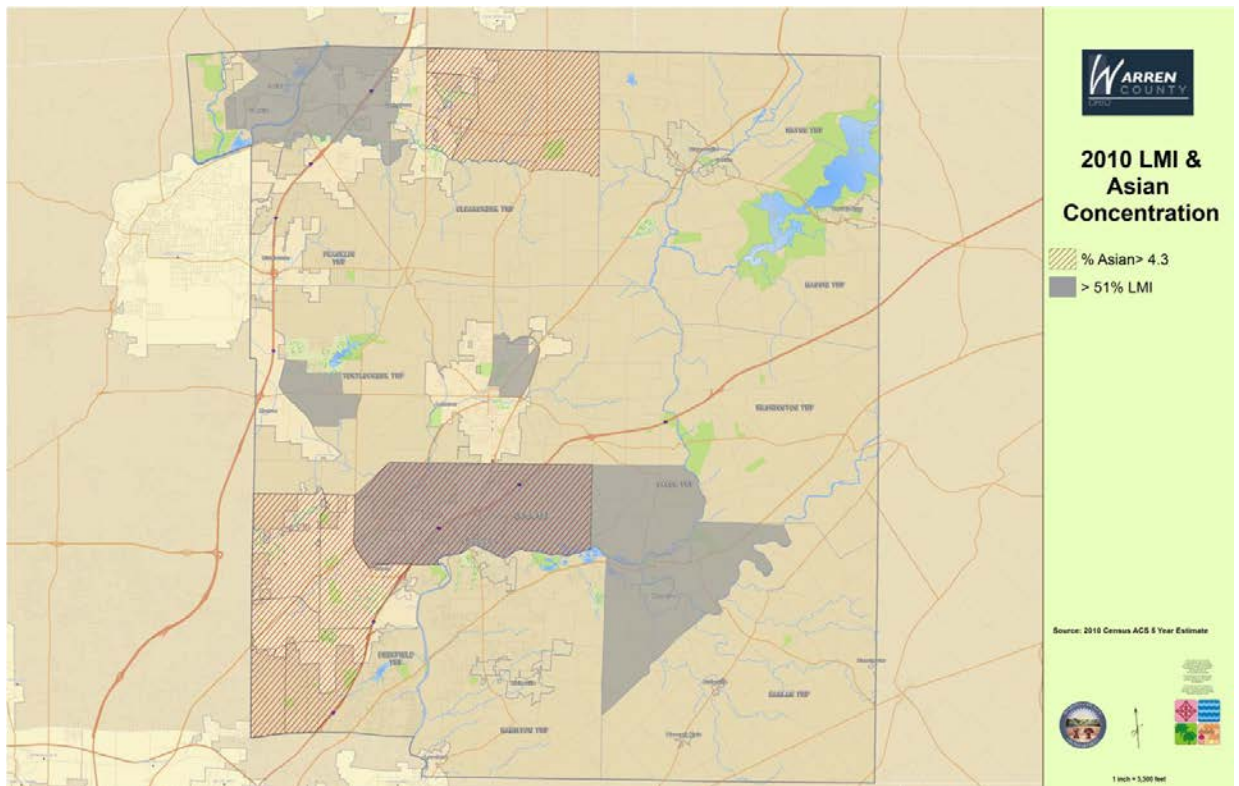
program will help to maintain and increase affordable housing options for residents county-wide, including some residents of these areas.



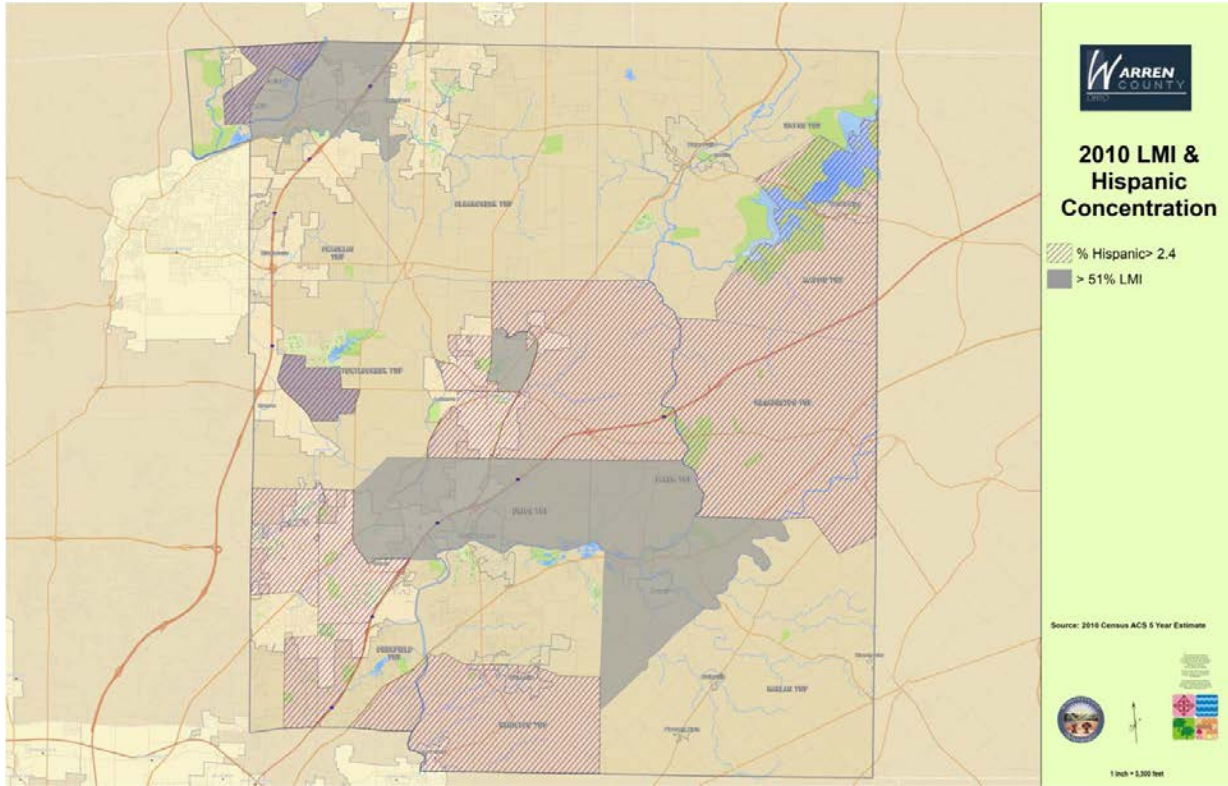
Map 1 - Majority Low and Moderate Income Census Tracts



