



David Belew
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Commission Member

Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

2 PublicHearing

Belew	Horsley	McAllister	Moeller	Samoviski	Smith	

Appointment of Acting Chairperson:

Swearing in of Those Providing Testimony to the Commission:

Heather Sanderson Lewis, Law Director

Old Business: None

New Business:

Agenda Item #1

Request to Update the Annual Action Plan Update 2016-2017 (City of Hamilton, Applicant)

Staff: Meredith Murphy

Belew	Horsley	McAllister	Moeller	Samoviski	Smith	

Agenda Item #2

Conditional Request for a Conditional Use to allow the establishment of an Automobile Service and Minor Repair Facility (i.e. convenience store/gas station) to operate on property zoned B-2 Community Business District located at 1316 & 1320 Grand Boulevard (Shane Jones, Applicant)

Staff: John Creech

Belew	Horsley	McAllister	Moeller	Samoviski	Smith	

Reports:

1. Verbal Report on Architectural Design Review Board Meeting Results of January 5, 2016
- Staff: Ed Wilson



2. Verbal Report on Board of Zoning Appeals Meeting Results of January 7, 2016 – Staff:
John Creech

Miscellaneous:

1. Appointment of Representative to the Board of Zoning Appeals
2. Appointment of Representative to the Architectural Design Review Board

Adjournment:

The City of Hamilton is pleased to provide accommodations to disabled individuals and encourage their participation in city government. Should special accommodations be required, please contact Community Development's office at 513-785-7050 (24) hours before the scheduled meeting.





To: Planning Commission
From: Meredith Murphy
Subject: AGENDA ITEM #1
Request to Update the Annual Action Plan Update 2016-2017
(City of Hamilton, Applicant)
Date: December 18, 2015

BACKGROUND INFORMATION

The Department of Community Development has completed an updated Annual Action Plan for FY 2016-2017 as required by the US Department of Housing and Urban Development (HUD) for the City of Hamilton's Community Development Block Grant (CDBG) and HOME programs.

The City of Hamilton is an entitlement community under the CDBG and HOME programs under the Housing and Community Development Act of 1974, as amended. CDBG and HOME Program funds are allocated nationwide to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its level of poverty, its fiscal distress, and other factors. The Department of Community Development estimates that the City will receive \$1,232,500 in CDBG funds and HOME funding in the amount of \$300,000. These totals are estimates at this time and are subject to change.

The preparation and adoption of an Annual Action Plan is a HUD requirement. The Annual Action Plan is used by the local unit of government to gather information, identify issues/priorities, and assist in making local funding decisions for CDBG and HOME dollars.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City's Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible



low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

ANNUAL ACTION PLAN UPDATE

As part of the Annual Action Plan Update, the City created and distributed a survey that was mailed to approximately 1,840 randomly selected Hamilton households coded by census tract. Approximately 14.5 percent of all the mailed surveys were returned.

The City also hosted four (4) public input meetings as part of the preparation of the Annual Action Plan Update. These meetings were designed with a three (3) fold purpose that included survey result tabulation and presentation feedback about community needs during the meetings. Survey results on topics of Housing, Public Facilities/Infrastructure, Economic Development, Clearance/Demolition and Public Service needs were presented. Secondly, information concerning the use and general guidelines from the US Department of Housing and Urban Development regarding CDBG and HOME funds for community development purposes were discussed. Lastly, a review of what has been accomplished with previous year's funding was presented during these meetings. Three (3) of the four (4) public input meetings were held after work hours in different quadrants of the city within public or semi-public facilities to maximize outreach purposes.

RECOMMENDATION

A draft of the Annual Action Plan for FY 2016-2017 is attached.

If approved by the Planning Commission, the Department of Community Development recommends that the Planning Commission hold a Public Hearing, concurs or modifies the draft Annual Action Plan Update and funding recommendations, and forwards to City Council for their consideration.

Attachments to this report include:

1. Draft Annual Action Plan 2016-2017



**CITY OF HAMILTON, OHIO
ANNUAL ACTION PLAN
2016-2017**



Prepared by the City of Hamilton, Department of Community
Development
December 18, 2015

City of Hamilton, Ohio
Annual Action Plan Update FY2016-2017
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Executive Summary

The City of Hamilton is submitting the Annual Action Plan for Fiscal Year 2016-2017 in accordance with 24 CFR 91.222. The Annual Action Plan identifies the activities to be funded with Community Development Block Grant (CDBG) resources received during the program year. The City of Hamilton will be receiving \$1,144,288 in CDBG funds and \$300,000 in HOME funds. The City will continue to concentrate its Community Development efforts in four (4) principal areas: Housing, Economic Development, Public Services, and Public Facility Improvements.

Housing

The development and maintenance of the City's affordable housing stock is imperative to community development and quality of life. The City will continue with emergency/minor home repair, housing rehabilitation and other housing stabilization and production programs. The City will continue to work with partner agencies to develop affordable housing including units targeting very low and low to moderate income residents. The City will continue to clear vacate, unsafe and blighted residential nuisance properties that adversely impact the health, safety and welfare of residents.

Economic Development

Expanding economic development opportunities to encourage investments, retain and create jobs, revitalize business districts and increase employment-training opportunities are a priority for the City. In addition, the City will continue to provide the access to the Revolving Loan Fund (RLF) to key business and start-up investments.

Public Service

The City of Hamilton focuses its efforts in Public Service in order to address the unique needs of the LMI resident population. The City will continue to concentrate on fair housing, homeless services, affordable public transportation, youth recreation, and crime victim advocacy.

Public Facility Improvements

Improvements to public facilities and infrastructure located in the City that serves LMI residents is critical to community development and quality of life efforts. The City will make public improvements that enhance and complement neighborhood and community economic development activities.

These overall objectives will continue to be assessed to ensure consistency with citizen input and survey results and feedback. As indicated in the Citizen Participation section of the Consolidated Plan, the City not only conducts the required public input meetings and makes draft documents available for review and comment but also solicits input from service providers and conducts an annual needs survey of City residents.

The Annual Action Plan covers both CDBG and HOME program funded projects for the 2016-2017 Program Year for the period of May 1, 2016 through April 30, 2017.

Summary of Outcomes & Evaluation of Past Performance

The City of Hamilton has identified the below listed outcomes through the Annual Action Plan Update process:

- Healthy, safe, viable, affordable housing stock;
- Continuum of Care that easily transitions the homeless population to permanent housing;
- Stable, growing permanent employment opportunities for all city residents;
- Public Services that provide assistance to employer city residents to become more self-sufficient; and
- Public Facility and Infrastructure that addresses and meets the needs of city residents.

As indicated in Section III: Management Process, the City feels strongly that an appropriate and efficient delivery system is in place to carry out the activities identified in the Annual Action Plan.

The City has maintained the necessary and required Community Development Block Grant (CDBG) timeliness ratios; HOME rules on reserved, committed and expended funds have been met. The City continues to “desk monitor” on a monthly basis and “site-visit” on an annual basis all sub recipients. New subrecipients receive two “site-visit” monitoring sessions during the program year. Subrecipients that have not performed for any reason are evaluated in writing. If non-performing subrecipients cannot or will not meet its agreement obligations, the City terminates its agreement. The City does not allow these subrecipients to apply for future funding until it demonstrates its ability to accomplish obligations. Very rarely has the city had subrecipients who have not complied.

The vast majority of quantifiable evaluation numbers in Integrated Disbursement and Information System (IDIS) have been met. If numbers (goals) are not met, in all cases, justified reasons have been given and accepted by HUD. The City periodically reviews IDIS measures, program goals and overall performance. These reviews are done to ensure that goals, objectives and priorities are being met.

I. Citizen Participation

SUMMARY OF THE CITIZEN PARTICIPATION PROCESS

The City of Hamilton has worked to create an effective Citizen Participation Process to ensure appropriate, effective and comprehensive use of Community Development Block Grant (CDBG) and HOME funds. The City uses a four (4) point approach to engage active citizen participation in the Consolidated Planning process which includes a needs assessment survey, public input meetings, draft Consolidated and/or Annual Action Plan comment period, and finally two (2) public hearings.

Public Participation and Public Hearings

Needs Assessment Survey

The City of Hamilton undertakes an annual Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. In July 2015, the City created and distributed a survey that was mailed to 1,840 randomly selected Hamilton households coded by census tract. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 14.5 percent. The results of the mail survey are attached.

The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations.

Public Input Meetings

The City also hosted four (4) public input meetings as part of the preparation of the current Annual Action Plan. These meetings are designed with a three (3) fold purpose as explained below.

1. Survey results were tabulated and presented to create an active dialogue about community needs during these meetings. Survey results on topics of Housing, Public Facilities/Infrastructure, Economic Development, Clearance/Demolition and Public Service needs were discussed.
2. Information regarding the use and general guidelines of CDBG and HOME funds for community development purposes was discussed.

3. Finally, a review of accomplishments with previous year's funding was presented during these meetings.

Four (4) of the public input meetings were held, with three meetings taking place after work hours and in different areas in the core of the city within public or semi-public facilities. A public input meeting was held at city hall during the weekday afternoon after which, a CDBG and HOME technical assistance seminar was held.

The meetings held were as follows:

1. Monday, August 3, 2015, 6:00 p.m. – 7:00 p.m.
Booker T. Washington Community Center
1140 South Front Street, Hamilton, OH 45011
2. Tuesday, August 24, 2015, 6:00 p.m. – 7:00 p.m.
Partners in Prime
140 Ross Avenue, Hamilton, OH 45013
3. Wednesday, August 5, 2014, 2:00 p.m. – 3:00 p.m.
City of Hamilton, City Council Chamber
345 High Street, Hamilton, OH 45011
4. Wednesday, August 5, 2014, 6:00 p.m. – 7:00 p.m.
City of Hamilton, City Council Chamber
345 High Street, Hamilton, OH 45011

30 Day Public Comment Period

After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the city website was updated to inform residents and interested parties where the draft 2016-2017 Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on November 22, 2015 in the Hamilton Journal News. Any public comments received during this period would be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website.

Public Hearing 1: The first Public Hearing occurred on January 4, 2016. This Public Hearing is used to receive comments on the draft Annual Action Plan from the Planning Commission and the public.

Public Hearing 2: The second Public Hearing occurred on January 27, 2016 at the Hamilton City Council. The City Council public hearing is used to receive public comment on the Annual Action Plan prior to submission to HUD.

The Annual Action Plan Update, including Community Development Block Grant Project Use of Funds, the HOME Program Description and City's Displacement Policy is to be submitted to HUD by March 15, 2016 (at least 45 days prior to our City's Community Development Program Year, which begins May 1, 2016).

These meetings and public hearings are held at handicapped accessible locations throughout the City. The City estimates that approximately 5% of its population does not use English as its primary language. Spanish is the most prevalent second language used in Hamilton. Fliers and notices were translated into Spanish and Spanish translation services were available at the August public input meetings.

SUMMARY OF EFFORTS TO BROADEN CITIZEN PARTICIPATION

The City of Hamilton continues to make efforts to ensure that all citizens, regardless of language barriers and physical ability, are provided an opportunity to participate in the formulation of both the Consolidated Plan and Annual Action Plan. These efforts include the following:

- a. Public Meeting Notification flyers printed in English and Spanish;
- b. Spanish and American Sign Language (ASL) translation available upon request at all public meetings/hearings and;
- c. Extensive consultation with Butler County Homeless Coalition in quarterly meetings;
- d. Coordination and posting of Public Meeting Notification Flyers in English and Spanish with local service agencies.

Additionally, all facilities, offices and public and semi-public spaces used for citizen participation are fully accessible for those with physical limitation.

OTHER CITIZEN PARTICIPATION PROCESSES

Amendment Procedures

All subrecipients, including agencies, organizations, and departments are required to notify the City's Neighborhood Development Division, in writing, if any changes are made in the agreed upon scope of service, project or budget. However, the City may find it necessary to amend stated activities and uses of CDBG and HOME funds. The following are the threshold criteria for a required amendment:

1. Changes to the scope of services, project or budget exceeding 50% of any approved line item and;
2. New activities deemed not directly related to items in the approved agreement.

The City not only follows HUD requirements but also the locally adopted amendment procedure. The following is the City of Hamilton's adopted amendment procedure.

1. The City will receive an amendment in writing from either a sub-recipient or appropriate staff member. The written amendment will clearly state the reason for

the change, the amount of the change, the beneficiary impact as well as any other pertinent information.

2. The City will determine whether the amendment request is consistent with the stated and approved local Annual Action and Consolidated Plans.
3. The City will make a determination whether to proceed with the proposed amendment.
4. The City will publish in the Hamilton Journal News, the local newspaper of general circulation, that an amendment is being considered and where a copy of the written request is available for public review.
5. The City will allow a thirty (30) day public comment period; this period commences upon the date of publication.

Performance Evaluation Comment

The City of Hamilton provides a period of fifteen (15) days to accept comment of the Comprehensive Annual Performance Evaluation Report (CAPER) before submitting to HUD. Reasonable notice of CAPER availability is given through the Hamilton Journal News, the local newspaper of general circulation. The City of Hamilton accepts any comments in the preparation of the CAPER.

Acquisition and Relocation

In the event of acquisition and/or relocation, the City of Hamilton will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24.

Complaint Response Procedures

The City of Hamilton will provide a timely and substantive response to all written complaints. Upon receipt of a written comment, the City will prepare and forward a written response (including clarification and/or corrective action as needed) and any other related documents will remain on file in the Community Development Department. All written complaints/comments should be addressed to the following address.

Department of Community Development
Neighborhood Development Division
City of Hamilton
345 High Street, 3rd Floor
Hamilton, OH 45011

There were no written comments received during the thirty (30) days Public Comment Period in relation to the 2016-2017 Annual Action Plan Update.

II. Housing and Homeless Needs Assessment

GENERAL

Hamilton's estimated housing and supportive services needs for the years 2012 through 2017 are based on the 2000 and 2010 Census data for the city, 2009-2013 American Community Survey 5-Year Estimates, as well as consultation with the service providers and community residents. The 2010 Census reports the City of Hamilton's population is 62,477 out of which 55.9% or 34,924 are reported to be low- and moderate-income (LMI) residents. The LMI population is described as population with income at or below 80% of the Median Family (MFI) Income. According to the 2009-2013 American Community Survey 5-Year Estimate, Hamilton's MFI is \$48,382; 80% of MFI is \$38,705.

The population of Hamilton may be generally described as having the following characteristics.