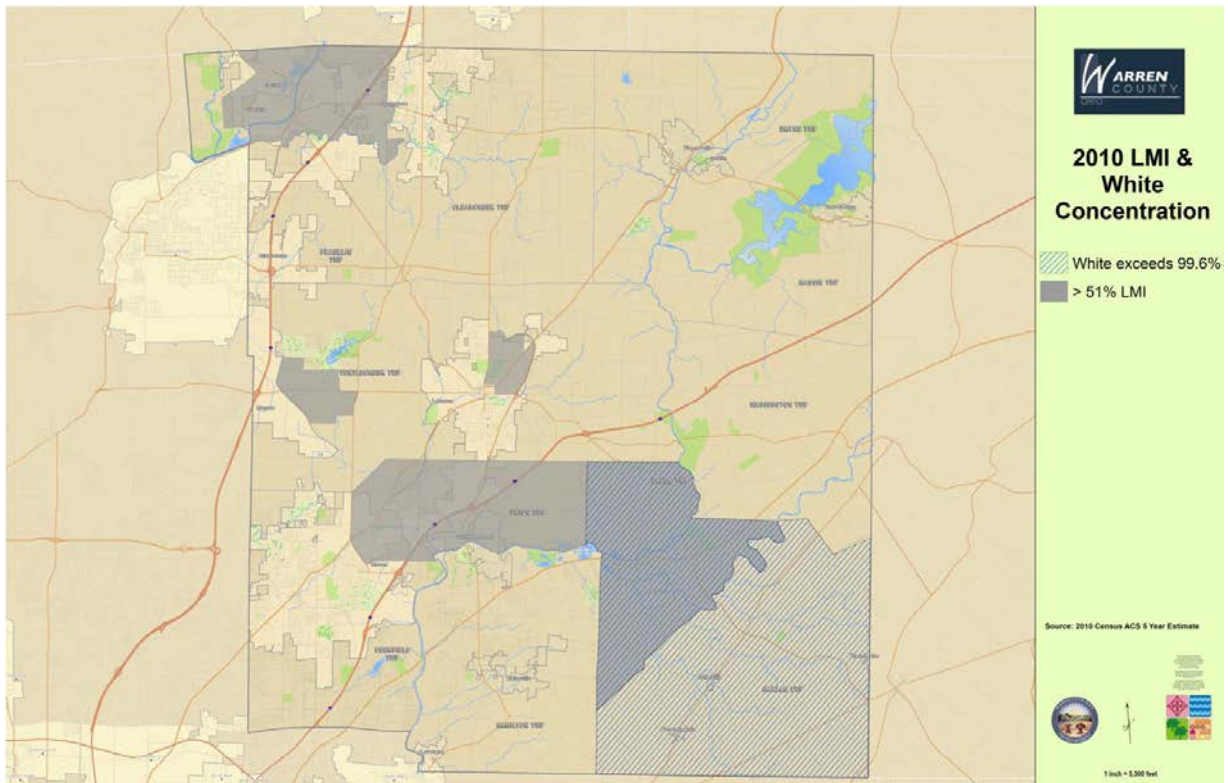
Map 2 - 2010 Census - Majority Low/Moderate Income and African American Concentration



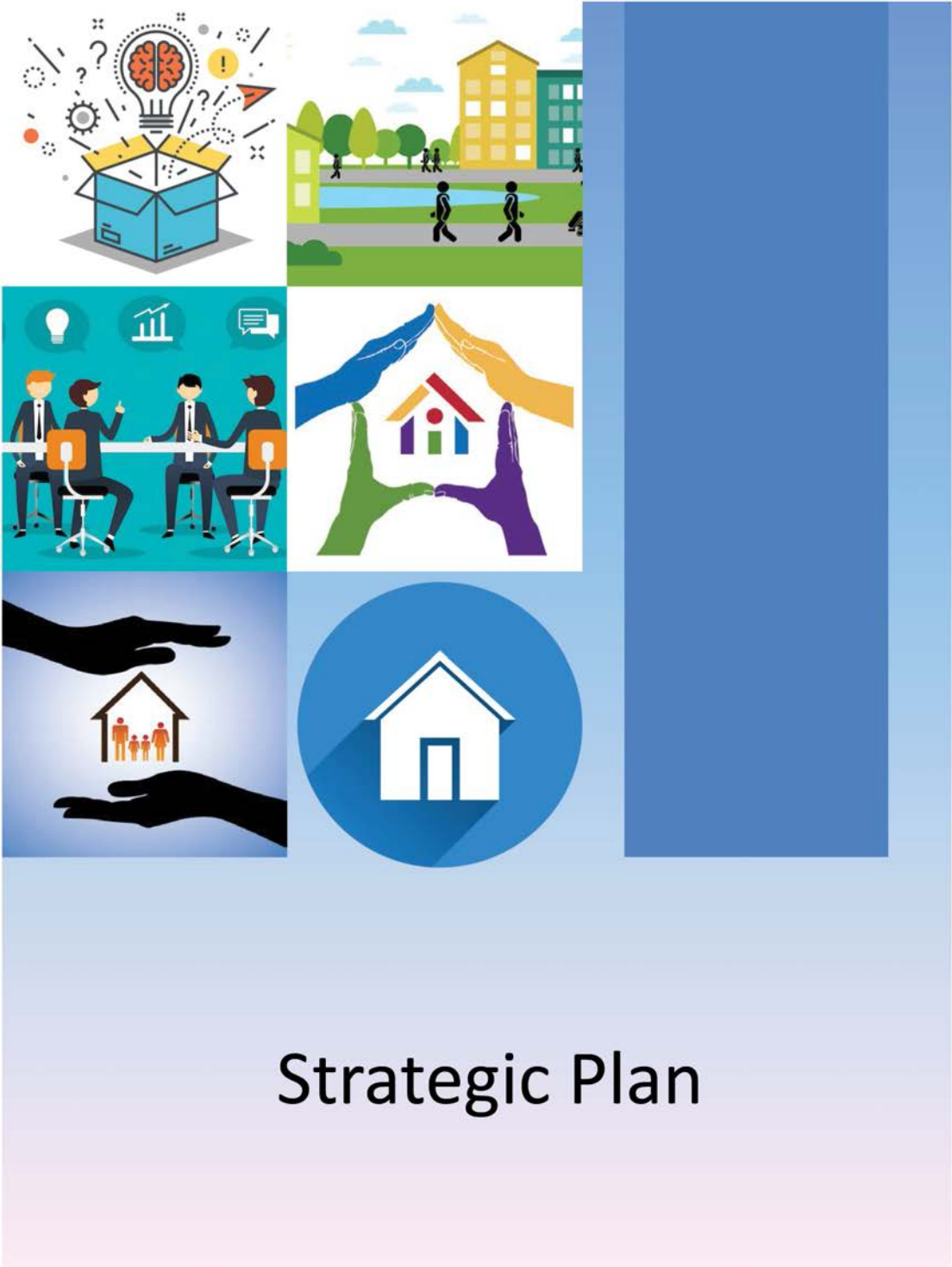
Map 3 - 2010 Census - Majority Low/Moderate Income and Asian Concentration



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



Map 5- 2010 Census - Majority Low/Moderate Income and Caucasian Concentration



# Strategic Plan

## Strategic Plan

### SP-05 OVERVIEW

#### Strategic Plan Overview

#### Geographic Priorities

The 2019-2023 Consolidated Plan details strategies for the distribution of the entitlement grants in Warren County-specifically, projects that could be supplemented by the Community Development Block Grant (CDBG). This Plan includes research and public outreach conducted through the County's Analysis of Impediments to Fair Housing Report. This Plan includes programs already in place that have been effective in addressing issues faced by LMI individuals in Warren County. "Priority Needs" and "Project Goals", outlined in this section, recommend targeting services in predominantly LMI census tracts. It also recommends creating geographic connections between LMI residences and employment opportunities.

#### Priority Needs

Thirty "Priority Needs" are provided in the Strategic Plan; they are summarized into the following topical areas:

- Workforce Training
- Affordable, Practical Transit
- Affordable, Accessible Childcare
- Affordable Housing (both owner and renter occupied, both market rate and subsidized)
- Home Repairs, Home Modifications, Home Weatherization, Homebuyer Counseling
- Supportive Services, Day Programming, and Housing for special needs groups
- Facilities, Case Management, and Supportive Services for the Homeless
- Public Facility and Infrastructure Improvements
- Maintenance and Rehabilitation of Public Housing
- Incentives for Reinvestment in blighted or high vacancy commercial areas
- Case Management for the Recently Unincarcerated

#### Influence of Market Conditions

NA-10 and MA-20 indicate many households in Warren County suffer housing problems with the vast majority of these cases attributed to a housing cost burden. Most households are owner-occupied with the share of renter-occupied housing well below the state average. Rental vacancy rates are also low, sometimes creating a supply constraint that does not meet the demand. The lack of supply lends itself to an overall increase in the cost of rentals within the County. New unit production is predominantly detached single family households, most of which are unaffordable to low income households. Rehabilitation and revitalization is appropriate in neighborhoods with an older housing stock.



### **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

the numbers of families living in poverty. The Warren Metropolitan Housing currently assisting low-income households with money management, housing counseling and consumer credit counseling. However, the anti poverty strategy goes beyond credit counseling and promotes and supports academic preparedness as well as educational attainment and success. Studies show that educational attainment greatly impacts earnings. Individuals with a bachelor's degree have median earnings greater than high school graduates and greater than individuals without a high school diploma or equivalent. The goal is to Improve access to higher education, GED and the Warren County Career Center. Education success starts early, therefore investing in programs such as Head Start is important.

### **SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)**

#### **Geographic Area**

Maps 1-5 highlight LMI census tracts and geographic priority areas. The cities of Franklin and Lebanon, and the Villages of Carlisle and South Lebanon are designated as areas of focus. These areas are frequently discussed throughout this report and in the Analysis of Impediments to Fair Housing Choice Report as containing both populations in need of multiple forms of assistance, as well as aging infrastructure in need of repair or replacement.

#### **General Allocation Priorities**

##### **Describe the basis for allocating investments geographically within the jurisdiction.**

Investments in Warren County will be largely based in LMI census tracts such as those illustrated in MA-50 or other pockets of LMI populations. These areas have been identified in the needs assessment and market analysis portion of this plan. Projects in non-LMI tracts are determined by their past effectiveness and the benefits the programs will bring to populations in need. Many of the priorities in the County are still the same as the 2014-2019 Consolidated Plan. Progress has been made on many situations, but work and resources are still required to keep vital initiatives going.

**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>
	<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>- 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>
	<p><b>Associated Goals</b></p> <ul style="list-style-type: none"> <li>- Public Facility Improvements</li> <li>- Neighborhood Improvements and Revitalization</li> </ul>
	<p><b>Description</b></p> <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**

Utility providers provided details on aging public facilities such as roads, water, and sewer in LMI neighborhoods. Public facilities are the basic services provided by governments and utility companies. Without adequate services many of the projects discussed in the Plan cannot be achieved. A properly maintained infrastructure system is vital for the welfare and efficacy of transportation and other systems for low income residents and the community as a whole.

Pedestrian connections are a low cost alternative transportation option connecting low income populations to employment opportunities. They are also an important component of neighborhood revitalization. Rehabilitation or new construction of park facilities to improve quality of life for surrounding neighborhoods, promote an active and healthy lifestyle.