Shrinking Household Size

Over the last five decades, Hamilton has continued to experience a steady increase in the number of households. This is largely due to a shrinking household size. Census data show that the average number of persons per household in the City of Hamilton decreased from 3.3 in 1960 to 2.47 in 2010. Consequently, the number of large family household (5+ members) has decreased significantly during the past 40 year period; according to the 2010 Census, only 2,443 (20%) of all households had 5 or more members. However, this is an increase compared to the 2000 Census, where 2,108 (8.7%) of households had 5 or more members. It is thought that this may be the result of "doubling up" of family members because of the recession. Additionally, Hamilton had slight growth in population, increasing from 60,690 in 2000 to 62,477 in 2010.

Steadily Changing Racial Composition

For more than thirty (30) years, the race of the City's population has been predominantly White with a significant African-American minority. The 2010 Census reports 84.0% of the population is White, 8.5% is African-American and other racial groups represent 7.5% of the population. The total minority population is 16%. Additionally, 6.4% of the population is Hispanic, up from 2.6% in 2000. There are several areas within the City, which are concentrations of minority population (an area with a minority population exceeding 20% is a concentrated minority population).

Shift Toward an Older Age Distribution

Similar to national demographics, the City's age structure reflects an aging population base. The greatest proportion of the population – 59.5% falls into the "working age" (20-64 years) category. The proportion of the City's population that is elderly (65+ years) has been steady in the last 10 years; in 2010, it represented 13.2% of the total population (8,219 persons). There is a greater concentration of elderly persons living in the City than County proportionately; the 2010 Census reports that 11.5% of the County population was elderly. Currently, the median age of City inhabitants is 35.3 years old; the median age in 2000 was 34.9 years old.

Growing Number of Single Parent Households

Ten years ago during the 2000 Census, more than 38% of all families with children (2,920 families) had only one parent present in the housing unit. According to the 2010 Census, the percentage of single parent households stands at 46.8% (3,213 families). There is a higher concentration of

single-headed families in Hamilton than in Butler County as a whole (30.6% of families with children in Butler County were single-headed). Additionally, 3,213 children live in single parent households in Hamilton according to the 2010 Census.

Economic Status of the Population

Based on the American Community Survey 3 year estimate, Hamilton's poverty rate for individuals is 20.0% and for families is 15.7%. Comparing the survey to the 2000 Census, the poverty rate has increased for the city, up from 13.1% for individuals and 10.5% for families in 2000. The most important cause of the growth in the number of persons with low and moderate incomes can be attributed to major shifts in the City of Hamilton's economic base. Specifically, there was a loss of higher paying, blue-collar jobs; between 1979 and 1989 nearly 20% of Ohio's, 8% of Butler County's and 15% of Hamilton's manufacturing jobs have disappeared. Instead, the employment bases have been increasingly dominated by non-manufacturing sectors such as services, retail, trade, insurance, finance and real estate. Many of these jobs tend to generate much lower earnings than the traditional blue-collar manufacturing jobs. The City of Hamilton also experienced a decrease in jobs in other sectors resulting from business closures and relocations.

Growing Number of Foreclosures and Abandoned Housing

The City of Hamilton has experienced a sharp increase in the number of residential foreclosures. The figure for foreclosure stands at 8.4% of currently reported and regulated mortgage instruments. Additionally, due primarily to the aging population, the city has experienced an increase in the number of abandoned housing units. This issue has produced a "High" rating for abandoned housing by the U.S. Department of Housing and Urban Development in their evaluation for Neighborhood Stabilization Program funding allocation.

The 2010 Census indicates there was an 87% increase in the number of vacant housing units in the City of Hamilton from a decade earlier. In 2000, there were 1,725 vacant housing units and in 2010 there were 3,220 vacant housing units – 11.6 percent of the housing units in 2010 were vacant.

According to the 2000 Census, 33,943 persons in Hamilton (55.9%) of the total population are considered low or moderate income (LMI); this is defined as incomes at or below 80% of the Median Family Income (MFI); MFI for Hamilton is \$33,549. According to the 2009 American Community Survey, approximately 15.7% of the families in the City have incomes below the poverty level. Additionally, the median household income was reported as \$38,564 and per capita income was reported at \$17,493 in 2000.

Recent data¹ from Realtytrac.com indicate that as of January 2014 one (1) in every 387 housing units received a foreclosure filing in January 2014.

¹<http://www.realtytrac.com/trendcenter/oh/butler-county-trend.html>

TABLE 1: INCOME CHARACTERISTICS IN HAMILTON AND BUTLER COUNTY, 1979-2009

	Butler County		
	1979	1989	2000
Median Family Income	\$22,417	\$38,673	\$57,513
Median Household Income	\$19,584	\$32,440	\$47,885
% of Families below Poverty Level	7.1	7.6	5.4
% of Persons below Poverty Level	9.8	10.6	8.4
% of Persons of Low/Moderate Income	N/A	N/A	N/A
	Hamilton		
	1979	1989	2000
Median Family Income	\$18,502	\$28,117	\$41,936
Median Household Income	\$15,313	\$22,886	\$35,365
% of Families below Poverty Level	10.9	14.0	10.5
% of Persons below Poverty Level	15.3	16.8	13.1
% of Persons of Low/Moderate Income	52.2	52.6	55.9

Sources: 1980, 1990, 2000 Census and the HUD Profiles on Low to Moderate Income

There are several areas in the City, which contain concentrated LMI residents defined as areas having at least 20% or more LMI population as compared to the City as a whole. Based on 2000 Census Information, ten areas have been identified as “Areas of Low to Moderate Income Concentration in Hamilton.”

TABLE 2. AREAS OF LOW-MODERATE INCOME CONCENTRATION IN HAMILTON

AREA/CENSUS TRACT	% LOW-MODERATE INCOME	% LOW-INCOME
Wilson-Symmes Park Rehab Area (part CT 03)	82.7%	62.2%
North Jefferson Rehab Area (part CT 04)	85.6%	53.6%
German Village Rehab Area (part CT 7.01 & 7.02)	71.6%	49.2%
Second Ward Rehab Area (part CT 03)	77.6%	55.0%
North Dayton Lane Rehab Area (part CT 06)	70.8%	46.2%
Hanover-Walnut Rehab Area (part CT 03)	72.5%	47.3%
Jefferson Rehab Area (part CT 04)	85.6%	53.6%
North End Rehab Area (part CT 06)	75.2%	58.0%
Bonnaker-Lincoln Rehab Area (part CT 04)	88.3%	65.0%
Rossville-Main Street (part CT 08 & 11)	94.3%	70.7%

Source: Compilation based on 2000 Census (Block Group Statistics)

An increase in the number of disabled adults – The 2000 Census reports that approximately 21.3% of the City’s workforce – age 16-64 (or 7,976) had some type of disability. This is an increase from 1990 Census information. The City had a higher concentration of those with disabilities than the County (18.1%) in 2000.

A relatively high unemployment rate – For 2011, Hamilton’s unemployment rate has consistently remained higher than Butler County or the State. Listed below are unemployment rates for the City, Butler County and the State respectively.

TABLE 3. UNEMPLOYMENT RATE COMPARISON

	Hamilton	Butler County	State of Ohio
October 2006	5.5%	4.4%	5.1%
October 2007	5.4%	5.0%	5.4%
October 2008	7.1%	6.4%	6.8%
October 2009	10.8%	9.1%	9.7%
October 2010	10.4%	9.2%	9.5%
August 2011	10.0%	9.1%	9.1%
October 2012	7.0%	6.2%	6.4%
December 2013	6.8%	6.0%	7.2%
September 2014	4.9%	4.5%	5.6%
September 2015	4.4%	4.0%	4.3%

Sources: Ohio Department of Job and Family Services, Bureau of Labor Market Information & US Department of Labor

CATEGORIES OF PERSONS AFFECTED

The following is a narrative focusing on the population in the jurisdiction affected by a plan for housing. Hamilton's estimated housing and supportive services needs for the years 2012 through 2017 are based on the 2000 Census, current studies of trends in the community and consultation with the community service providers and residents.

Hamilton's Assistance Needs

As the changing economy continues to impact Hamilton's population, the number of LMI households in the City has increased. Accordingly, there will continue to be an increase in the number of households requiring some form of housing assistance. In particular, housing needs will increase as the housing stock continues to age compounded by the increasing number of low- and moderate-income residents. As the housing stock continues to age, the need for repair is greater. Low- and moderate-income residents, who are often cost burdened, have trouble affording necessary repair work. Excessive cost-burden is, by itself, a problem. Additionally, the U.S. Department of Housing and Urban Development has indicated a residential foreclosure rate of 8.4% over the last eighteen (18) months.

As defined by HUD, a person occupying a substandard/overcrowded structure and/or families experiencing cost-burdens have a "housing need" (or otherwise defined as a "housing problem.") Substandard housing units are defined as any condition that violates applicable housing, building, health or safety codes. However, the Census data upon which the "housing need" evaluation is based provides a limited picture of housing conditions. This information relies on four measurements of substandard conditions (including lack of plumbing, complete kitchen facilities, central heating source and overcrowded conditions); the Census fails to report the existence of other deficiencies, which contribute to substandard conditions (i.e. leaking roofs, crumbling foundations, deteriorated wiring, failing heating systems, inadequate weather proofing, broken plumbing, etc.)

The problem of "cost burden" occurs when a household uses an excessive (30% or more) amount of monthly income to pay for housing costs (rent, mortgage, taxes or utilities). A "severe cost-burden" is defined as a household that spends more than 50% of its total income on shelter. At the heart of cost-burden problem is the discrepancy between available income and housing costs. The dilemma is accentuated as home values and the cost of living continues to rise faster than income. When this occurs, households are usually required to spend an increasing share of income on housing.

TABLE 4. PERCENTAGE OF HOUSEHOLDS EXPERIENCING A HOUSING COST BURDEN

Type of Housing	1990	2000
Homeowner Housing	14.0%	18.5%
Rental Housing	45.1%	35.9%

The CHAS Databook reported that 25.4% (6,067) of households experienced some type of housing challenge in 2000. The data demonstrates low- and moderate-income households have the greatest need for habitable and/or affordable housing. Generally, the lower the income, the greater the housing need.

Renters

Information from the CHAS Databook indicates renter households are more likely to experience housing problems versus owner households. Table 5 “Housing Assistance Needs of Low and Moderate Income Renter Households” illustrates types of renter households and their respective housing needs.

The table also demonstrates housing need related to various income categories. Both extremely low- and very low-income renters have the greatest housing needs. Many of these families are living at a subsistence level and are not able to maintain decent homes. Low-income citizens commented in community meetings they could not afford to make even minor repairs. Of these two income groups, the extremely low-income (0 – 30% MFI) persons tend to be most disadvantaged. 78% of these renters experienced a housing need.

While Table 5 shows (among renters) large-family households have the greatest housing needs by percentages, actual numbers demonstrate the largest needs are among small (1-4 member) households. The second highest need is among elderly renters (993 households). It is likely these groups will continue to experience housing needs in the next five years as the numbers of small and elderly households continue to rise.

TABLE 5. HOUSING ASSISTANCE NEEDS OF LOW AND MODERATE INCOME RENTER HOUSEHOLDS

Household by Type, Income, & Housing Problem	Renters				
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters
Very Low-income (Household Income <=50% MFI)	1,144	1,729	439	1,481	4,793
Household Income <=30% MFI	841	990	287	830	2,948
% with any housing problems	60	73.7	86.4	66.3	69
% Cost Burden >50% and other housing problems	0	0.4	24	0	2.5
% Cost Burden >30% to <=50% and other housing problems	0	0	3.5	0	0.3
% Cost Burden <=30% and other housing problems	0.5	1.9	5.2	0.5	1.4
Household Income >30% to <=50% MFI	303	739	152	651	1,845
% with any housing problems	53.1	53	69.7	44.9	51.5
% Cost Burden >50% and other housing problems	0	0	0	0	0
% Cost Burden >30% to <=50% and other housing problems	3.3	3.4	9.9	0.6	2.9
% Cost Burden <=30% and other housing problems	0	2.4	22.4	3.7	4.1
Household Income >50 to <=80% MFI	280	1,025	279	712	2,296
% with any housing problems	14.3	7.3	43.7	11.9	14

% Cost Burden >50% and other housing problems	0	0	0	0	0
% Cost Burden >30% to <=50% and other housing problems	0	0	0	0	0
% Cost Burden <=30% and other housing problems	0	1	35.1	2	5.3
Household Income >80% MFI	143	999	246	864	2,252
% with any housing problems	7	5	24	1.2	5.7
% Cost Burden >50% and other housing problems	0	0	0	0	0
% Cost Burden >30% to <=50% and other housing problems	0	0	0	0	0
% Cost Burden <=30% and other housing problems	7	5	24	1.2	5.7
Total Households	1,567	3,753	964	3,057	9,341
% with any housing problems	45.7	33.2	55.5	30.7	36.8

Source: Comprehensive Housing Affordability Strategy (CHAS) Databook, U.S. Dept. of HUD

Owners

Statistics contained in the CHAS Databook indicate the occurrence of housing needs is less prevalent among owner than renter households. One of the larger problems appears to be cost-burden. However, in comparison to other areas in Butler County, Hamilton had the lowest percentage of owner-households spending a disproportionate amount of their income on housing (owner-households in the City are cost burdened versus 16% owner-households Countywide).

Slightly over eighteen percent (18.2%) of all owner households experience housing problems; this includes households living in substandard housing and/or experiencing a cost burden. As shown in Table 6 “Housing Assistance Needs of Low and Moderate Income Owner Households,” the greatest housing needs are among extremely low and very-low-income owners (both elderly and other owners). There will likely be an increase in the number of households needing assistance, particularly between these two types of owner groups. In addition, the housing needs of the elderly will likely increase between 2005 and 2010, as the elderly population continues to grow as it has in the past 20 years.