**2 Priority Need Name** Workforce Training  
Training for the Recently Unincarcerated

**Priority Level** High

- Population**
- Extremely Low Income Households
  - Low Income Households
  - Moderate Income Households
  - Middle Income Households
  - Public Housing Residents
  - Chronic Homelessness
  - Veterans
  - Persons with Mental Disabilities
  - Persons with Alcohol or Other Addictions
  - Recently Unincarcerated Individuals

- Associated Goals**
- Workforce Training
  - Affordable Housing near Employment Centers
  - Case Management for the Recently Unincarcerated

**Description** Diverse skill building programs for vocational training and other trades. Outreach would be focused on the long term unemployed, the underemployed, residents of public housing, and beneficiaries of public services. Case management services to connect individuals recently released from prison to employment opportunities, workforce training, and stable housing solutions. Priority should be given to programs and trades for jobs in high demand.

<b>Basis for Relative Priority</b>	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.
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<b>3 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,

	and employment opportunities. The lack of affordable, practical transportation options was cited as a barrier to self-sufficiency to low and moderate income households who have only one vehicle for two adults, an unreliable personal vehicle, or no vehicle. It was cited as a barrier to acquiring and maintaining employment, educational training, and meeting basic daily needs. Title III dollars, a federal source of funds for senior transit, is currently used by WCCS but requires a 15% local match. Philanthropic funding sources for the match are disappearing.
<b>Basis for Relative Priority</b>	No other topic was so widely and frequently recognized as a need for low and moderate income populations and special needs groups except workforce training. Providing affordable, practical transportation options to County residents is a high priority. The WCCS senior transit services fulfill an unmet need for Warren County seniors by connecting them with timely transit alternatives so they can access basic daily needs. Consultation with representatives from the Board of Mental Health and Recovery Services indicated transit is a significant strain on their financial resources that does not naturally fall in the scope of their services.

<b>4 Priority Need Name</b>	Affordable, Accessible Childcare Services Early Learning Centers
<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>- Large Families</li> <li>- Families with Children</li> <li>- Public Housing Residents</li> <li>- Families with Children</li> <li>- Persons with Mental Disabilities</li> <li>- Persons with Physical Disabilities</li> <li>- Persons with Developmental Disabilities</li> </ul>
<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Affordable, Accessible Childcare</li> <li>- Early Learning Centers, Programming</li> </ul>
<b>Description</b>	Low income households are often financially compelled not to work or attend school/training based on the high cost of obtaining childcare. Workers with 2nd and 3rd shifts have few or no available childcare services at all.

	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>	<b>Priority Need Name</b>	Affordable Owner-Occupied Housing Affordable Senior Housing
	<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>- Elderly</li> </ul>
	<b>Associated Goals</b>	<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>
	<b>Description</b>	The average cost of housing in Warren County is considerably higher than

	<p>neighboring counties, negatively impacting housing affordability and the quality of life that low and moderate income populations in the County can enjoy.</p> <p>There is also a need to increase the supply of affordable senior housing through a variety of programs and through public and private housing providers.</p>
<b>Basis for Relative Priority</b>	<p>NA-10 concluded the lack of affordable owner occupied housing has led to many County residents experiencing a housing cost burden, requiring many low income residents to live far from 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.</p>

<b>6</b>	<b>Priority Need Name</b>	Affordable Renter-Occupied Housing
	<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> </ul>
	<b>Associated Goals</b>	<ul style="list-style-type: none"> <li>- Affordable Renter Occupied Housing</li> <li>- Affordable Housing New Construction</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>- Home Weatherization, Repairs, and Modifications</li> <li>- Increased Housing Choice Vouchers</li> </ul>
	<b>Description</b>	<p>Not all incomes and lifestyles are well adapted to owner-occupied housing, and as noted in MA-15 the supply of housing available to the LMI population is too small to provide sufficient housing that does not impose a cost burden. Expanding the supply of affordable rental opportunities, including market driven development, will reduce the number of households with a housing cost burden.</p>
	<b>Basis for Relative</b>	<p>Alleviating the shortage of affordable rental units, including market rate units, would dramatically improve the household budgets of the County’s low and moderate</p>



**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>	<b>Priority Need Name</b>	Home Repairs Home Modifications
	<b>Priority Level</b>	High
	<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
	<b>Associated Goals</b>	-Home Weatherization, Repairs, and Modification - Residential Rehabs - Home Weatherization, Repairs, and Modifications
	<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.
	<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.  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.

<b>8</b>	<b>Priority Need Name</b>	Homebuyer Counseling
	<b>Priority Level</b>	High
	<b>Population</b>	- Low Income Households - Moderate Income Households - Middle Income Households
	<b>Associated Goals</b>	- Homebuyer/Credit Counseling
	<b>Description</b>	Provide educational courses and counsel to first time homebuyers on how to responsibly manage credit, their household budget, and allocate the financial resources needed to afford a home securely within their means.
	<b>Basis for Relative Priority</b>	Interviews indicated that counseling for first time homebuyers is an ideal way to ensure residents are connected to financially sustainable housing options, generally without subsidy. This counseling ensures residents maintain self-sufficiency.

<b>9</b>	<b>Priority Need Name</b>	Supportive Services for Seniors Day Programming for Seniors Meals on Wheels
	<b>Priority Level</b>	High
	<b>Population</b>	- Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Elderly - Persons with Mental Disabilities - Persons with Physical Disabilities
	<b>Associated Goals</b>	Day Programming, Supportive Services for Seniors
	<b>Description</b>	Warren County Community Services currently offers social engagement, meals, and exercise opportunities, and other day programming at recreational centers. It is one of the most popular and meaningful services available to Warren County Seniors. For

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>Description</b>	WCCS operates the RSVP program, connecting seniors to volunteer opportunities, described in MA-35. No comparable program exists to connect non-seniors to similar volunteer opportunities despite the enormous value of volunteer services that are leveraged. Over 30,000 hours of volunteer services valued at \$680,000 have been rendered through the RSVP program.
<b>Basis for Relative Priority</b>	The volunteer services that are provided to County nonprofits and service agencies will advance a host of issues cited as needs in this plan including mentoring, teaching, care giving, and services tailored for seniors, for youth, and a host of other supportive and community services.

<b>11</b>	<b>Priority Need Name</b>	Vacant Facility Revolving Loan Fund
<b>Priority Level</b>		- High
<b>Population</b>		- Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Non-housing Community Development
<b>Associated Goals</b>		Vacant Facilities Loan
<b>Description</b>		The low interest revolving loan fund would be for commercial properties in LMI census tracts or other predominantly LMI neighborhoods as a tool to bring investment and revitalization to underused commercial areas. Examples may include downtown revitalization, façade restoration, and reuse of vacant retail and strip centers, office buildings, and industrial buildings.
<b>Basis for Relative Priority</b>		Members of the steering committee and recommendations from other adopted plans recommend reuse of vacant structures, revitalization of existing developed areas, and bringing investment to locations that have a high rate of vacant commercial structures to revitalize neighborhoods and spur employment growth.

<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>

<b>Description</b>	Resources for case management, emergency shelter, transitional housing, transportation resources, and daily supplies for providers of services to the short term and chronically homeless. Additional staff resources to provide case management to the homeless including individuals in WMHA’s transitional housing program.
<b>Basis for Relative Priority</b>	Homeless service providers require adequate staffing and facilities to connect the homeless to employment opportunities, workforce training, housing, and self sufficiency. Currently there is only once case manager to assist 52 families in the transitional housing program, overwhelming the time available from one staff person. Other homeless service providers also stressed the need for additional case-management resources.

<b>14</b>	<b>Priority Need Name</b>	Maintenance and Rehabilitation of Public Housing Increased Public Housing Units Increased Housing Choice Vouchers
	<b>Priority Level</b>	High
	<b>Population</b>	- Extremely Low Income Households - Low Income Households
	<b>Associated Goals</b>	- Maintenance, Rehab, New Construction of Public Housing - Increased Housing Choice Vouchers
	<b>Description</b>	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.  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.  Support policy and legislation at the federal level that restores full funding to housing vouchers, and take necessary measures to increase the number of vouchers available to Warren County residents.
	<b>Basis for Relative</b>	WMHA strives to provide a quality community setting to residents as they are connected to employment, training, and self sufficient housing opportunities. The

<b>Priority</b>	<p>typical resident of public housing is with WMHA for approximately 4 years. The waitlist varies from 2-4 years.</p> <p>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.</p> <p>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.</p>
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<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>	<ul style="list-style-type: none"> <li>- Chronic Homelessness</li> <li>- Mentally Ill</li> <li>- Chronic Substance Abuse</li> </ul>
	<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

Narrative (Optional)

**SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	7,265 households earning below the AMI in Warren County endure a housing burden condition. This represents 36% of the households at or below the AMI. Of the rental households, below the AMI, approximately 3,224 (30%) of all renters experience a housing cost burden. The use of CDBG funds, when available, can address this enduring unmet need for low-income housing assistance. The use of housing tax credit to provide additional affordable housing would help to address this issue.
TBRA for Non-Homeless Special Needs	The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing.
New Unit Production	Warren County has the newest housing stock in Ohio by some measures, and large numbers of homes continue to be built (MA-20). Much of the new housing stock and entire regions in the County are unaffordable to low and moderate income families, underscoring a need to increase affordable housing through new construction. The cost of development and land in Warren County also impacts the use of funds for the construction of new affordable housing.
Rehabilitation	Rehabilitation of existing housing is a critical component of preserving the viability of housing stock. It maintains quality affordable housing in a region with relatively expensive housing, and is a means of encouraging stabilization and revitalization. Age and condition of housing stock, particularly in the City of Franklin and Franklin Township will impact the use of funds for this housing type.
Acquisition, including preservation	Generally CDBG funds have been used only sparingly for acquisition of homes, but in certain contexts this is a valuable strategy to restore strategic properties or a necessary step for residential infill accomplished through organizations such as Habitat for Humanity.

**Table 52 – Influence of Market Conditions**



**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: \$	
<b>CDBG</b>	public - federal	- Acquisition - Admin and Planning - Economic Development - Housing - Public Improvements - Public Services	737,000	30,000	0	767,000	3,068,000
<b>Public Housing</b>	public-federal	Public housing operations and capital improvements					
<b>Housing Choice Vouchers (Section 8)</b>	public-federal	Tenant-based rental assistance					
<b>Continuum of Care</b>	public-federal	Transitional housing  Permanent supportive housing  Support Services					

Table 53 - Anticipated Resources

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

The federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the County and City have historically received these funds and expect to for the period covered by this Plan. These resources leverage a variety of other resources. Warren County agencies, local governments, and nonprofit service providers that receive CDBG funds provide a local match, though some also rely on third party philanthropic sources such as Warren County United Way to help provide a needed match.

Other Federal sources of additional funds that can be leveraged include:

- Low-income Housing Tax Credits
- Federal New Market Tax Credits
- Federal Historic Preservation Tax Credits
- Section 8 vouchers
- Medicaid
- Department of Transportation

State and Regional sources of additional funds that can be leveraged include:

- Ohio Department of Transportation
- Ohio Development Services Agency
- Ohio Developmental Disabilities Department
- Ohio Family and Children First
- Ohio Historic Preservation Tax Credits
- Ohio Housing Finance Agency
- Ohio Housing Trust Fund
- Ohio Jobs and Family Services Agency
- Ohio Kentucky Indiana Regional Council of Governments
- Ohio Mental Health and Addiction Services
- Ohio New Market Tax Credits
- Ohio Public Works Commission
- Ohio Veterans Services Agency

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

<b>Warren County Veterans Service Office</b>	Departments and agencies	Non-homeless special needs	County
<b>Warren County Career Center</b>	Public institution	Neighborhood Improvements Public Services Education	County

Table 54 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

There are a wide variety of departments, agencies, non-profits, and private entities that help minority individuals of all racial, ethnic, and economic backgrounds find public housing and services tailored towards their housing needs. These organizations work together collaboratively to help alleviate the needs of these individuals and they have many funding sources to run their operations. The number one biggest gap in the delivery system is providing adequate transportation to people who are subsidized through these programs.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			

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.

**Abuse, Rape, and Crisis Shelter (ARCS):** Provides shelter to homeless individuals that have been victims of domestic violence, abuse, and/or rape.