TABLE 6: HOUSING ASSISTANCE NEEDS OF LOW AND MODERATE INCOME HOMEOWNER HOUSEHOLDS

Household by Type, Income, & Housing Problem	Elderly 1 & 2 member HH's	Small Related (2 to 4)	Large Related (5<)	All Other HH's	Total Owner	Total HH's
Very Low-income (Household Income <=50% MFI)	1,618	735	148	506	3,007	7,800
Household Income <=30% MFI	727	251	31	213	1,222	4,170
% with any housing problems	38.5	68.5	100	77.9	53.1	64.3
% Cost Burden >50% and other housing problems	0	0	0	0	0	1.8
% Cost Burden >30% to <=50% and other housing problems	0	0	12.9	0	0.3	0.3
% Cost Burden <=30% and other housing problems	0.6	1.6	0	0	0.7	1.2
Household Income >30% to <=50% MFI	891	484	117	293	1,785	3,630
% with any housing problems	26.2	63.6	64.1	78.2	47.3	49.5
% Cost Burden >50% and other housing problems	0.4	0	0	0	0.2	0.1
% Cost Burden >30% to <=50% and other housing problems	0	0	12	0	0.8	1.9
% Cost Burden <=30% and other housing problems	0	0	16.2	0	1.1	2.6
Household Income >50 to <=80% MFI	1,244	1,309	225	415	3,193	5,489
% with any housing problems	13.1	28	34.2	47.5	25.1	20.5
% Cost Burden >50% and other housing problems	0	0	0	0	0	0
% Cost Burden >30% to <=50% and other housing problems	0	0	0	0	0	0
% Cost Burden <=30% and other housing problems	0	0	6.2	0	0.4	2.5
% Cost Burden >50% only	0.8	0.6	6.7	5.8	1.8	1.1
% Cost Burden >30% to <=50% only	12.3	27.3	21.3	41.7	22.9	16.9
Household Income >80% MFI	1,639	4,996	705	1,007	8,347	10,599
% with any housing problems	4.2	3.8	7.9	3	4.1	4.5
% Cost Burden >50% and other housing problems	0	0	0	0	0	0
% Cost Burden >30% to <=50% and other housing problems	0	0	0.6	0	0	0
% Cost Burden <=30% and other housing problems	0	0.7	4	0	0.7	1.8
Total Households	4,501	7,040	1,078	1,928	14,547	23,888
% with any housing problems	16.6	14.7	22.2	32.3	18.2	25.4

Source: Comprehensive Housing Affordability Strategy (CHAS) Databook, U.S. Dept. of HUD

SPECIAL POPULATION NEEDS

Under CPD guidelines, HUD has set forth criteria for evaluating the housing needs of so-called “special populations.” As defined by HUD, these would include households made up of large families, elderly, mentally handicapped, female-headed, disabled, battered families, person with HIV/AIDS and homeless individuals. Homeless needs are assessed separately under the Continuum of Care Section.

The Census does not report on the “special needs population.” Instead, in formulating ideas about the needs of these groups, information from local social service agencies was used. These local records indicate that the City’s “special population” has grown over past years. This indicates there are probably increased housing and support services needed in Hamilton. It should be noted that many social service agencies supplying the information used, serve not only the City but also the local area.

Developmental and Mental Disabilities

While the Census does not supply information regarding the number of persons with mental disabilities or handicaps, the County Board of Developmental Disabilities was helpful. Community agencies have seen an increase in the number of persons with mental health problems. For example, there is an increase in the number of chemically dependent men being referred to local programs; these individuals frequently experience mental health problems. Local social service agencies anticipate continued growth in the number of those special needs population in the next five years. This special population group is often homeless or threatened with homelessness, and thus, experiences housing needs. These same agencies have indicated they feel the increase numbers of mentally handicapped persons will increase the need for more transitional and permanent supportive housing.

Single-Parent Headed Households

According to 2010 Census information, 3,213 families (with children) had only one parent present. More than 4,500 children live in these single-parent households. Whereas one quarter of Hamilton’s children (under the age of 19) live below the poverty level, 50% of all children in single parent families lived below the poverty level. Although the Census does not indicate “housing needs” specifically for this group, it is likely that a substantial number of single-parent households experience housing needs (based on the low-income status of this group).

Elderly Households

According to the 2000 Census, a third of elderly-headed households in Hamilton live in poverty; one-third of all seniors live alone. Twenty-four percent (24%) of elderly households experienced housing problems of some kind.

Disabled

The 2009-2013 American Community Survey Estimates reported that approximately 5,328 adults (age 18-64) were disabled.

Large-Families

The CHAS Databook reported that 55.5% of large (5+ members) renter households experience some kind of housing problem; this represents approximately 535 households. However, it appears that all (100%) of the large rent households with extremely low and very low-incomes have some type of housing needs.

Battered Families

Refer to Continuum of Care section located in the Appendix section.

Drug/Alcohol Abusers

Refer to Continuum of Care section located in the Appendix section.

Ethnic Group Needs

The 2000 Census indicates a larger proportion of minority population in Hamilton is low-income compared to the percentage of low-income families compared to Butler County. Minority owner-households experience a slightly higher percentage of housing problems than non-minority owner households do. However, among renter-households, the incidence of low-income persons with housing problems does not appear to be equal among racial groups.

TABLE 7. HOUSEHOLDS WITH HOUSING PROBLEMS

Ethnic Group	Very Low-income Renters % of Group with Housing Problems	Very Low-income Owners % of Group with Housing Problems
African-Americans	59.9%	51.9%
Hispanics	80.8%	100.0%

Source: 2000 Census

LEAD-BASED PAINT HAZARDS

The results of several studies have indicated that children exposed, even moderately, to lead-based paint may develop permanent learning disabilities. The greatest concern is for young children (under the age of 7). The use of lead-based interior and exterior paints often occurred on structures constructed prior to 1978. Generally, lead use was more prevalent on older (pre-1940) houses. Considering the age of the City's housing stock, and thus, the likelihood of an increased presence of lead based paint hazards, Hamilton will respond to the problem of lead-based paint (LBP) hazards.

Utilizing methodology supplied by HUD, the potential numbers of LBP units occupied by low-income households with children under seven years old are 404 renter units and 450 owner units occupied for a total of 854 units or 3% of the total housing stock of Hamilton.

Additional information on this problem is based on records of the City of Hamilton's Health Department from 1990-1994. The data indicates that lead poisoning cases, which were treated by Health Department, were located in low-income, minority neighborhoods. The neighborhoods with the highest concentration of children suffering from lead poisoning were all low-income target rehabilitation areas in Hamilton. There were ten (10) cases in North Jefferson and eight (8)

children identified in Jefferson. The Second Ward in Hamilton had four (4) reported lead poison cases. There were two cases in Wilson-Symmes Park. The table “Hamilton Lead-Based Paint Analysis” shows the number of owners and rental unit affected by lead paint.

TABLE 8. HAMILTON LEAD-BASED PAINT ANALYSIS

Unit Year of Construction and Unit Type	HUD Formula	LMI HH Units W/Children & W/Lead Paint
Pre-1940 Renter	$2900 \times .90 = 2610 \times .174 = 454 \times .384 = 174 \times .972$	169
Pre-1940 Owner	$4690 \times .90 = 4221 \times .174 = 734 \times .384 = 282 \times .762$	215
1940 – 59 Renter	$1500 \times .80 = 1200 \times .174 = 208 \times .384 = 80 \times .968$	77
1940 – 59 Owner	$2737 \times .80 = 2189 \times .174 = 380 \times .384 = 146 \times .711$	104
1960 – 79 Renter	$4019 \times .62 = 2491 \times .174 = 433 \times .384 = 166 \times .95$	158
1960 – 79 Owner	$6384 \times .62 = 3958 \times .174 = 688 \times .384 = 264 \times .494$	130

Source: Ohio Department of Development, 1993

BARRIERS TO AFFORDABLE HOUSING

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, Rates of Taxation in Butler County, Ohio Tax Year 2000, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton’s taxes were 56.36 mills as compared to 64.68 mills for Fairfield City, 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

The City of Hamilton owns and operates its own water, gas and electric utilities. Gas and electric rates are approximately equal to other areas in Butler County that are served by Cincinnati Gas and Electric Company. Hamilton’s water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

The City of Hamilton recently reviewed the building and zoning codes. The following is a summary of those, which many believe, affect housing affordability:

1. Hamilton, like many other Ohio cities, has adopted the BOCCA building code as well as a local code 1, 2 and 3 family structures. These codes are designed to set forth minimum standards for health, safety and welfare. The City is able to answer affirmatively with regard to construction standards on the “Affordable Housing Checklist,” prepared by Joint Venture for Affordable Housing and the Department of Housing and Urban Development (HUD). Hamilton’s codes are not an impediment to affordable housing.

2. Hamilton utilizes a “one-stop” permitting process to expedite permitting and review procedures and to help avoid costly delays.
3. Residential construction permit fees are an average of eighty percent (80%) less than those in Butler County as a whole. Fees for the nearby cities of Fairfield and Middletown (and the average for Butler County) are between 21% and 160% higher than Hamilton.
4. Hamilton’s zoning code is not overly restrictive and there are numerous vacant and in-fill i.e. buildable lots located within the city.
5. The City’s subdivision regulations do require the installation of sidewalks, curbs/gutters and storm water retention methods, which can add to housing costs. However, Hamilton’s regulations are no more restrictive than other cities in Butler County (Middletown and Fairfield). These subdivision improvements are the minimum standard to ensure public health, welfare and safety.
6. Hamilton employs certain incentive practices in negotiating with developers to aid in the reduction of construction costs. The zoning code allows for Planned Unit Developments (PUDs), clustered housing, zero lot line zoning and certain density bonuses. The Community Development Department has made modifications to the current PUD regulations to include the promotion of providing greater mixtures of housing types, styles, and sizes to facilitate housing choice as well as density bonuses to encourage development of affordable LMI housing by the private sector.
7. Hamilton also has a recently adopted Community Reinvestment Area (CRA) program to assist property owners who can apply for tax abatements for home improvements.

The City’s policies and regulations do not significantly affect housing choice or affordability. Thus, the City has not outlined a strategy for modification or amendments. The City will continue to regularly review policies/regulations and propose changes where deemed necessary.

HOUSING MARKET ANALYSIS

The City conducted a Housing Market Analysis in 2004 and it is contained in the appendix.

Public Housing Needs

The City of Hamilton’s Public Housing is provided and managed by the Butler Metropolitan Housing Authority (BMHA). This authority has the ability to operate throughout Butler County. Currently, fifty percent (50%) of all BMHA public Housing Units are in the City of Hamilton. BMHA maintains 1,156 housing units and provides an average of 1,075 Section 8 Vouchers according to its 2010 Annual Plan (per BMHA Administration). BMHA’s units range from studio to four-bedroom apartments. A recent example of this is the Beacon Pointe redevelopment, Phase I of the proposal recently added 60 dwelling units on a vacant site within a significant needs area. Additionally, BMHA not only concentrates on primarily serving families but also seniors and the disabled.

BMHA conducted a market analysis in 2005 to determine the types of units needed for future demand. BMHA’s units in the City of Hamilton range from twenty to over sixty years in age. Additionally, primarily these are large family three- and four-bedroom units. BMHA has concluded based on current demand and demographics smaller units, one and two bedrooms will be needed in the future. Additionally, senior housing units will continue to be in demand.

The City feels strongly that supportive services are needed for residents of public housing. At this time, limited services are provided to residents. Portions of BMHA’s latest Annual Plan needs analysis are attached in the Appendix.

Homeless Needs

The City of Hamilton works cooperatively with the Butler County Housing and Homeless Coalition to ensure priority needs of homeless persons and families. The City has worked to ensure that all aspects of the “Continuum of Care” are being adequately addressed. Therefore, the City has continued to support aspects of the “Continuum”. Funding of supportive services, emergency/temporary shelter assistance, facilities acquisition and transitional units has and will continue to be done to support the needs of the homeless.

The City of Hamilton, as a member of the Butler County Homeless and Housing Coalition, has identified the following objectives to assist the homeless:

1. Create new and permanent beds for chronically homeless persons;
2. Increase the percentage of homeless persons staying in permanent housing;
3. Increase percentage of homeless persons moving from temporary to permanent housing;
4. Increase percentage of homeless persons becoming employed; and
5. Ensure the “Continuum of Care” has a functional HMIS System.

TABLE 9. HOMELESS POPULATION (HUD TABLE 1A)

	Estimated Need	Current Inventory	Unmet Need/Gap
<i>Homeless Individuals</i>	174	140	34
<i>Homeless Persons in Families w/ Children</i>	83	119	(36)
<i>Total</i>	257	259	(2)

Information reflects data collected January 27, 2015

Homeless Inventory

The City of Hamilton bases the extent and nature of homelessness on information from HMIS. Using data from the “Point in Time” count of January 27, 2015, the total number of homeless was 257. Of the 257 reported, 199 were in emergency shelters and 58 were in transitional housing. 26 households with children were represented in the total number. 17 individuals were identified as chronically homeless including 4 veterans. 59 were reported as severely mentally ill. 88 reported having chronic substance abuse issues and 52 were victims of domestic violence.

III. Management Process

MANAGING THE PROCESS

The lead agency for overseeing the development of the Plan, including its management, is the City of Hamilton's Neighborhood Development Division, part of the Department of Community Development. The management of this plan is done in consultation with social service organizations, housing groups and special population advocacy agencies.

The Neighborhood Development Division (NDD) met with organizations, groups and agencies in a formal public hearing format. At these public hearings, there was formal structured discussions on Housing, Economic Development, Public Services, Public Facilities and Acquisition activities that will enhance and create the desired outcomes.

The Neighborhood Development Division consults on a regular basis with organizations that serve children, elderly, persons with disabilities and the homeless. The City serves on the executive committee of the Butler County Housing and Homeless Coalition. In addition, there are also regularly scheduled meetings with the Butler Metropolitan Housing Authority.

INSTITUTIONAL STRUCTURE

General

The delivery system in the City of Hamilton was enhanced by the development of a communications process with public service providers. Representatives from social service agencies and housing providers are part of the system. The formation of this process resulted in the community working together to identify problems, priorities and strategies and action plans to assist Hamilton citizens. The City is working toward closing gaps through consultation with citizens, community service providers and local public institutions, private industry and nonprofit organizations.

Public Institution

The City of Hamilton's Community Development Department will administer both the CDBG and the HOME programs. Funds will be used for a variety of activities which include, but may not be limited to, owner rehabilitation, rental rehabilitation, home buyer assistance, capital improvements, economic development and technical assistance to nonprofits and public services operated by nonprofits. The City may assist other public or nonprofit groups in providing other types of affordable housing assistance. The City may apply for State Low Income Housing Tax Credits (LIHTC) or other forms of State assistance as specific projects develop.

The Butler Metropolitan Housing Authority (BMHA) will continue and is responsible to carry out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operate low-income housing units. BMHA operates countywide and Hamilton City Council appoints one board member while the remaining members are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton encourages public housing residents to be involved in the management of their units.