**Interfaith Hospitality Network:** Provides non-emergency shelter services, but also provides Homeless Prevention & Rapid-Rehousing, Free Tax Preparation, Furniture Assistance, and access to the State of Ohio's benefits. IHN also provides meals, hospitality, transportation (medical needs, employment, etc.) and support to homeless individuals. Additionally, they refer unemployed family members to One Stop for resume writing as well as to look for employment. Lastly, IHN assists the homeless to find educational opportunities to acquire GED's.

**Community Housing Assistance Program (CHAP) and the Board of Developmental Disabilities:** provides housing for individuals needing residential services. All individuals living in CHAP homes are individuals with developmental disabilities.

**New Housing Ohio:** New Housing Ohio is a developer, owner, and manager of specialized housing, primarily serving the mentally ill, developmentally disabled, substance use, and homeless populations.

**Warren County Community Services (WCCS):** Provides affordable and safe housing to seniors and families in need.

**Warren County Veterans Service:** Provides services to veterans that include free transportation to doctor's office's and/or VA medical centers. They also provide emergency financial assistance to veterans and their families along with military funeral assistance.

It is evident that Warren County has a strong network of providers and services to combat homelessness and to seek solutions for the many challenges associated with providing long term solutions to those in need.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Warren County Housing Coalition undertakes a wide range of efforts to meet the needs of homeless persons and those at risk of homelessness. The Housing Coalition, a CoC, is a multi-agency committee that addresses the needs of the homeless. As a part of a multi-county CoC, the Coalition regionally addresses homeless issues to ensure the effective delivery of services without regards to County boundaries. The organization conducts intensive outreach and engagement with unsheltered and chronically homeless people located throughout the County and coordinates service delivery with a variety of local and regional social services organizations and religious institutions. Participation in the Continuum of Care process allows agencies to apply for competitive federal funding to provide homeless services. The Coalition has been effective in helping homeless people move as quickly as possible into permanent housing and provides ongoing support to ensure their transition is successful. The institutional structure of the Housing Coalition and its relationship with county and regional service providers assists with coordination, networking and education of homelessness issues.

To reduce the number of unsheltered families, the Public Housing Authority has developed a rapid re-housing program (providing short-term rental assistance plus case management to homeless families). The Warren County Metropolitan Housing Authority is committed to preventing families with children

from ending up on the street and has provided funding to assist families with children. The Warren County Veterans Service Commission is also concerned about homelessness among veterans. The Housing Coalition works with the Veterans Service Commission to improve county-wide efforts to reach homeless and at-risk veterans, assess their service and housing needs, and help them access needed resources.

Addressing the needs of homeless youth who age out of foster care and single individuals is identified as a priority. Currently, the institutional structure and organization policies seem to have overlooked this segment of the population. In particular, non-special needs individuals released from correctional institutions and unaccompanied youths that are no longer in foster homes. The institutional structure is in place through Families and Children Services but additional resources and programs assumed greater responsibility for preparing foster youth for the transition to adulthood and providing support for the incarcerated during that transition.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Warren County Housing Coalition collects information about the extent of homelessness, inventory shelter, and other homeless resources and identifies gaps in services for the homeless. Each year, during the last week of January, the Housing Coalition conducts a one-day (Point-in-Time) count of sheltered and unsheltered homeless in County. Analysis of past counts reveals that, despite the County's rapid growth and changing demographics, the homeless population has remained fairly constant and the issues related to delivery of services to the homeless are unchanged. Generally, beyond funding, current organizational capacity seems sufficient to address the needs of the current homeless population. However, there are certain segments of the homeless population (youths and singles) that are not adequately served because of limitations within the institutional structure and inadequate capacity. The Warren County Housing Coalition should continue to collect meaningful data through the Point-in-Time studies and the school districts in order to better meet the needs of homeless persons. A focused organizational structure and capacity is also needed to address the recent homeless and those vulnerable to homelessness.

Service providers state that there are strong barriers in securing employment for the homeless. The lack of a permanent address, affordable transportation, and the lack of needed clothing prevent many from finding employment. This problem is magnified for individuals with a disability and those with a felony. The Warren County Employment Coalition focuses on employment for "hard to employ" including the homeless and those at risk of homelessness.

**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 Projects
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**

<b>1</b>	<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.
<b>2</b>	<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.
<b>3</b>	<b>Goal Name</b>	Supportive Services for Abuse Victims
	<b>Goal Description</b>	Resources for service providers to offer shelter, protection, counseling and other services to victims of domestic abuse.
<b>4</b>	<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 counseling program provided or approved by WMHA prior to commencement of homeownership assistance. The program addresses the following areas:

1. Home maintenance
2. Budgeting and money management
3. Credit counseling
4. Negotiating the purchase price of a home
5. Financing
6. Locating the home
7. De-concentration issues
8. HQS specifications
9. Post purchase counseling

**Is the public housing agency designated as troubled under 24 CFR part 902:** No

**Plan to remove the ‘troubled’ designation:** NA

## **SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)**

### **Barriers to Affordable Housing**

**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 that can be built on those lots. The net effect may be to increase the cost of land used to build new housing, if the government-imposed rules are a constraint on the land market. Land costs represent a notable portion of housing costs, and zoning practices (minimum lot size, rural densities) affect the price of land. The construction of affordable housing may therefore become costly and more limited, effectively excluding many low-income residents. Other constraints to the supply of affordable housing include: the prohibition on manufactured home parks; limitations on accessory dwelling units; low development densities; development fees; the limited range of housing types; and infrastructure extension (water and central sewer) policies within the rural areas. Most rural areas of the County do not have access to public sanitary sewer lines, thus a home must have an on-site septic or mound system. Typically, lot sizes must range from 2 to 5 acres to accommodate these systems and meet local health department regulations. Given the cost of the land in the County, the minimum lot size requirement for the septic systems can make new home construction less affordable.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Warren County has several strategies to remove or ameliorate public policies that are barriers to affordable housing. Based upon research and input from the Housing Advisory Committee (HAC) the following recommendations are made towards achieving countywide affordable housing:

- Research the association between transportation services and housing affordability, particularly as it relates to connecting LMI households to employment centers. These studies should also 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 improved communication with schools, other agencies and service providers, and especially with correctional institutions that release individuals who are at high risk for homelessness.

Many of these priorities will be challenging to adequately address without additional resources or assistance from other organizations. For example, a liaison at correctional institutions would provide invaluable assistance to connecting individuals with support and opportunities needed to avert homelessness. Providers of homeless services will strive to communicate these needs and priorities to other county organizations, and strive to attain resources needed to help individuals experiencing homelessness attain self sufficiency and be reintegrated into society.

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

The Warren Metropolitan Housing Authority (WMHA) Transitional Housing Program assists families experiencing homelessness with subsidized housing and case management. WMHA will continue to meet the needs of these households by assisting the families with job referrals, resumes, and needed services for obtaining/maintaining employment. Case managers will continue to provide assistance and help households establish goals and objectives to attain self-sufficiency.

WMHA will collaborate with other agency and area service providers to advocate for/strive to attain affordable, practical transit options for consumers. Families in transitional housing were cited as being vulnerable to unemployment and struggling to get children to daycare in a timely fashion because households lacked a reliable personal vehicle.

WMHA will strive to connect individuals with mental health disabilities for available mental health services, individuals with alcohol or other addictions to respective services, and provision of affordable, accessible daycare for low income families. Part of addressing these needs will be finding new ways to use existing resources to meet these needs, however due to the community demand for these services; it will also require that WMHA advocate for additional resources to adequately provide these services.

It should be noted that a priority for WMHA is to reduce the stay in the homeless system by moving people as quickly as possible to permanent housing through a rapid re-housing program in accordance with recent state and federal policies whose goal is to end homelessness. However, WMHA will continue to make it a priority to offer transitional housing to households with more entrenched underlying issues that make the more extensive support offered through a transitional housing program more suited to helping consumers attain an enduring and stable state of self-sufficiency. This may require the County advocate to HUD or other officials at the state and federal level the merits of the transitional housing program.

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

District refers property owners to private contractors who are trained and licensed to abate LBP hazards as needed.

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Approximately 36% of all units constructed in Warren County were built prior to 1980, one of the lowest percentages in the state. The 2006-2010 CHAS data presented in MA-20 suggests approximately one third of these units have children present in the home, or between 8,000 and 9,000 units. Given the relatively small number of units built prior to 1980, addressing LBP hazards are not a great concern for the County. However, it is still a priority to address LBP where they exist, particularly when found in high concentrations as would be the case in Franklin, Morrow, and parts of Waynesville, Lebanon, and South Lebanon and in other locations with large numbers of pre-1980 homes. Where public funds are used, the rehabilitation of units using public funds will comply with all HUD and federal requirements.

#### **How are the actions listed above integrated into housing policies and procedures?**

See above.

### **SP-70 ANTI-POVERTY STRATEGY – 91.215(J)**

#### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Warren County's agencies and local service providers have pursued resources and innovative partnerships to support the development of affordable housing; connecting homeless individuals to employment, workforce training, and stable shelter; economic development and incentives to create additional employment opportunities; workforce training initiatives; and programming for youth, seniors, and special needs groups. Affordable housing has been facilitated through Section 202 housing for seniors, public housing for families, housing choice vouchers, transitional housing, emergency shelter, and homes where individuals can be treated for mental health disabilities or alcohol and other drug addictions.

The supportive services provided through these housing, economic development, and workforce training programs as well as services offered to the special needs groups helps individuals attain self-sufficiency or maintain their independence as long as possible. To this end, Warren County relies on a Continuum of Care approach, providing an integrated system of services and programs to meet various needs of individuals as they progress toward financial self-sufficiency.

Warren County supports a countywide approach to quality affordable housing, believing that increasing the supply of affordable housing, including market rate housing, is not just a compelling human need; it is an essential element of regional transportation policies and economic development. The lack of affordable housing opportunities near the County's major employment centers exacerbates the County's severe transit problem, depriving employers of a needed workforce, hampering low income households from being connected to employment, and at times discouraging additional private investment.

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,

tutoring, and other human services. Nevertheless the Office of Grants Management provides on-going fiscal and programmatic monitoring of each project that receives CDBG. This monitoring will include both internal and on-site reviews to ensure compliance with applicable federal and local regulations. Monitoring for access requirements related to Section 504 of the Rehabilitation Act and the Americans with Disabilities Act is included. In addition, the department monitors construction projects for labor standards compliance related to Davis-Bacon regulations and compliance with fair housing, non-discrimination in employment requirements. In addition the department maintains a directory of minority contractors to ensure minorities and women-owned businesses participate in contracting opportunities for CDBG projects.





## Expected Resources

### AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

#### Introduction

Warren County expects to use the following resources to accomplish our goals: CDBG funds, local funds from townships/municipalities, and private funds from donors for homeless shelters.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	700,000	10,000	0	710,000	2,600,000

AP Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

There are no matching requirements. However, several the following local funds will be used to accomplish several CDBG-funded projects. City of Franklin is prepared to contribute \$55,000 towards a storm sewer project, Harveysburg will be using approximately \$130,000 of Ohio Public Works Commission funds for storm sewer. Morrow may use up to \$8,550 for a GIS project, and the homeless shelters rely on private donations for their operations.

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

Not applicable

**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**

**AP-38 PROJECT SUMMARY**

Project Summary 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>
1	<b>FY19 Franklin City Storm Sewer</b>				
	<b>Description</b>	Install storm sewer and catch basins along Allen Street and Shawn Drive to alleviate flooding in homes.			
	<b>Target Date for Completion</b>	12/31/2020			
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 180 households that will benefit from this project. Over 42% of the homes are low-to-moderate income homes, qualifying the project under the exception rule.			
	<b>Location Description</b>	Construction will be along the back side of Allen Street and the end of Shawn Drive, both located in Franklin, Ohio.			
	<b>Planned Activities</b>	Replace 1,200 feet of storm sewer pipe, catch basins, top soil and asphalt.			
2	<b>FY19 Franklin Township Road Repair</b>				
	<b>Description</b>	Resurface deteriorating the following streets in Franklin Township: Tinch, Pearl, Gibson and Wallace Lanes			
	<b>Target Date for Completion</b>	12/31/2020			
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 17 homes in this neighborhood that will benefit from the project. 52% are low-to-moderate income based on census information.			
	<b>Location Description</b>	Location includes the following streets: Tinch, pearl, Gibson and Wallace Lanes in Franklin, Ohio			
<b>Planned Activities</b>	Resurface with 1 1/2" of asphalt including tack coat and base repair, including catch basin reconstruction.				