Private Industry

Private sector involvement includes financial institutions providing assistance via mortgage loans to assist with private rehabilitation (owner and renter) and first-time homebuyer program operated by Neighborhood Housing Services of Hamilton. Also, there may be private sector involvement in low-income housing tax credit projects for housing rehabilitation or new construction to increase affordable rental and home ownership opportunities.

Nonprofit Organizations

The nonprofit groups which the City is involved with will provide various kinds of housing assistance, rehabilitation, rental assistance, homebuyer assistance, services to the elderly, homeless and special needs population. Nonprofit and direct housing providers include: Neighborhood Housing Services of Hamilton, Habitat for Humanity of Hamilton, and the YWCA. Additionally the City works with nonprofits that provide direct public services not only including housing assistance but also health, crime reduction, homeless prevention, fair housing and transportation.

Nonprofits that qualify as Community Housing Development Organizations (CHDO's) have the opportunity to operate construction of rental, rent-to-own and first-time homebuyer programs. The CHDO for the City is Neighborhood Housing Services of Hamilton. The City continues to provide needed technical assistance to these nonprofits and will continue to build good working relationships with other agencies in the community as we refine our strategic Plan. The City is also working with the Chamber of Commerce and the Hamilton Economic Development Corporation regarding economic issues, including revitalization of the City's business districts.

IDENTIFICATION OF ALLOCATION OF FUNDS TO GEOGRAPHICAL AREAS

The City of Hamilton reviews statistical information on an annual basis for all city neighborhoods that have been identified as having at least 60% of its population with low and moderate incomes (80% of the City's Median Family Income). Currently, there are ten (10) neighborhoods that meet and exceed these criteria in the City. These neighborhoods are:

- Bonnaker/Lincoln
- Dayton Lane/North Dayton Lane
- East Hamilton
- German Village
- Gordon-Cereal/Star Hill
- Jefferson/N. Jefferson
- North End
- North Lindenwald
- Rossville
- Second Ward/Wilson Symmes

Information from the U.S. Census Bureau is analyzed and assigned a point value. During an annual work session of City Council, the following information is analyzed and reviewed to determine an annual allocation.

- Population
- Number of Households
- Percentage of Households with Incomes Below \$10,000
- Median Household Income

- Per Capita Income
- Percentage of Population Living below the Poverty Level
- Number of Housing Units Vacant
- Percentage of Rental Housing Units
- Percentage of Housing Units built prior to 1939

PUBLIC HOUSING DELIVERY SYSTEM STRENGTHS AND GAPS

The City of Hamilton reviews and monitors the delivery system of housing, public services, public facilities/improvements and economic development services, programs and projects.

The City feels the delivery system in place has a full complement of providers; these providers include the City, public agencies and service organizations. Therefore, the City feels the strengths of the delivery system are the ability and talent of the providers. Therefore, the City believes that system can provide all services to meet our priority needs.

The City feels timeliness of service provision could be improved. To this end, the City continues to provide technical assistance training and monitoring visits to ensure that programs, projects and services are delivered in a timely manner.

The City feels the Butler Metropolitan Housing Authority (BMHA) needs to improve supportive services needed for residents of public housing. Additionally, the City feels BMHA needs to remove and replace outdated and blighted units in a timelier manner. The City continues to have concerns over units that should be removed. Overall, there is a concern over the lack of maintenance at city housing sites. This lack of maintenance is leading and contributing to blight in the neighborhood and subsequently to the City as a whole.

GOVERNMENT COORDINATION

Local government coordination and cooperation occurs in the form of consultation and project implementation. The City of Hamilton cooperates with Butler and Hamilton counties to obtain accurate information about persons with HIV/AIDS and the homeless. Lead-based paint hazard reduction is coordinated with the state of Ohio. Butler County, Middletown and the Butler Metropolitan Housing Authority (BMHA) were asked to review and comment on this Consolidated Plan.

The City, Butler County, Middletown, BMHA and other community groups worked together on a NSP 2 application. Additionally, the Cities of Hamilton and Middletown are in partnership with Butler County on the use of NSP 3 funds. The City also works with the Butler County Homeless and Housing Coalition and the Butler County Homeowner Preservation Group. All Butler County Participating Jurisdictions are involved with both groups. The City of Hamilton and the BMHA work closely on many housing related issues. The City of Hamilton Health Department works with the BMHA on potential Section 8 housing violations.

HOME RECAPTURE

The participating jurisdiction (PJ) uses the “recapture” method under the HOME program as required by 92.254. Specifically:

- The PJ uses the pro rata reduction model of recapture amount during affordability period for all HOME programs.
- Recapture amount is the direct subsidy received by homebuyers in the PJ's homebuyer assistance program.
- The amount of recapture is limited to net proceeds from the sale or transfer of title whether voluntary or involuntary. Net proceeds are defined as sale price minus superior loan repayment (other than HOME funds) and closing costs.

AFFIRMATIVELY MARKETING HOME ASSISTED UNITS

The City and its sub-recipients will affirmatively market all assisted housing units.

MINORITY OUTREACH

The City makes an attempt to broaden participation in the minority community. Public meetings for planning purposes are held in neighborhood settings and bilingual interpretation is available. The City provides bilingual program information as well as information assistance. The City supports ESL classes for those speaking Spanish. The City has initiated a Spanish-speaking outreach program at a local faith-based social service agency.

ESTIMATED MINORITY HOMEOWNER ASSISTANCE

According to City estimates, the percentage demographic utilizing the homeownership assistance program will be consistent with past years. The breakdown is as follows:

- Hispanic – 6%
- African-American – 12%
- Caucasian – 82%

IV. Fair Housing Practices and Impediments to Fair Housing

The City of Hamilton has prepared an Analysis of Impediments to Fair Housing Choice and Affordable Housing as well as an implementation plan for these activities. As an ongoing effort to make sure that impediments are being removed, the City recently completed a new Analysis of Impediments in April 2012.

The City has also expanded outreach efforts to Spanish-speaking residents. Through a partnership with a local faith-based social service agency, the City will provide weekly “on-location” fair housing outreach services to the Spanish-speaking community. In addition, the City employs a full-time Neighborhood Development Specialist who handles fair housing/landlord and tenant issues.

The City continues to collaborate with Housing Opportunities Made Equal (HOME) for investigation of fair housing issues as well as annual real estate testing. Additionally, the City continues to make technical referrals to the Legal Aid Society of Greater Cincinnati as well as the state Civil Rights Commission.

GENERAL HOUSING STOCK INFORMATION

According to the 2009-2013 American Community Survey 5-Year Estimates, there are 27,865 total housing units, Hamilton’s housing stock can be characterized by the following attributes.

Higher Vacancy Rate

The City of Hamilton’s housing stock has a high vacancy rate. There are 3,673 or 13.1% of the total units vacant.

Higher Percentage of Rental Units

According to the 2010 Census, the City of Hamilton has a higher percentage of rental housing units than the County and the State. 44.1% (10,872) of Hamilton’s housing units are rental. Butler County’s and the State of Ohio’s rental rates are 30.3% and 32.4%, respectively.

Older Housing Units

The median year of housing units built in Hamilton is 1951 compared to the State of Ohio at 1965 and Butler County is 1976. Sixty-three percent (63.6%) of Hamilton’s housing units were built prior to 1960 and 45% prior to 1950.

Median Rents

According to the 2000 Census, forty-seven percent (47%) or 4,506 of the rental housing units in Hamilton are rented below \$400 a month. The median monthly rent for Hamilton is \$530, Ohio is \$523 and Butler County is \$586.

According to the 2009-2013 American Community Survey 5-Year Estimates, fifty-seven percent (57%) or 5,771 of the rental housing units in Hamilton are rented below \$749 a month. The median monthly rent for Hamilton is \$707.

There are several neighborhood areas in Hamilton with more vacant and older units. Additionally, most of the referenced neighborhoods average median contract rent is lower than the city as a whole.

TABLE 10. SELECTED NEIGHBORHOOD HOUSING CHARACTERISTICS

Rehab Area/Census Tract	% Units Vacant	% Units Built Prior to 1939	Average Median Contract Rent
City of Hamilton	6.7%	30.4%	\$402
Wilson-Symmes Park (Part CT 03)	19.1%	40.4%	\$253
North Jefferson (Part CT 04)	14.4%	50.0%	\$402
German Village (Part CT 7.01 & 7.02)	15.9%	80.7%	\$340
Second Ward (Part CT 03)	8.3%	33.9%	\$262
North Dayton Lane (Part CT 06)	10.5%	63.2%	\$423
Hanover-Walnut (Part CT 03)	16.8%	48.3%	\$394
Jefferson (Part CT 04)	14.4%	50.0%	\$402
North End	10.4%	66.6%	\$404
Bonnaker-Lincoln	15.9%	43.3%	\$379
Rossville - Main Street	12.8%	56.9%	\$501

Source: 2006-2008 American Community Survey 3-Year Estimate

V. Housing and Community Development Strategy

VISION FOR CHANGE

The priority needs for the Consolidated Plan were determined by consultation with citizens, social service agencies, housing assistance providers and City Council. The five-year strategic plan for Hamilton specifies the types of activities that will be pursued based on available resources. The highest priority needs in Hamilton are economic development and community development assistance. The housing projects will be ongoing and other associated projects will continue to be priorities. The priority needs assigned are based on a five-year projection, as specified by HUD regulations.

In addition to addressing the housing needs of residents of Hamilton, it is also essential to address other community development needs of the City's LMI population, which include:

- Physical improvements to public facilities located in or serving principally LMI persons were identified in order to improve the functionality and livability of the distressed community.
- Provision of public services that improve the health, education, welfare, safety and skills of LMI population and the needs of the City. These services include but are not limited to education, counseling, youth services, elderly services, crime reduction, handicapped and transportation efforts.
- Expanding economic development opportunities to encourage investment; retain and create additional jobs; revitalize business districts and increase marketability of the work force through employment skill training.

In addition, Hamilton has created Business Liaison located in the Economic Development Department who meets with local businesses, provides information on available, valuable city services, identifies issues important to small local businesses and establishes and maintains an on-going relationship between government and local businesses.

Community Development Efforts with Leveraged Resources

The City continued to invest resources into community development efforts that leverage and increase positive activities and outcomes in distressed neighborhoods. These investments include Affordable Housing Development activities, Lead Safe Workplace Practices, Habitat for Humanity, and Neighborhood Housing Services of Hamilton.

AFFORDABLE HOUSING DEVELOPMENT ACTIVITIES

The City has invested resources in developing affordable housing not only in the Neighborhood Initiative Area (NIA) but also supports down payment and closing cost assistance through Neighborhood Housing Services (NHS) of Hamilton, Inc., funding for acquisition of vacant properties to be used for development.

Rental Housing Development

The City continues to invest resources in the development of rental housing in conjunction with the Neighborhood Housing Services (NHS) of Hamilton. The City works with NHS to prioritize neighborhoods, identify sites, and guide the architectural design of rental housing developments. The rental housing is developed and owned by NHS of Hamilton. The City and NHS have already

created eight (8) new rental housing units and currently have six (6) more housing units underway.

Lead Safe Work Practices

In an effort to reduce hazards in Hamilton, the City developed Lead Safe Work Practices. These efforts lead to the creation of a residential façade program. This program allows work to bring the exterior of income eligible owner occupied housing structures to standard condition.

HOMELESS PREVENTION

The City of Hamilton is an active participant in the Butler County Housing and Homeless Coalition. The Butler County Housing and Homeless Coalition apply and receive funding through the Balance of State Continuum of Care process. In addition, the City of Hamilton along with Butler County and City of Middletown has pledged financial assistance to the Butler County Housing and Homeless Coalition.

The objectives under the strategic plan for Continuum of Care are as follows:

- Maintain level of Section 8 vouchers for low income and/or homeless individuals and families
- Securing safe and affordable housing and coordinate with local and regional housing and service providers
- Partner regionally to provide financial assistance for outreach and appropriate services to assist the homeless to end chronic homelessness.

Several community-wide agencies assist with homeless prevention such as rent and utility assistance through Supports to Encourage Low Income Families (SELF), and local Community Action Partnership of Greater Dayton, Ohio area office. Emergency shelter assistance is also provided via a voluntary church hospitality network, CHOSEN in Hamilton and SHALOM in nearby Middletown. Additionally, agencies such as Transitional Living, Inc. have developed working relationship with Butler Metro Housing Authority

(BMHA) to address the needs of homeless individuals/families with special needs. The Homeless Coalition, using Butler County as the grantee, applied for and received 20 TRA – S + C units and will receive an additional 20 units for the chronically homeless (see appendices).

The Butler County Housing and Homeless Coalition (BCHHC) meets bi-monthly and are working with agencies to develop a community wide policy for discharge coordination. The Executive Committee of the BCHHC meets monthly.

Foreclosure Prevention

The City participates in the activities of the Butler County Foreclosure Prevention Committee. This committee was formed to attempt to stem the dramatic and rising foreclosure rate in Butler County. Additionally, the City has used funds to provide resources for HUD certified counseling agencies as well as the Legal Aid Society of Greater Cincinnati to provide and plan assistance program for City residents.

FOCUSED RESOURCES AND TARGETED AREAS

As part of the Consolidated Plan Update and Action Plan development, the City determined to focus the limited FY 12-13 funding resources within target geographical neighborhoods. A map of the five (5) target areas is included in the appendix. The five areas and corresponding census tracts are Rossville (CT 11), German Village (CT 146), Dayton Lane/North Dayton Lane (CT 6), Wilson Symmes/2nd Ward (CT 3), and Jefferson/North Jefferson (CT 4).

Information and Data Review

The City reviewed 2000 Census and other statistical information for ten (10) neighborhoods that have been determined to have at least 70% of its population with low and moderate incomes (80% of the City's Median Family Income). These neighborhoods are: Bonnaker/Lincoln, Dayton Lane/North Dayton Lane, East Hamilton, German Village, Gordon-Cereal/Star Hill, Jefferson/N. Jefferson, North End, North Lindenwald, Rossville and Second Ward/Wilson Symmes. Information from the U.S. Census Bureau was analyzed and assigned a point value. The following information was used to for the analysis: Population, Number of Household, Percentage of Households with Incomes Below \$10,000, Median Household Income, Per Capita Income, Percentage of Population Living below the Poverty Level, Number of Housing Units Vacant, Percentage of Rental Housing Units and Percentage of Housing Units built prior to 1939. From these ten (10) neighborhoods the five (5) targeted areas were selected.