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

	<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 Wayne Township Storm System project</b>				
5	<b>Description</b>	Install storm system to repair flooding problems in Wayne Meadows Subdivision.			
	<b>Target Date for Completion</b>				
5	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 35 homes located in Wayne Meadows subdivision. A survey indicated that 72% of the homes are LMI.			
	<b>Location Description</b>	Project runs along Carter Drive in Wayne Township.			
	<b>Planned Activities</b>	Project includes regrading ditches, installing new more appropriately sized culverts and finishing with 2" overlay over currently degraded road surface.			
	<b>FY19 Interfaith Hospitality Network</b>				
	<b>Description</b>	Assistance to homeless shelter.			
	<b>Target Date for Completion</b>				
6	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All families seeking shelter are considered extremely low income.			
	<b>Location Description</b>	This service is open to anyone in Warren County.			
	<b>Planned Activities</b>	IHN provides food, shelter and support for homeless families. The goal is to not only provide immediate support, but to counsel and guide to independent lifestyle and reduce homelessness.			

<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>				
7 <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**

**AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)**

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

Warren County will use CDBG funds to make improvements to public facility infrastructure in the following areas: City of Franklin, Franklin and Wayne Townships, and the Villages of Morrow and Harveysburg. Each of these areas qualify for CDBG funding based on census or survey information. Additionally, funding will be provided to homeless agencies that have a county-wide service area.

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

Locations were selected based on need and past performance of CDBG projects. Each area receiving funds demonstrated a great need, whereas projects would not be able to occur without the CDBG funding. The Grants Office and the Board of County Commissioners carefully considered each qualifying request for funds before making final decisions.

**Discussion**

Each municipality or township that receives CDBG funds appreciates the opportunity to develop their communities and public infrastructure.

**AP-55 AFFORDABLE HOUSING – 91.220(G)**

**Introduction**

In general, there is a lack of affordable houses on the market to meet the demand in Warren County. As a result, many 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 is discussed in the Warren County Analysis of Impediments to Fair Housing.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	0
Special-Needs	0
Total	3

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	3

**Table 6 - One Year Goals for Affordable Housing by Support Type**



## 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-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)**

### **Introduction**

Warren County is committed to providing aid and sustainable help to the homeless in Warren County. Each year, The Board of Commissioners allocates 12-15% of its CDBG funding (the public service cap) for special needs activities that provide care and shelter to homeless individuals.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Warren County grants CDBG funds to Interfaith Hospitality Network, which is a program designed to provide both immediate care and long-term guidance to the homeless. Partnering with a dedicated network of volunteers, they provide shelter to approximately 7 families per month as well as many individuals, with a cumulative occupancy units of approximately 325 each month.

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

In addition to Interfaith Hospitality Network, Warren County provides CDBG funding for the Abuse and Rape Crises Shelter, which seeks to provide shelter to 125-150 victims and their children. They provide housing counseling and resources for affordable housing to those needing such services. Approximately 65% of their clients do request this type of guidance. The Abuse Shelter has formed relationships with neighboring counties for emergency situations in which the local shelter has no vacancies. In these emergencies, they work together so that no one is turned away.

### **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.**

Counseling on home ownership is made available at Warren County Community Services and Metropolitan Housing. They also offer classes for basic life skills, taught by a representative of Ohio State.

### **Discussion**

Besides the agencies that are partially funded with CDBG funds, there are other agencies and ministries that provide assistance to the homeless or at-risk individuals. These agencies include: New Housing Ohio, Bernie's Place, Talbot House, Solutions Community Counseling and Recover Centers, and Veteran Services.

## 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) 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.

7. Lending Policies and Practices: Financial Institution Self-Testing: It is important that the County's Fair Housing Office work with HOME to target marketing of responsible loan products and counseling targeted to communities and borrowers experiencing unequal access to loans. In addition, the County should ask the banks in Warren County to assess their HMDA data and establish Mortgage Review Committees to ensure that loan originators and underwriters are not letting stereotypes and prejudice affect their decisions.

The 2019 Fair Housing Action Plan is included in this plan as an attachment.

### **Discussion**

In addition to the recommendations above, long term recommendations include:

Support the Use of the Low Income Housing Tax Credit (LIHTC) program: The Low Income Housing Tax Credit (LIHTC) program was created in 1986 and is the largest source of new affordable housing in the United States. Warren County should research incentive programs to encourage LIHTC projects.

Establish a Housing Advisory Board and Housing Trust Fund: The Warren County, Ohio Board of Commissioners could establish a Housing Trust Fund and a Housing Advisory Board. The Housing Trust Fund Implementation Task Force would develop recommendations on establishing a trust fund to address low-income housing needs in the community.

Establish a Land Bank: Land banks are not financial institutions. They are public or community-owned entities created for a single purpose: to acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties, the worst abandoned houses, forgotten buildings, and empty lots. Land Bank programs give communities the opportunity to repurpose abandoned properties in a manner consistent with the community's values and needs.

## 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-

moderate income families and disadvantaged persons. The agencies network throughout the year by telephone discussions and departmental meetings.

The Warren County Board of DD continues its work in representing and caring for disabled persons. They provide care to the disabled and play a significant role in working with private industries that house and care for the disabled.

The Grants Administration reaches out to minority businesses via area chambers of commerce to communicate different opportunities within the County.

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

Warren County plans to continue holding quarterly meetings among The Warren County Housing Coalition and other agencies and organizations that enhance a productive way of life. The quarterly meetings of this committee encourage and support the coordination of these agencies to work “hand in hand” and to complement each other with a goal of reducing homelessness and providing affordable housing opportunities.

During the year in which the County prepares its Consolidated Plan and Analysis of Impediments to Fair Housing, the Regional Planning Commission held many round table discussions with agencies that represent citizens from a large array of social, demographic, and economic backgrounds. These meetings provide opportunities for networking, education and problem-solving.

## 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.