VI. Anti-Poverty Strategy

The City of Hamilton has developed long-term priorities (goals and objectives) through the Consolidated Planning process that seeks to reduce the incidence of poverty among individuals and families. These priorities focus on Housing, Economic Development, Public Service and Public Facility Improvements.

HOUSING

The City's Housing priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Retain affordable housing stock for low-income and minority groups by supporting fair housing;
2. Increase opportunities available for low- and moderate- income households to purchase and own housing;
3. Support programs for the elderly through a deferred loan program for emergency/minor home repair program;
4. Support social services that assist the homeless to transition to permanent housing with case management;
5. Provide grants to assist qualified households with emergency/minor home repair programs and
6. Continue to assist housing developers for safe, health and affordable housing.

ECONOMIC DEVELOPMENT

The City's Economic Development priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Increase the capacity of the City to attract new and retain existing businesses that create long-term job opportunities for low- and moderate- income residents;
2. Increase the capacity of neighborhood commercial areas and business districts to retain and expand job opportunities for low and moderate income persons and;
3. Expand the use of economic development opportunities to encourage new development and redevelopment and combat poverty.

PUBLIC SERVICE

The City's Public Service priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Provide a suitable living environment that includes improving the safety and livability of neighborhoods and increasing access to quality public and private facilities and services;
2. Assist agencies that increase transportation services for residents;
3. Support crime prevention and reduction activities in low- and moderate- income neighborhoods;
4. Support organizations and agencies that assist the homeless with basic services and program;
5. Provide and support fair housing activities;

6. Provide technical support and assistance to organizations through resource development and
7. Provide support and assistance to healthcare organizations and agencies that benefit low- and moderate- income residents.

PUBLIC FACILITY IMPROVEMENTS

The City's Public Facility Improvement priorities to reduce poverty and assist low, low and moderate-income residents include the following;

1. Increase the capacity of the City to positively change the social and physical conditions of low- and moderate- income neighborhoods experiencing blighting influence through programs tailored to meet the specific needs of the individual neighborhood and
2. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by enhancing public outreach and participation.

Through dialogue with the City's established Community Development partners (see page 30) annual programs and projects are reviewed on the basis of their ability to meet the established priorities. The City reviews not only for the ability to meet these priorities but also how they complement or coordinate with other existing programs or projects.

Extent of Poverty Reduction Measurement

The City feels that poverty reduction is an ongoing process. However, the City attempts to quantify program and project outcomes to measure against assumed baseline figures. As an example, the City assumed that 854 housing units have lead based paint issues (using HUD's formula for calculation). The City recognizes that lead abatement is proposed to be done on four- (4) units. Therefore, we can assume 850 units will have lead paint issues after the next grant cycle. Depending on projects and programs, baseline measures have or will continue to be developed. Additionally, the City uses statistical information for calculating the reduction of poverty. The three- (3) most used sources to determine the extent of poverty reduction by the City are the unemployment rate, census income information, and local income tax information.

City of Hamilton Ohio
Annual Action Plan Update
2016-2017



Prepared by City of Hamilton - Department of Community Development
Neighborhood Development Division

November 4, 2016

One Year Action Plan – FY 2016-2017

Plan Development for One Year Action Plan Update for Fiscal Year 2016-2017

The funding application created by the City of Hamilton's Neighborhood Development Division (NDD) is distributed to all local non-profit agencies that have been previously funded as well as others that have expressed interest. Additionally, the City also makes the application available for download on the City of Hamilton web site. The agencies/organizations had approximately four (4) weeks to complete and submit an application. The City of Hamilton provides technical assistance workshops as well as "one-on-one" counseling sessions for those intending to submit applications.

Public Participation and Public Hearings

Needs Assessment Survey

The City of Hamilton undertakes an annual Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. In July 2015, the City created and distributed a survey that was mailed to 1,840 randomly selected Hamilton households coded by census tract. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 14.5 percent. The results of the mail survey are attached.

The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations.

Public Input Meetings

The City also hosted four (4) public input meetings as part of the preparation of the current Annual Action Plan. These meetings are designed with a three (3) fold purpose as explained below.

4. Survey results were tabulated and presented to create an active dialogue about community needs during these meetings. Survey results on topics of Housing, Public Facilities/Infrastructure, Economic Development, Clearance/Demolition and Public Service needs were discussed.
5. Information regarding the use and general guidelines of CDBG and HOME funds for community development purposes was discussed.
6. Finally, a review of accomplishments with previous year's funding was presented during these meetings.

Four (4) of the public input meetings were held, with three meetings taking place after work hours and in different areas in the core of the city within public or semi-public facilities. A public input meeting was held at city hall during the weekday afternoon after which, a CDBG and HOME technical assistance seminar was held.

The meetings held were as follows:

3. Monday, August 3, 2015, 6:00 p.m. – 7:00 p.m.
Booker T. Washington Community Center
1140 South Front Street, Hamilton, OH 45011
4. Tuesday, August 24, 2015, 6:00 p.m. – 7:00 p.m.
Partners in Prime
140 Ross Avenue, Hamilton, OH 45013
4. Wednesday, August 5, 2014, 2:00 p.m. – 3:00 p.m.
City of Hamilton, City Council Chamber
345 High Street, Hamilton, OH 45011
5. Wednesday, August 5, 2014, 6:00 p.m. – 7:00 p.m.
City of Hamilton, City Council Chamber
345 High Street, Hamilton, OH 45011

30 Day Public Comment Period

After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the city website was updated to inform residents and interested parties where the draft 2016-2017 Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on November 22, 2015 in the Hamilton Journal News. Any public comments received during this period would be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website.

Public Hearing 1: The first Public Hearing occurred on January 4, 2016. This Public Hearing is used to receive comments on the draft Annual Action Plan from the Planning Commission and the public.

Public Hearing 2: The second Public Hearing occurred on January 27, 2016 at the Hamilton City Council. The City Council public hearing is used to receive public comment on the Annual Action Plan prior to submission to HUD.

The Annual Action Plan Update, including Community Development Block Grant Project Use of Funds, the HOME Program Description and City's Displacement Policy is to be submitted to HUD by March 15, 2016 (at least 45 days prior to our City's

Community Development Program Year, which begins May 1, 2016).

These meetings and public hearings are held at handicapped accessible locations throughout the City. The City estimates that 6% to 10% of its population does not use English as its primary language. Spanish is the most prevalent second language used in Hamilton. Fliers and notices were translated into Spanish and Spanish translation services were available at the August public input meetings.

MONITORING

Subrecipients

The City of Hamilton plans to maintain the existing successful sub-recipient monitoring system already in place. This system is intended to assure that programs are benefiting those intended. Additionally, this monitoring system verifies and reviews financial management, procurement procedures and property/assets. Site visits and monthly progress reporting are the primary means of obtaining sub-recipient information. After completion of site visits and review of progress reports, written correspondence is sent to each sub-recipient outlining areas of concern and methods to correct the situation.

City Departments

The Community Development Department's Neighborhood Development Division (NDD) staff monitors the performance of the City Departments against goals and performance standards as stated in our jointly executed Memorandum of Agreement. Additionally, NDD staff verifies environmental records, financial management, procurement procedures contractual and labor compliance and site visits as required. The Department submits Monthly Performance Reports and an Annual Performance Report stating outcome of activity. Non-attainment of the performance goals stated, as determined by the Community Development Director, will result in the funds being reprogrammed after the close of the Program Year.

Priority Needs Analysis And Strategies

The City of Hamilton identified community needs through public input meetings, random citywide residential survey, and city website survey. HUD allocated \$1,144,288 for Community Development Block Grant (CDBG) and \$300,000 for HOME entitlement funding for Fiscal Year 2016-2017. In addition, the City of Hamilton is committed to a ten (10%) percent local match toward the HOME allocation of \$30,000.00. The following provides a detailed description of priorities to guide the City's primary community development goals and one- year action plan.

Housing Priorities

1. Provide assistance to bring low- and very-low income homeowners housing units to standard condition.
2. Increase the supply of affordable housing units available for special needs residents.

3. Support Fair Housing efforts that provide accessibility to all housing options by all City residents.
4. Increase opportunities for low and moderate-income residents to become homeowners through down payment and closing cost assistance.
5. Reduce lead hazard in conjunction with ongoing housing rehabilitation projects.
6. Leverage private not-for-profit and for-profit investments with Block Grant funds to produce and finance affordable housing units
7. Provide resources to and support organization and programs that provide assistance to those in public housing.
8. Expand existing program to increase neighborhood improvements that support and encourage the development of affordable housing.
9. Support programs for low and moderate-income elderly homeowners to bring housing units to standard condition through the City's Housing Rehabilitation Program.
10. Assist low and very low-income homeowners with emergency and minor home repairs.
11. Assist organization that help the homeless transition from shelter to permanent housing.
12. Rehabilitate and reconstruct, when possible, acquired foreclosed and abandoned residential properties to standard and marketable condition.
13. Create affordable rental housing opportunities which may be limited to specific populations (i.e. artists, police officers, firefighters, teachers, etc.) pursuant to 2013 HOME Final Rule.

Program	Agency/Organization	Priority	Category
Housing Activity Cost	City of Hamilton -NDD	High	Housing
Hamilton Home Repair Program	Supports to Encourage Low Income Families - SELF	High	Housing
Hamilton Home Repair & Modification Program	People Working Cooperatively	High	Housing
Acquisition of Affordable Housing for the Disabled	Partnerships for Housing, Inc.	High	Housing
Emergency/Minor Home Repair	City of Hamilton - NDD	High	Housing

The City proposes to maintain its Housing Rehabilitation program through its established Revolving Loan Fund (RLF). The City will continue to work with a local CHDO to provide down payment and closing cost assistance to qualified persons. The City will continue to work with a non-profit to create housing units for those moving from the shelter into permanent housing. The City will work with a CHDO and potential private developer to develop much needed elderly housing. The City will continue to work with a non-profit organization to develop affordable housing units for extremely low-income residents.

Public Service Priorities

1. Improve the safety and livability of neighborhood with quality public services that improve the City’s living environment.
2. Continue to support transportation services for low and very-low income residents of the City of Hamilton.
3. Reduce crime, through prevention programs, in low and moderate- income neighborhoods.
4. Support homeless prevention by assisting organizations that supply basic services.
5. Support and provide funding for fair housing activities in the City of Hamilton.
6. Provide support and assistance to healthcare organizations and agencies that benefit low and moderate-income residents.

Program	Agency/Organization	Priority	Category
Fair Housing Services & Education	City of Hamilton - NDD	Moderate	Fair Housing
Homeless Services	YWCA of Hamilton	High	Public Services
Summer Playground	Great Miami Valley YMCA	High	Public Services
Victim’s Advocacy Program	City of Hamilton Law Department	High	Public Services
B.T.W. Community Center Programming	Great Miami Valley YMCA	High	Public Services
Homeless Services	Serve City	High	Public Services
Employment Shuttle	Butler County Transit Alliance	High	Public Services

Public Services are administered under a “capped” category in Fiscal Year 2016-2017. The City of Hamilton proposes to provide resources for youth services, homeless services, fair housing and a crime victim advocacy.

All items under Public Service are “Moderate” or “High” priorities as identified by city residents and service providers.

Public Facility/Improvements Priorities

1. Increase the capacity of the City to positively change the social and physical conditions of low and moderate income neighborhoods experiencing blighting influences through programs tailored to meet the specific needs of the individual neighborhood.
2. Assist in the stabilization and revitalization of neighborhoods by improving housing quality, reducing the number of vacant and blighted structures, and increasing private sector investments.
3. Reduce the number of physically deteriorated streets, sidewalks, curbs, gutters

through street improvements.

4. Reduce the number of deteriorated and unsafe conditions of recreational areas/ facilities in neighborhoods in the low and moderate-income area of the City of Hamilton.
5. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by implementing the City’s Citizen Participation portion of the Consolidated Plan.
6. Provide resources for public improvements and infrastructure that will stabilize neighborhoods with high percentage rate of foreclosure and abandonment.
7. Provide assistance in improving public facilities that serve special needs and the homeless.

Program	Agency/Organization	Priority	Category
Street Resurfacing and Concrete Repair	City of Hamilton Public Works Department	High	Public Facility Infrastructure
Site Plan Rowing Center	GMRC Great Miami Rowing Center	Moderate	Public Facility Infrastructure
Playscape at Millikin Woods	Hamilton Parks Conservancy	Moderate	Public Facility Infrastructure
Public Facilities Activity Delivery cost	City of Hamilton - NDD	High	Public Facility Infrastructure

Hamilton proposes to make significant improvements to various public facilities, infrastructure and spaces in Fiscal Year 2016-2017. All improvements will impact and benefit low and moderate-income residents of Hamilton. The City plans to support the physical improvement of the East High Street corridor which is the major gateway into the City of Hamilton. In addition, within qualified low and moderate-income neighborhoods there will be street resurfacing, sidewalk replacement, infrastructure upgrades and landscaping improvements.

These improvements are “Moderate” or “High” priority needs. Citizens and service providers identified the level of priority needs in the community.

Economic Development Priorities

1. Expand the use of economic development opportunities to encourage development and alleviate poverty.
2. Increase the capacity of the City to attract new business development by expanding the number of new construction sites, and through the aggressive marketing and disposition of acquired properties to businesses offering employment opportunities for low and moderate-income persons.
3. Increase the capacity of neighborhood commercial areas to retain and expand job opportunities for low- and moderate- income persons by funding plans for area improvements where plans do not currently exist and assist in the implementation of public improvements.

4. Increase the capacity of the City to attract new business development and retain and/or expand existing businesses thereby creating long-term job opportunities for low and moderate-income persons by expanding and marketing the Economic Development Revolving Loan Fund program.
5. Provide technical assistance to small business owners interested in establishing businesses in the community.

Program	Agency/Organization	Priority	Category
Economic Development – Revolving Loan Fund	City of Hamilton Economic Development Department	High	Economic Development
Economic Development – New Entitlement	City of Hamilton Economic Development Department	High	Economic Development
Design Assistance Program (DAP)	City of Hamilton Economic Development Department	High	Economic Development

Hamilton proposes to provide resources to activities that assist and provide economic opportunities for low and moderate-income city residents. The City’s Economic Development Department is proposed to receive resources to use for low interest revolving loan funds to retain and expand existing and recruit new businesses to the City of Hamilton. These funds are lent based on the retention or the creation of jobs. Under “Special Economic Development Activities,” the City proposes to use resources to fund a Business District Revitalization Program.

City residents and service providers consider these proposed funded activities (employment/job opportunity creation) and Neighborhood Business District Improvements “High” priorities.

Other Activities

1. Clear blighted structures to stabilize and improve neighborhoods.
2. Prepare cleared sites that stabilize neighborhoods for residential redevelopment.

Program	Agency/Organization	Priority	Category
Special Code Enforcement	City of Hamilton Health Division	High	Special Code Enforcement
Remediation of Slum & Blight	City of Hamilton Health Division	High	Special Code Enforcement

City residents and service providers consider these proposed funded activities “High” priorities.

Priority Needs Assessment

The “Priority Needs Table” follows the written part of this section. The priority needs ratings determined by the City of Hamilton in the “Priority Need Summary Table” are

based on the 2000 Census, consultation with citizens, social service agencies and housing assistance providers, random city-wide resident Needs Assessment Survey. Priority needs were determined by the number of households experiencing problems and the need for the jurisdiction to coordinate and support the activities necessary to correct those problems.

The priorities assigned are based on a five-year projection, as specified by HUD regulations. In addition to the housing needs of residents of Hamilton, it is also essential to address non-housing community development needs of the City's LMI population. Thus, Hamilton has proposed other activities specifically designed to create more suitable living environments and expand economic opportunities. Hamilton proposes to address these other non-housing community development needs by the following actions.

- Physical Improvements to public facilities (located in or serving principally LMI persons) intended to improve the physical attractiveness and functionality of transportation and utility facilities and livability of LMI neighborhoods. These include improvements to deteriorated streets/sidewalks/curbs, recreational and community facilities, handicap accessibility, lighting, street tree plantings and other activities to improve health, safety and overall well being of Hamilton's residents.
- Provision of public services to assist in improving the health, welfare, education and skills of the LMI population and to otherwise serve the needs of the City through education, counseling, crime prevention, youth services, elderly services, handicapped services, transportation, etc.
- Expanding Economic Development Opportunities to encourage investment; retain and create additional jobs; revitalize commercial/industrial businesses; and to increase the marketability of the work force through employment/skill training is a community development priority.

These activities are designed to help increase the viability of existing development, encourage growth; and help lift persons out of poverty by providing employment opportunities.

Table 1 below provides a general overview of the priority needs and how CDBG and HOME funds are anticipated to be utilized on a per unit basis for owner and renter occupied housing and individual assistance to special populations.

TABLE 1: Priority Needs Summary Table

PRIORITY NEEDS SUMMARY TABLE				
Priority Housing Needs (Households)		Priority Need Level (Significant, Moderate, Low)	Estimated Units (Proposed for Assistance in FY 2015)	Estimated Dollars to Address (For FY 2015)
Renter:	0-30%	Moderate		\$1,000,000
	31-50%	Moderate		\$1,000,000
	51-80%	Moderate	42 units	\$2,250,000
Owner:	0-30%	Significant		\$1,000,000
	31-50%	Significant	45 units	\$3,750,000
	51-80%	Significant	30 units	\$2,250,000
Homeless:				
Individuals		Moderate	45 units (SELF)	\$1,000,000
Families		Moderate		
Special Needs:				
Elderly				
Frail Elderly				
Severe Mental Illness				
Physical Disability			2 units	\$200,000
Development Disability				
Substance Abuse		Significant		
Victims of Domestic Violence		Significant	50 Individuals	\$500,000

TABLE 2: Emergency/Minor Home Repair Priority Needs

How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?

	Percent Response	Estimated Dollars to Address in FY 2016-2017
Significant Need	48.0	\$2,000,000
Moderate Need	39.7	\$2,000,000
Low Need	12.2	\$2,000,000

TABLE 3: Housing Rehabilitation Priority Need

How would you rate the need for Housing Rehabilitation in the City of Hamilton?

	Percent Response	Estimated Dollars to Address in FY 2016-2017
Significant Need	58.4	\$2,000,000
Moderate Need	33.3	\$2,000,000
Low Need	8.2	\$2,000,000

TABLE 4: Priority Needs Summary Table

Local Need for Affordable Rental Housing and Affordable Owner-Occupied Housing

Type of Household	Housing Needs	Percent Response	Estimated Dollars to Address for FY 2016-2017
Renter Occupied	Significant Need	41.8	\$2,000,000
	Moderate Need	32.3	\$2,000,000
	Low Need	25.8	\$2,000,000
Owner Occupied	Significant Need	45.4	\$2,000,000
	Moderate Need	40.7	\$2,000,000
	Low Need	13.8	\$2,000,000

TABLE 5: Issue Perception – Housing Cost or Housing Quality

What do you think is a bigger problem in the City of Hamilton?

Cost vs. Quality	Percent Response
Cost of Housing	25.2
Quality of Housing	74.8

TABLE 6: Priority Community Development Needs Summary Table

Community Development Needs	Priority Need Level (Significant, Moderate, Low)	Estimated Dollars to Address for FY 2016-2017
PUBLIC SERVICE NEEDS		
Transportation Services	Significant	\$10,000,000
Substance/Drug Abuse Services	Significant	\$5,000,000
Services for the Homeless	Significant	\$10,000,000
Child Care Services	Significant	\$10,000,000
Senior Services	Significant	\$10,000,000
Youth Services Programs	Significant	\$10,000,000
Health Services	Significant	\$10,000,000
Employment/Job Training	Significant	\$5,000,000
Crime Prevention/Awareness	Significant	\$10,000,000
Services for Battered & Abused Spouses/Children	Significant	\$5,000,000
Fair Housing Services	Moderate	\$5,000,000
Tenant/Landlord Counseling	Significant	\$2,000,000
PUBLIC INFRASTRUCTURE AND FACILITIES IMPROVEMENTS		
Sidewalk Improvements/Installation	Moderate	\$10,000,000
Street Repaving/Resurfacing	Significant	\$20,000,000
Water/Sewer Improvements	Moderate	\$15,000,000
Storm Water (Drainage) Improvements	Moderate	\$5,000,000
Recreation and Park Facilities	Moderate	\$5,000,000
Senior Centers	Moderate	\$5,000,000
Youth Centers	Significant	\$5,000,000
Neighborhood Facilities/Centers	Moderate	\$5,000,000
Homeless Facilities	Significant	\$5,000,000
Health Facilities	Significant	\$10,000,000
Neighborhood Business Districts Improvements	Moderate	\$10,000,000
Solid Waste Disposal	Moderate	\$5,000,000
Asbestos Removal	Moderate	\$5,000,000

Budgets

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Budgets:
 FY 2016-2017 CDBG PROGRAM-SOURCES OF FUNDS

FY 2016-2017 CDBG PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2016-17 CDBG Grant Allocation	\$1,232,500.00
Program Income	
<i>Housing Revolving Loan Fund (HRLF)</i>	\$27,705.09
<i>Economic Development Revolving Loan Fund (EDRLF)</i>	\$35,000.00
Sub Total of Program Income	\$62,705.09
TOTAL	\$1,295,205.09

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Budgets: FY 2016-2017 CDBG PROGRAM - PROPOSED FUNDING

FY 2016-2017 CDBG PROPOSED FUNDING BY CATEGORIES		FINAL CDBG ALLOCATION	FINAL CDBG ALLOCATION + RLF
CDBG		\$1,232,500.00	\$1,295,205.09
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
CLEARANCE/DEMOLITION			
Health Dept.	Code Enforcement	\$ 105,000.00	\$ 105,000.00
Health Dept.	Remediation of Slum & Blight	\$ 30,000.00	\$ 30,000.00
		\$ 135,000.00	\$ 135,000.00
HOUSING			
Neighborhood Development Division (NDD)	Emergency/Minor Home Repair	\$ 50,000.00	\$ 50,000.00
Neighborhood Development Division (NDD)	Housing Rehab (RLF)	\$ 27,705.09	\$ 50,000.00
Partnerships for Housing, Inc.	Special Needs Rental Housing	\$ 16,740.00	\$ 16,000.00
People Working Cooperatively, Inc.	Hamilton Home Repair and Modification Program	\$ 50,000.00	\$ 39,000.00
SELF	Home Repair and Hamilton Group Work camps	\$ 20,000.00	\$ 19,000.00
Activity Delivery Cost (ADC)			\$ 145,000.00
		\$ 164,445.09	\$ 296,705.09
PUBLIC FACILITIES & IMPROVEMENTS			
Hamilton Parks Conservancy	Playscape Millikin Woods	\$ 52,500.00	\$ 52,500.00
Great Miami Rowing Center (GMRC)	Community Site Improvement Project	\$ 81,780.00	\$ 26,000.00
Hamilton Urban Garden Systems	Produce, Processing, Packaging, Storage	\$ 77,000.00	\$ 30,000.00
Public Works Dept	2016 Concrete Repair & Resurfacing of City Streets	\$ 200,000.00	\$ 190,000.00
Activity Delivery Cost (ADC)			\$ 80,000.00
		\$ 411,280.00	\$ 378,500.00
ECONOMIC DEVELOPMENT			
Economic Development Dept	Commercial (RLF)	\$ 73,682.48	\$ 35,000.00
Economic Development Dept	New Entitlement	\$ 20,000.00	\$ 20,000.00
Economic Development Dept	Design Assistance Program	\$ 15,000.00	\$ 12,500.00
		\$ 108,682.48	\$ 67,500.00
PUBLIC SERVICES 15% CAP		\$184,875.00 Estimated CAP	
Butler County Transit Alliance	Job Connection Shuttle	\$ 25,000.00	\$ 25,000.00
Great Miami Valley YMCA	Summer Playground Program	\$ 25,000.00	\$ 21,000.00
Great Miami Valley YMCA	BTW Programming	\$ 75,000.00	\$ 65,000.00
Serve City	Homeless Services	\$ 25,000.00	\$ 18,000.00
YWCA of Hamilton	YWCA Supportive Residential Program	\$ 19,650.00	\$ 18,000.00
Neighborhood Development Division (NDD)	Fair Housing Services & Education	\$9,000.00	\$9,000.00
Hamilton Law Dept.	Victim's Advocacy Program	\$ 25,760.00	\$ 15,000.00
		\$195,410.00	\$171,000.00
CDBG		\$246,500.00 Estimated CAP	
Neighborhood Development Division (NDD)	Administration Cost	\$ 250,000.00	\$ 246,500.00
	TOTAL CDBG REQUESTS	\$ 1,246,817.57	\$ 1,295,205.09
CONTINGENCY			
Contingency			\$1,000.00

Budgets: FY 2016-2017 HOME PROGRAM – SOURCES OF FUNDS

FY 2015-2016 HOME PROGRAM - SOURCES OF FUNDS		
SOURCES	AMOUNT	PROGRAM INCOME BREAKDOWN
FY 2015-16 HOME Grant Allocation	\$300,000.00	
City General Fund Match (10% of allocation)	\$30,000.00	
TOTAL	\$330,000.00	

Draft

Budgets:

FY 2016-2017 HOME PROGRAM – PROPOSED FUNDING

FY 2015-2016 HOME PROGRAM		\$330,000.00	\$330,000.00
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
ACQUISITION/NEW CONSTRUCTION			
Neighborhood Housing Services	New Construction	\$200,000.00	\$200,000.00
		\$200,000.00	\$200,000.00
HOUSING AND REHABILITATION			
Neighborhood Housing Services	Down payment/Closing Costs Assistance	\$100,000.00	\$70,000.00
City Match Reserve		\$15,000.00	\$15,000.00
		\$115,000.00	\$85,000.00
ADMINISTRATION (up to 10% of allocation)/CHDO OPERATING COST (up to 5% of allocation)			
Neighborhood Development Division	Administration Cost		\$30,000.00
Neighborhood Housing Services	CHDO Operating		\$15,000.00
			\$45,000.00
	TOTAL HOME REQUESTS	\$315,000.00	\$330,000.00

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Proposed Projects

Draft

Appendix

Draft

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #2

Request for a Conditional Use to allow the establishment of an Automobile Service and Minor Repair Facility (i.e. convenience store/gas station) to operate on property zoned B-2 Community Business District located at 1316 & 1320 Grand Boulevard (Shane Jones, Applicant)

Date: January 19, 2016

BASIC INFORMATION		
Applicant/Property Owner	Shane Jones	
Architect/Engineer/Consultant	Apex Engineering	
Size of Property	N/A	
Current Zoning	B-2 Community Business District	
Proposed Use: Conditional Use	Automobile Service and Minor Repair Facility (i.e. convenience store/gas station)	
Comp. Plan Land Use Designation	Commercial	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial	B-2
South	Commercial	B-2
East	Commercial	I-2
West	Residential	B-2
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	20,000 sq ft	19,000 sq ft
Minimum Lot Width	100 LF	125 LF
Minimum Front Yard Setback	25 ft	25 ft
Minimum Side Yard Setback	8 ft	16 ft
Minimum Rear Yard Setback	25 ft	26 ft
Maximum Bldg. Height	35 ft	18 ft
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

Introduction:

An application was submitted by Mr. Shane Jones to establish an Automobile Service and Minor Repair Facility (i.e. drive through convenience store/gas station) use on the property located at 1316 and 1320 Grand Blvd. (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B). B-2 Community Business



District is regulated by Section 1121.00 of the Hamilton Zoning Ordinance, (HZO). An Automobile Service and Minor Repair Facility (i.e. convenience store/gas station) use requires Conditional Use approval by the Planning Commission (Section 1121.36.26). Section 1108.00 of the Hamilton zoning ordinance defines a “gas station” as Automobile Service and Minor Repair facility.

The minimum lot size for an Automobile Service and Minor Repair Facility (i.e. convenience store/gas station) is 20,000 square feet. The applicant received a zoning variance to reduce the minimum lot size from 20,000 square feet to 19,000 square feet on December 3, 2015.

Property Details:

The property is zoned B-2 Community Business Zoning District and is located on the northwest corner of South Erie Boulevard and Grand Boulevard. The property is comprised of two (2) lots. The two lots are approximately 19,000 square feet in total area. The property has a total of 125 lineal feet of lot frontage along South Erie Boulevard and 150 lineal feet of frontage along Grand Boulevard.

There is an existing gas station use on the property comprised of a small retail building, approximately 400 square feet in size, vending machines and gas island canopy on the site.

The properties to the north are zoned B-2 Community Business. The properties to the west are zoned B-2 Community Business, to the south is a B-2 Community Business, and to the east is I-2 Industrial.

Proposed Project:

The existing 400 square foot building on the property will be removed. The proposed project is a single story, 2,960 square foot drive-through convenience store. The existing canopy over the fuel pumps will remain over the existing fuel pumps. The applicant indicates in writing that the proposed building and gas station canopy columns will be brick veneer finish. It is recommended that the proposed building, dumpster enclosure, and island canopy supports be brick veneer finish as indicated in the supporting photographs submitted by the applicant.

There are eight (8) on-site parking spaces shown on the site plan located in front of the store and along the north property line. The proposed drive-through lane wraps around the rear of the building and the order window is under a canopy on the southside of the proposed building. A landscaping plan is included for plantings in front and around the proposed building. The final construction plans should include landscaping that meetings the requirements of Section 1111.10 of the Hamilton Zoning Ordinance. No information on signage was submitted as part of the conditional use application, however it is recommended that the existing free standing signage be removed and new signage match the proposed building finish.



CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C.
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80)



C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

- (1)The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** An Automobile Service and Minor Repair Facility (i.e. convenience store/gas station) use is a conditional use in the B-2 Community Business District. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated that *“The proposed conditional use is in the B2 Community Business zoning district.”* This information is attached to this report (attached as Exhibit C).
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated that *“All adjacent properties are developed. The property is currently in disrepair and redevelopment of the property will enhance the quality of the neighborhood and provide a service and employment opportunities to the neighborhood.”* This information is attached to this report (attached as Exhibit C).
- (3)The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated that *“The proposed building will be a small scale brick and stone building, approximately 2,960 sq ft, single storey with a shingled hip roof, similar to a typical Speedway convenience store. The exiting canopy with be refaced with the new store logo, and the canopy columns with be wrapped in the same brick as the building.”* This information is attached to this report (attached as Exhibit C).
- (4)The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated that *“All existing utilities are on site and existing vehicular access to Erie and Grand Blvds is present.”* This information is attached to this report (attached as Exhibit C). The



site plan indicates that the driveways located nearest the intersection will be removed.

- (5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated that *“All vehicular access to the site is existing.”* This information is attached to this report (attached as Exhibit C). The site plan indicates that the driveways located nearest the intersection will be removed.
- (6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated that *“The proposed redevelopment of the site will meet all applicable development standards.”* This information is attached to this report (attached as Exhibit C). A pedestrian connection from the public sidewalk to the front of the proposed building is missing and needs to be added in accordance with Section 1111.10 of the Hamilton Zoning Ordinance.
- (7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The applicant stated that *“The proposed redevelopment of the site will be an asset to the surrounding neighborhood uses as it will revitalize a deteriorating site and provide a service to adjacent homes.”* This information is attached to this report (attached as Exhibit C).
- (8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The applicant stated that *“The proposed use will not create any more noise than the current use and a 6’ high solid fence will be installed to shield adjacent properties from the proposed business’ activities.”* This information is attached to this report (attached as Exhibit C).
- (9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The applicant stated that *“The proposed conditional use will enhance re-vitalization of adjacent properties and greatly improve a deteriorating property.”* This information is attached to this report (attached as Exhibit C).



Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 93 properties within 500 feet of the property in question. At the time this report was written, were no objections expressed to the proposed conditional use for 1316-1320 Grand Boulevard.

Recommendation:

A review of the nine Conditional Use Review Criteria – General Standards founds in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria – General Standards and the information provided by the applicant on the site plan and supporting material there is sufficient reason to consider Approval of the Conditional Use with Conditions.

If the Planning Commission approves the request for a Conditional Use, the Department of Community Development requests that the Planning Commission recommends that City Council approve the request for a Conditional Use subject to the following conditions of approval:

- 1) **Any construction drawings/documents for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Interdepartmental Review (IDR) Committee.**
- 2) **Proposed building will be single story, shingle roof, brick and stone veneer as shown on plans and supporting photographs submitted by the applicant. The same finish materials shall be applied to the dumpster enclosure and gas pump canopy columns.**
- 3) **Proposed solid privacy fencing be wood or vinyl construction, not chain link.**
- 4) **All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use - (includes building and exterior finishes, canopy, dumpster enclosure,**



landscaping, pavement surfaces, fencing, retaining walls and striping).

- 5) The hours of operation of the proposed Conditional Use are 6AM to 1AM, daily.
- 6) No exterior storage/sales of merchandise or materials other than the ice and propane sales as shown on the plans.
- 7) Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.10 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, shrubs/bushes minimum of 12 inches).
- 8) The existing free standing sign be removed and any future free standing signage include a brick/stone base materials used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.
- 9) Mechanical equipment located around the building be screened from the public right of way by landscaping/privacy fencing.
- 10) Portions of any retailing wall structure that is visible from the public right-of-way (South Erie & Grand Blvd) to be colored/stained or stamped to match the theme of the building.
- 11) Add a pedestrian connection from front of proposed building to the Grand Boulevard sidewalk.
- 12) Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.

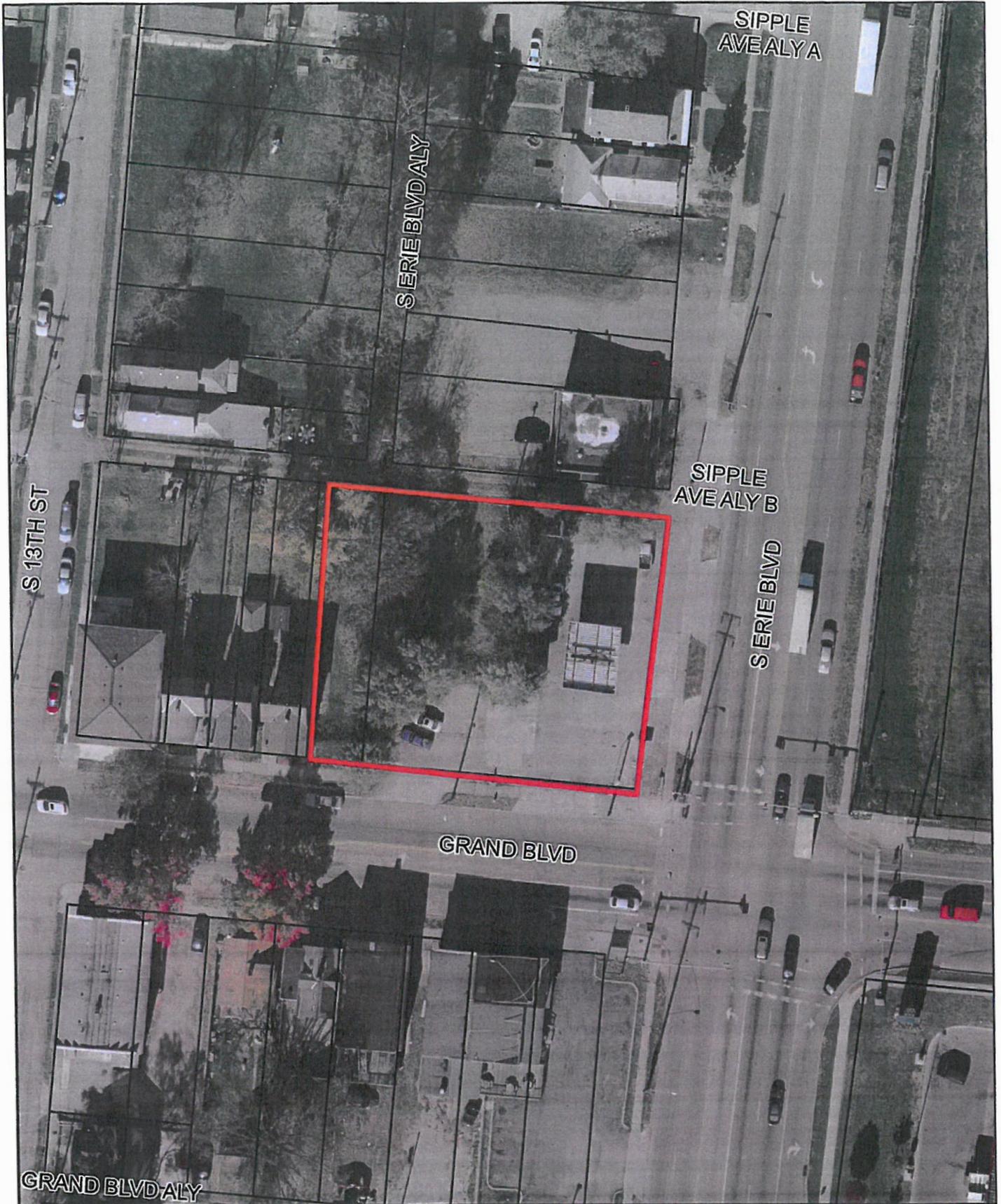
Attachments:

- 1) Exhibit A - Public Hearing Location Map
- 2) Exhibit B – Zoning Map
- 3) Exhibit C – Conditional Use Application & Supporting Material



Exhibit A - Public Hearing Location Map

PUBLIC HEARING NOTIFICATION MAP 1316 & 1320 GRAND BLVD



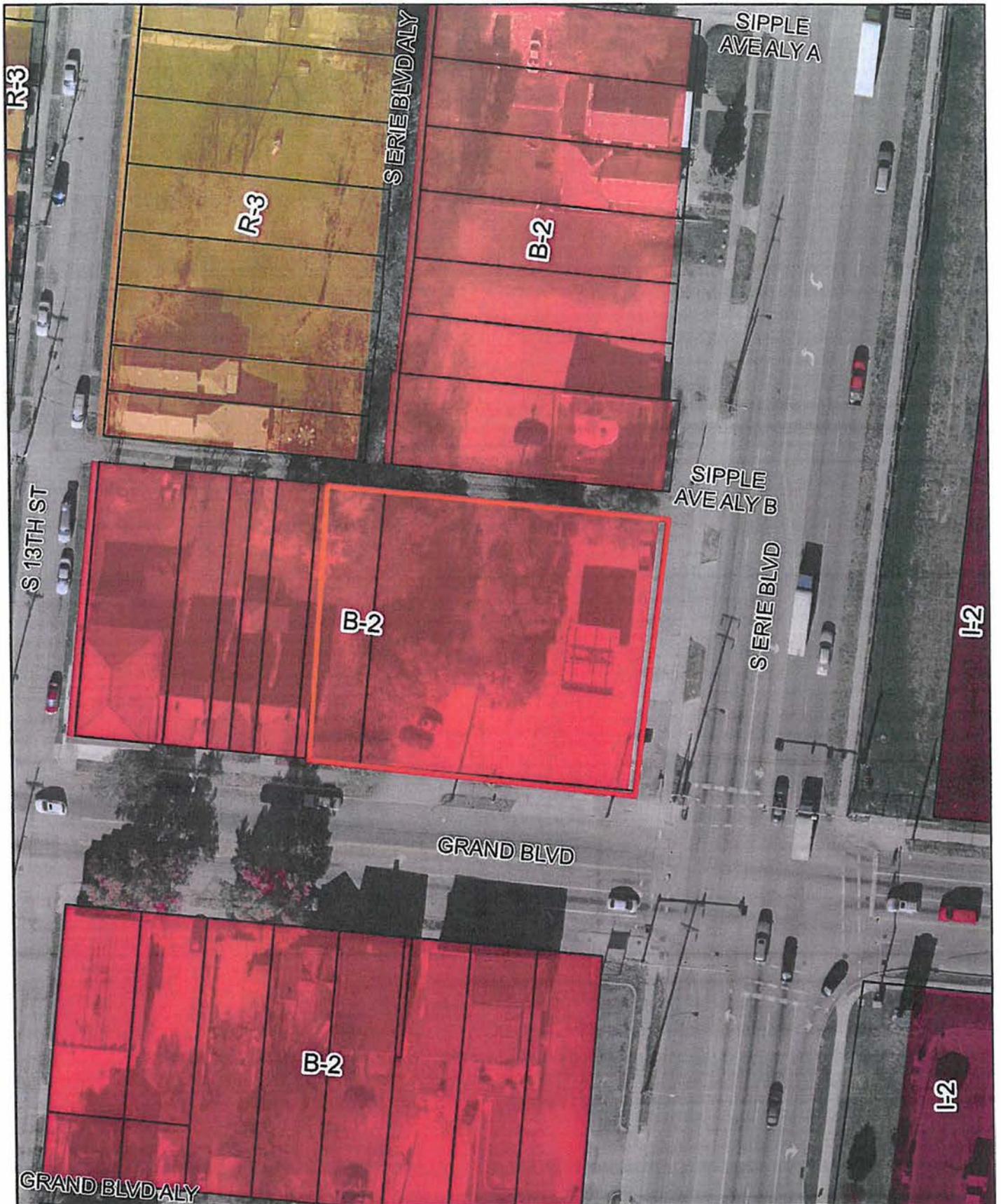
 1316 & 1320 Grand Blvd.

0 20 40 80 Feet



Exhibit B - Zoning Map

PUBLIC HEARING NOTIFICATION MAP 1316 & 1320 GRAND BLVD



 1316 & 1320 Grand Blvd.

0 20 40 80 Feet



Exhibit C - Conditional Use Application & Supporting Material



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 1316 & 1320 GRAND BLVD

Lot No(s): 30443 & 6673 E

Property Owner: SHANE JONES

Owner's Mailing Address: 6363 KIMBERLY DRIVE, HAMILTON, OH 45011

Appellant's Name (if different than owner): YASH AGGARWAL

Appellant's Mailing Address: 1371 GRANITE PEAK WAY, MAMISBURG, OH 45342

Previous Legal Use of Property: GAS STATION

Date Previous Use Discontinued: _____

Proposed New Use of Property: CONVENIENCE STORE / GAS STATION

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

1120.31 - DRIVE UP WINDOW

1120.34 - SELF SERVICE FUEL SALES

City of Hamilton
Date: 12/30/2015
Office: 1ST
Cashier: OMS
12/29/2015 3:43 PM
Acct: _____
Name: _____
Receipt #: 00752185
Payment Total: \$200.00
Check Tendered: \$200.00

Description of the proposed Conditional Use including nature of the business, hours of operation:

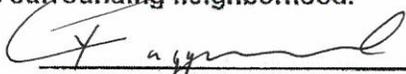
Applicants must include adequate information to satisfy 1155.30 - Application and Review C. Conditional Use Review Criteria - General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

CONVENIENCE STORE & GAS STATION OPEN 6 AM TO 1 AM MON-SUN.

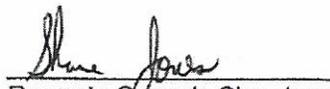
1. PROPERTY IS ZONED B-2. USE FITS UNDER CONDITIONAL USE.
2. PROPOSED CONDITIONAL USE WILL NOT ADVERSELY AFFECT SURROUNDING PROPERTIES
3. PROPOSED CONDITIONAL USE WILL FIT WITH SURROUNDING USES
4. ALL NEEDED UTILITIES AND PUBLIC FACILITIES ARE AVAILABLE.
5. EXISTING CURB CUTS WILL BE USED FOR ACCESS.
6. CONDITIONAL USES WILL COMPLY WITH APPLICABLE DEU STANDARDS
7. PROPOSED CONDITIONAL USE WILL NOT BE HAZARDOUS TO EXIST/FUTURE NEIGHBORING USES.
8. PROPOSED CONDITIONAL USE WILL NOT BE DETRIMENTAL TO PERSONS OR PROPERTY.
9. PROPOSED CONDITIONAL USE WILL NOT IMPED DEVELOPMENT OF ADJACENT PROPERTIES.

ALSO SEE ATTACHED

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.


Appellant's Signature

12-14-15
Date


Property Owner's Signature

11-15-15
Date

Office Use Only

Appeal Number: _____
Fee Paid: _____
Meeting Date: _____

Zoning District: _____
 APPROVED DISAPPROVED

1155 South Erie Blvd, Hamilton, OH 45011
Board of Zoning Appeals Application
2015-12-29

para 1155.30 - Application and Review

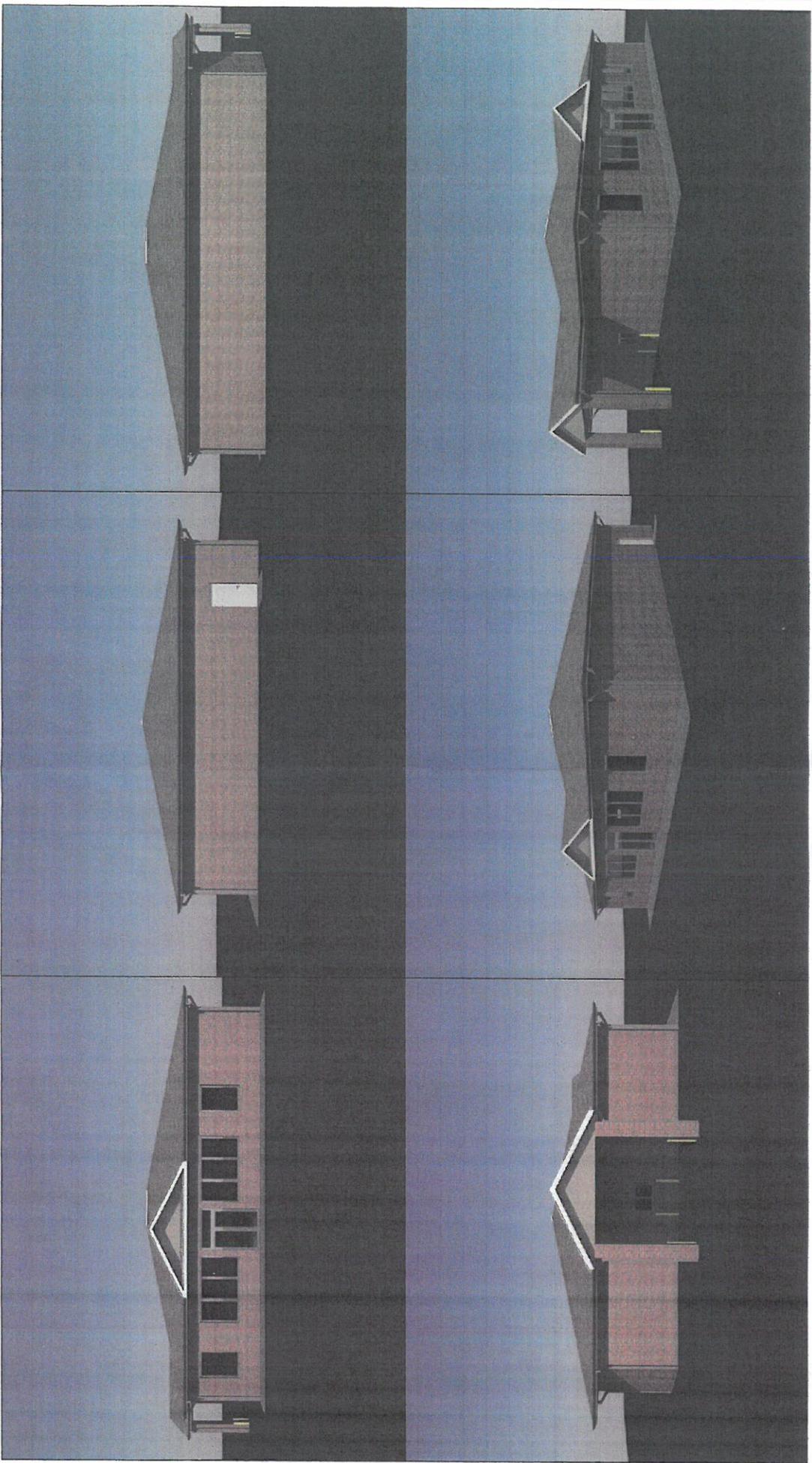
A. The proposed conditional use is:

1. A self service retail fuel sales with convenience store and canopied drive-thru.
2. Proposed hours of operation are: 6:00 am-1:00 am, seven days per week.
3. The business is intended to be a neighborhood convenience store with retail indoor sales, canopied retail sales drive-thru, and canopied self service fuel sales. There will also be an outside bagged ice freezer and propane tank storage sales and storage area.

B. A site plan and landscape plan are attached showing the scope of the project.

C. Review Criteria:

1. The proposed conditional use is with a B2 community business zoning district
2. All adjacent properties are developed. The property is currently in disrepair and redevelopment of the property will enhance the quality of the neighborhood and provide a service and employment opportunities to the neighborhood.
3. The proposed building will be a small scale brick and stone building, approximately 2,960 sf, single story, with a shingled hip roof, similar to a typical Speedway convenience store. The existing canopy will be refaced with the new store logo, and the canopy columns will be wrapped in the same brick as the building.
4. All existing utilities are on site and existing vehicular access to Erie and Grand Blvds is present.
5. All vehicular access to the site is existing.
6. The proposed redevelopment of the site will meet all applicable development standards.
7. The proposed redevelopment of the site will be an asset to the surrounding neighborhood uses as it will revitalize a deteriorating site and provide a service to the adjacent homes.
8. The proposed use will not create any more noise than the current use and a 6' high solid fence will be installed to shield adjacent properties from the proposed business' activities.
9. The proposed conditional use will enhance re-vitalization of the adjacent properties and greatly improve a deteriorating property.



BUILDING RENDERINGS
 PROPOSED BUILDING ADDITION
 1155 S. ERIE BLVD
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



REVISIONS:
 1
 2
 3
 4

PROJECT: 151009
 DRAWING: 151009A
 SHEET
 1 OF 1



VICINITY MAP
NOT TO SCALE

OWNER
SHANK JAMES
1633 HAMILTON DRIVE
HAMILTON, OHIO 45011
(937) 241-1436

DEVELOPER
MESH PROPERTIES LLC (1038 PAL)
1038 PALM BLVD
MARIETTA, OHIO 45750
(937) 902-3770

ENGINEER
AET ENGINEERING & SURVEYING, INC.
1000 W. MAIN ST. SUITE 100
MARIETTA, OHIO 45750
(937) 474-5022



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE SPECIFICATIONS AND STANDARDS OF HAMILTON MANUAL.
2. CONTRACTOR SHALL ADHERE TO ALL FEDERAL, STATE AND LOCAL LAWS, STATUTES, AND ORDINANCES AS RELATED TO THIS PROPERTY AND THIS PROJECT.
3. CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE 48 HOURS PRIOR TO THE BEGINNING OF EXCAVATION.
4. THE USE OF EXCAVATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF OHIO EPA PERMIT TO EXCAVATE. NOT REQUIRED TO BE ENCLOSED.

**CONDITIONAL USE PLAN
PROPOSED BUILDING ADDITION
1155 S. ERIE BLVD
CITY OF HAMILTON
BUTLER COUNTY, OHIO**

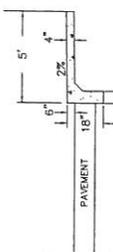


SCALE: 1"=20'
DATE: 12-23-15
DRAWN: JLL
RECORDED: ALL
CHECKED:

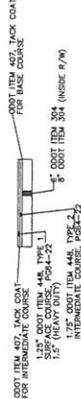
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-562-2764
OHIO UTILITY PROTECTION SERVICE

REVISIONS:
1.
2.
3.
PROJECT: 151654
DRAWN: JLL
DATE: 12/23/15

SHEET
1 OF 1



COMB CURB/WALK DETAIL

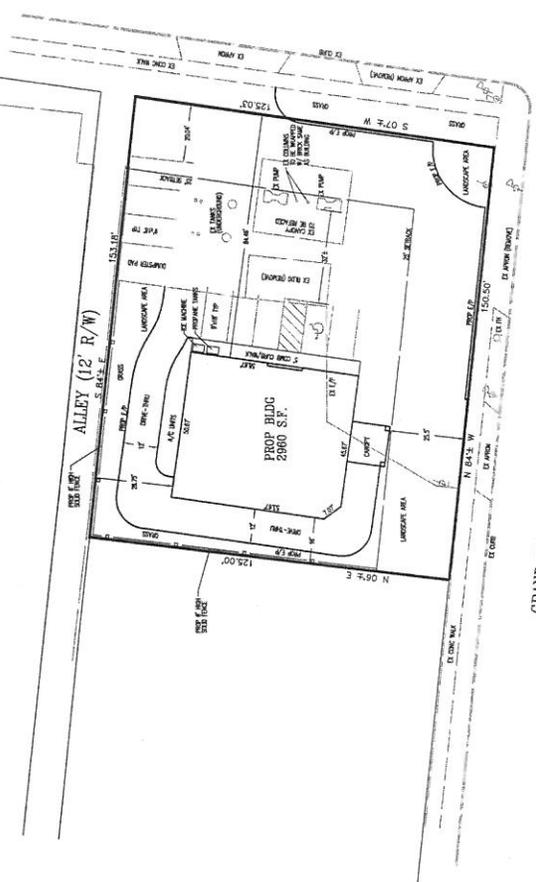


STANDARD PAVEMENT COMPOSITION



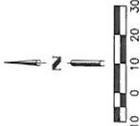
OPTIONAL CONCRETE PAVEMENT

S. ERIE BLVD. (R/W VARIES)



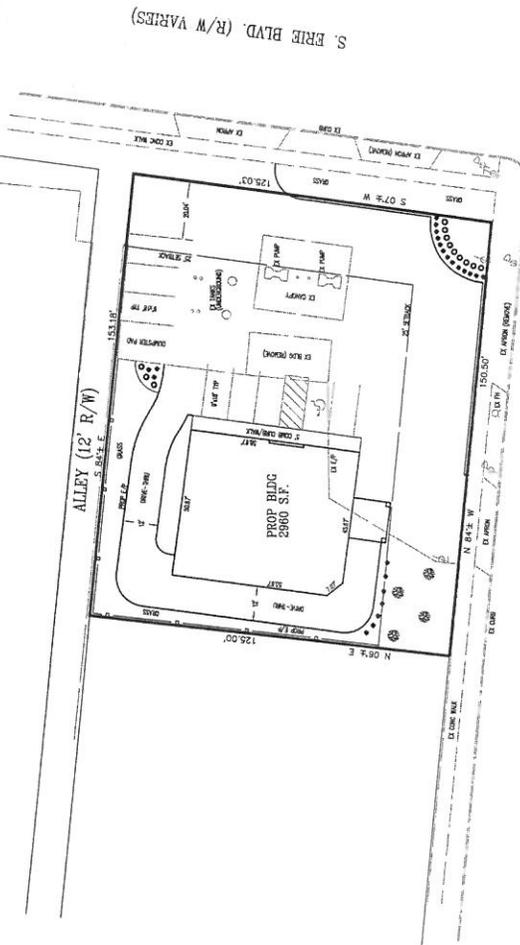
GRAND BLVD. (80' R/W)

NOTE: NO GUARANTEE AS TO ACCURACY OF INFORMATION FROM AERIAL PHOTOS
ALL DIMENSIONS ARE FROM RECORD DRAWINGS AND EXISTING FEATURES FROM AERIAL PHOTOS



PLANTING LEGEND

- ◉ BIRD TREE
- ◉ ORN. ORN. (D. ORN.)
- ◉ ST. LAR. (D. ORN.)
- ◉ ST. LAR. (D. ORN.)
- ◉ ST. LAR. (D. ORN.)



S. ERIE BLVD. (R/W VARIES)

GRAND BLVD. (80' R/W)

ALLEY (12' R/W)

PROP BLDG
2900 S.F.

MASTER PLAN

125.00'

153.31'

OWNER
 1000 MARKET DRIVE
 CANTON, OHIO 44701
 (330) 324-1000

DEVELOPER
 THE AMERICAN LUTHERAN PAI
 1000 MARKET DRIVE
 CANTON, OHIO 44701
 (330) 324-1000

ENGINEER
 JOSHUA L. LILES
 1000 MARKET DRIVE
 CANTON, OHIO 44701
 (330) 324-1000



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL SPECIFICATIONS AND STANDARDS, LATEST EDITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES.
3. THE SITE IS LESS THAN ONE ACRE AND THE POST CONSTRUCTION LANDSCAPE SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS.
4. THE SITE IS LESS THAN ONE ACRE AND THE POST CONSTRUCTION LANDSCAPE SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS.

LANDSCAPE PLAN
 PROPOSED BUILDING ADDITION
 1155 S. ERIE BLVD
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO

REVISIONS
 1.
 2.
 3.
 4.

AREX
 LANDSCAPE ARCHITECTURE & SERVICES, INC.
 1000 MARKET DRIVE
 CANTON, OHIO 44701
 (330) 324-1000

SCALE: 1"=20'
 DATE: 07-15-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 151809
 SHEET: 1 OF 1

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UNLITS PROTECTION SERVICE





